

LAKE MEAD AIRPORT BUSINESS PARK

3011 W. Lake Mead Boulevard, North Las Vegas, Nevada 89032

AVAILABLE
For Lease



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Property Highlights

- ±1,241 SF suite available (former beauty salon)
- Zoning: Neighborhood Commercial (C-1)
- Pylon signage available
- Co-Tenants include Domino's Pizza and smoke shop
- Close proximity to a large mixed-use redevelopment project which includes new housing with up to 655 units, grocery store, new hotel, outdoor recreation, retail stores, childcare center, and restaurants.
- Close to the US-95 / I-11 freeway and the I-15 Interchange

Property Overview

MDL Group is pleased to offer for sale 3011 W. Lake Mead Blvd. (the Property). The Property is a ±5,500 SF retail shopping center located near the intersection of Lake Mead and Simmons. The property is anchored by Domino's Pizza and also includes a commissary kitchen, and smoke shop. The retail center is also in close proximity to Wal-Mart and a large mixed-use redevelopment project on Rancho Drive & Lake Mead Boulevard.

The property is located in the Central West retail submarket and only 2 miles north of the US-95. The new Martin Luther King interchange at US-95 makes this property minutes from Downtown Las Vegas. Additionally, the North Las Vegas Airport is nearby. The property is in close proximity to the former Fiesta Rancho and Texas Station Casino sites with plans for a large mixed-use redevelopment project. Hylo Park, which broke ground in early 2025, will include 393 homes, grocery store, restaurants, a sports field, ice rink, and an outdoor entertainment venue.

Listing Snapshot



\$1.85 PSF NNN
Lease Rate



\$1.05 PSF
CAM Charges



±1,241 SF
Available Space



North Las Vegas
Submarket

Key Demographics (within a 3-mile radius)



±163,909
Population Size



\$85,462
Ave. Household Income

APN 139-20-210-003

Zoning Neighborhood Commercial (C-1)

Year Built 2001

Property Size ±5,500 SF

Cross Streets Lake Mead Boulevard & Simmon Street

Lot Size ±0.94 AC

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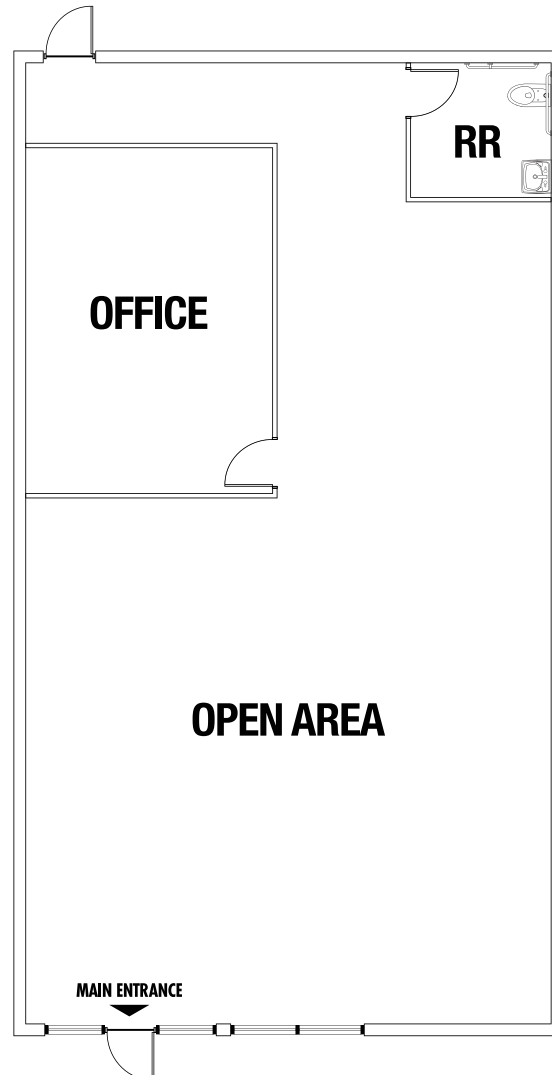
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\$1.85 PSF NNN
Lease Rate



\$1.05 PSF
CAM Charges



±1,241 SF
Available Space



\$3,598.90
Monthly Rent



Immediately
Availability

Suite 102 Specs

Private Office 1

Open Area 1

Restroom 1

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Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

