



**@ I-15 / BLUE DIAMOND RD. INTERCHANGE**

**APN:** 177-08-402-001

**Lot Size:** 0.72 Acres

**Zoning:** IP - Industrial Park

**Planned Land Use:** BE - Business  
Employment

**Land Use Area:** Enterprise

**Utilities:** Available in Street

**Price:** **\$699,000**

7910 Dean Martin Drive is located in the southwest part of Las Vegas. This parcel is only moments from the I-15/Blue Diamond Interchange, and just minutes from the Las Vegas Strip and Allegiant Stadium. This area, often associated with neighborhoods like Enterprise and Southern Highlands, offers a dynamic blend of commercial development, accessibility, and proximity to major entertainment and logistics hubs.



**LOCATION & ACCESS**

Situated in the southwest Las Vegas submarket, the property benefits from strategic access to major transportation corridors. Dean Martin Drive is a key north-south arterial road paralleling I-15, providing direct routes to Downtown Las Vegas, the Strip, and the airport.

- **Geographic Context:** Located between Russell Road and Blue Diamond Road, the site lies in a prime logistics and commercial corridor with a mix of industrial, office, and service-oriented developments.
- **Connectivity:** Less than 1 mile from I-15 and minutes from I-215, the location offers excellent regional access for employees, clients, and freight operations.

**Demand and Activity:**

The 89139 area is experiencing strong commercial and industrial growth, driven by Las Vegas's economic diversification and infrastructure investments. Its proximity to Allegiant Stadium, the Strip, and major distribution centers makes it attractive to businesses in logistics, e-commerce, entertainment production, and professional services.

**Transportation Links:**

- **Freeways:** Immediate access to I-15 and I-215 supports efficient trucking and commuting.
- **Airport Proximity:** Just 10 minutes from Harry Reid International Airport, ideal for logistics and business travel.
- **Access to Key Hubs:** Quick routes to the Strip, Green Valley, and the resort corridor support businesses in hospitality, entertainment, and retail.

**AVISON  
YOUNG**

**For Sale**  
**± 0.72 Acres on Dean Martin Drive**

**7910 Dean Martin Drive**  
**Las Vegas, NV 89139**



**AVISON  
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135  
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The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

**Demographics**

| Population                           | 1 Mile | 3 Mile | 5 Mile  |
|--------------------------------------|--------|--------|---------|
| 2025 Estimated Population            | 4,690  | 96,342 | 349,154 |
| 2030 Projected Population            | 4,673  | 99,529 | 368,721 |
| Projected Annual Growth 2025 to 2030 | 0.1%   | 0.7%   | 1.1%    |
| 2025 Estimated Households            | 2,170  | 37,805 | 141,946 |
| 2030 Projected Households            | 2,179  | 39,239 | 150,698 |
| Projected Annual Growth 2025 to 2030 | 0.1%   | 0.8%   | 1.2%    |
| 2025 Est. Median Age                 | 39.3   | 38.9   | 38.3    |

| Household Income                   | 1 Mile    | 3 Mile    | 5 Mile    |
|------------------------------------|-----------|-----------|-----------|
| 2025 Est. Average Household Income | \$122,920 | \$118,930 | \$116,083 |
| 2025 Est. Median Household Income  | \$76,476  | \$90,283  | \$86,519  |

| Education                      | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|--------|--------|--------|
| 2025 Est. Some College         | 22.7%  | 22.2%  | 22.5%  |
| 2025 Est. Bachelor Degree Only | 20.9%  | 22.7%  | 22.9%  |

| Workforce                 | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|--------|--------|--------|
| 2025 White Collar Workers | 57.2%  | 58.3%  | 58.2%  |
| 2025 Blue Collar Workers  | 42.8%  | 41.7%  | 41.8%  |

| Housing                   | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|--------|--------|--------|
| 2025 Est. Owner-Occupied  | 27.0%  | 49.1%  | 44.5%  |
| 2025 Est. Renter-Occupied | 62.1%  | 44.5%  | 48.4%  |