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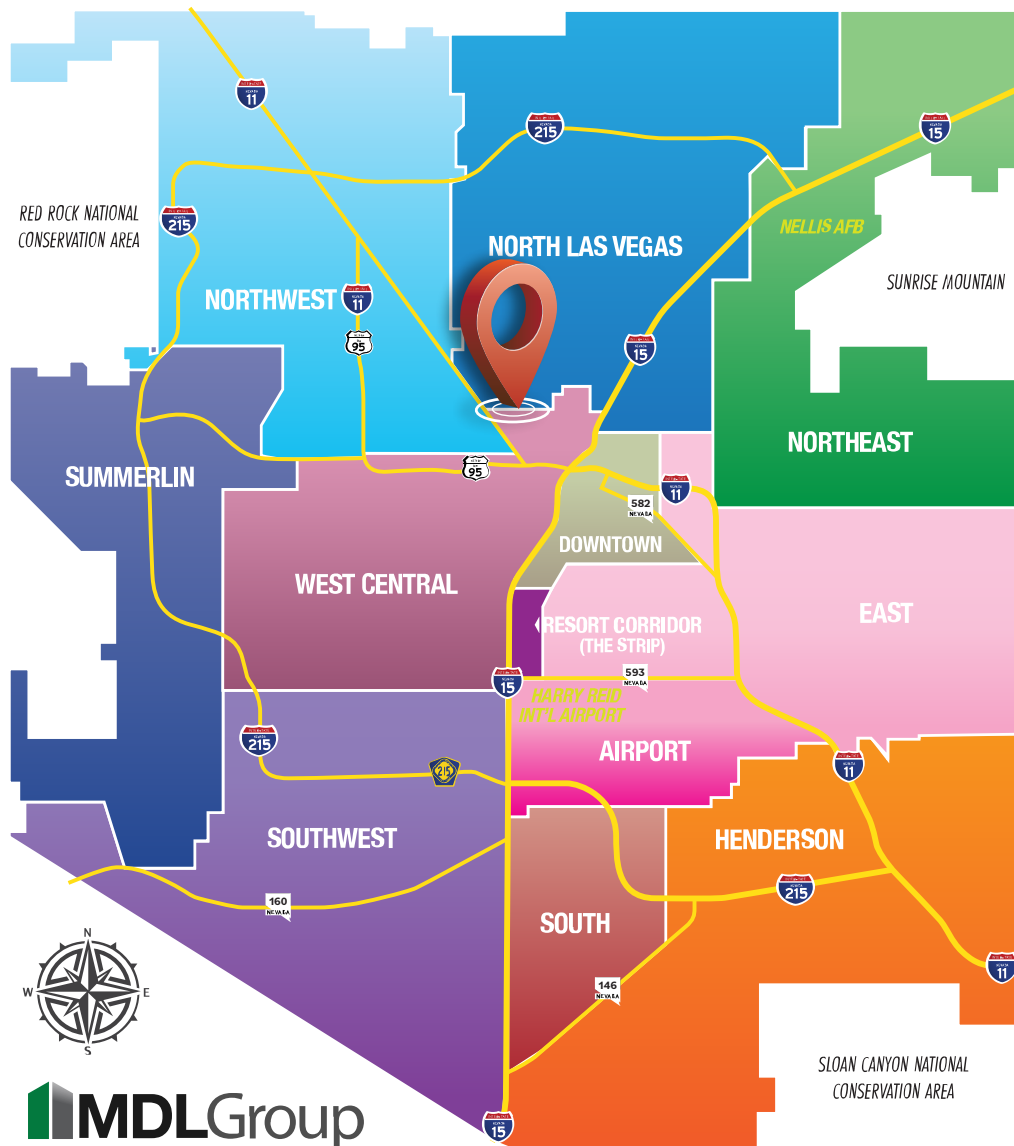
Property Photos



LAKE MEAD AIRPORT BUSINESS PARK

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For Sale



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Area Connectivity

- I-15 Freeway: ±3.5 miles (±7 minutes)
- I-215 Freeway: ±8.5 miles (±12 minutes)
- I-11 Freeway: ±18.0 miles (±22 minutes)
- Harry Reid International Airport: ±10.3 miles (±19 minutes)
- The Las Vegas Strip: ±7.0 miles (±14 minutes)

Nearby Amenities

- Healthcare: North Vista Hospital, Valley Hospital Medical Center, and University Medical Center serve the immediate surrounding community.
- Retail & Dining: Conveniently located near major shopping hubs including Walmart Supercenter, featuring co-tenants like Domino's Pizza, local beauty salons, smoke shops, and nearby Simmons Plaza options.
- Golf & Country Clubs: Nearby recreational options include the Desert Rose Golf Course and Durango Hills Golf Club.
- Recreational Areas: Local outdoor options feature Craig Ranch Regional Park, Springs Preserve, and the Las Vegas Natural History Museum.

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com



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North Las Vegas

Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

Quick Facts

 294,000	 2,566
Est. Population (as of 2025)	Pop. Density (per square mile)

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

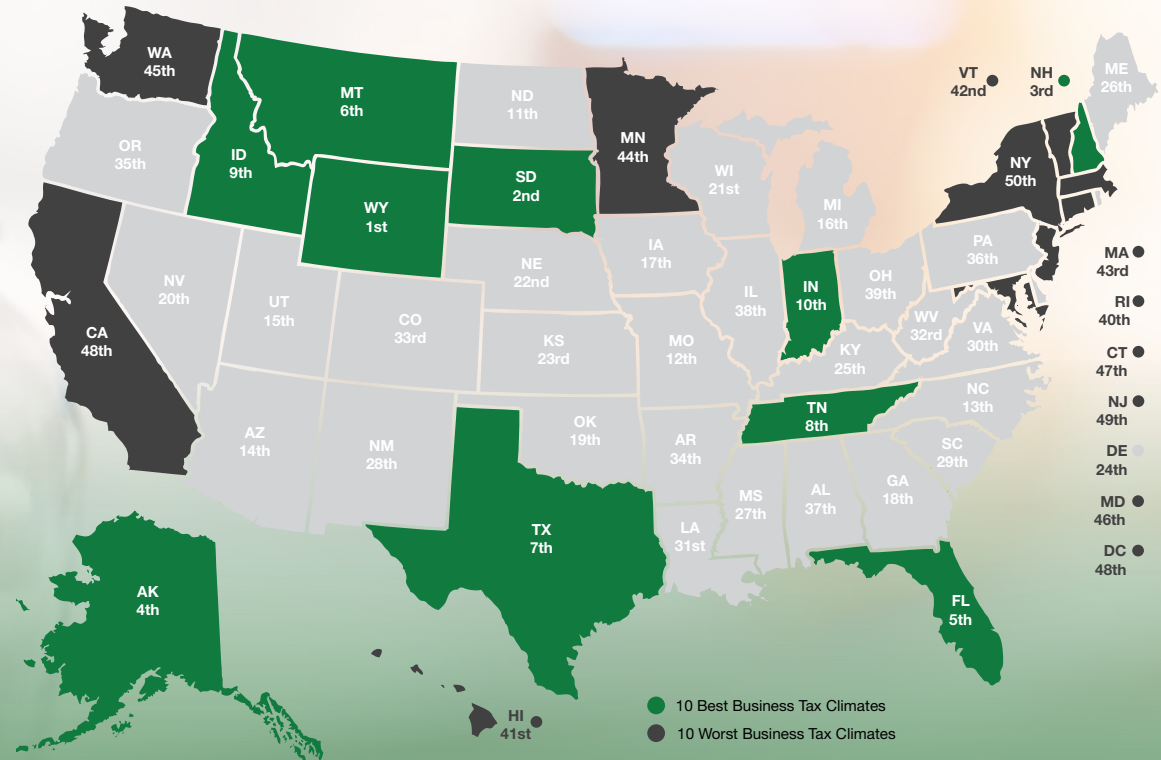
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org*

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Market Overview

Southern Nevada Growth

±250,000

Number of jobs
added between
2015 and 2025

±9,000

Number of new
businesses added
between 2015 and 2025

±86.6%

Milestone graduation
rate for Clark County
school district in 2025

Innovation Ecosystem

Southern Nevada has grown from a smart-city vision into one of the Mountain West's fastest-diversifying technology and infrastructure markets. Building on the 2016 Innovation District and IIC@V incubator, the past five years have reshaped the region:

- **AI & DATA CENTERS:** Switch is building Nvidia-designed "AI factories" in Las Vegas, and Google is expanding its Henderson campus as part of a \$1.2B Nevada commitment.
- **THE SPHERE:** A \$2.3B immersive-technology venue and the world's largest spherical structure, opened 2023.
- **VEGAS LOOP:** The Boring Company's underground transit now runs 2.2 miles and 9 stations, expanding toward a planned 68-mile, 55-station network.
- **BRIGHTLINE WEST:** Broke ground in 2024 on a 218-mile, 200-mph high-speed rail line to Los Angeles, targeting 2029.
- **RESEARCH ANCHORS:** UNLV's Harry Reid Research & Technology Park, NIAS drone testing, and CES.

Source: Las Vegas Global Economic Alliance (LVGEA)

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Education & Workforce Development

Southern Nevada's post-secondary institutions have significantly expanded their offerings and stature:

- The **University of Nevada, Las Vegas (UNLV)** first reached R1 status (the highest research classification) in 2018 and retained it in 2025. Sponsored-program expenditures hit \$116.4 million in FY2024 (up ~15%), targeting \$250 million by 2030. Its medical school, begun in 2017, earned full accreditation in 2021, was renamed the Kirk Kerkorian School of Medicine at UNLV, and opened a dedicated education building in 2022.
- **Nevada State University** (elevated from Nevada State College in July 2023) has more than doubled its degree awards since 2011, with strong growth among racial and ethnic minorities and in health professions. Now enrolling roughly 7,300 students, NSU is a federally designated Hispanic-Serving Institution.
- The **College of Southern Nevada (CSN)** was named a Leader College of Distinction by national nonprofit Achieving the Dream in 2018 for improving student outcomes - a designation renewed in 2026.

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