

AVISON
YOUNG



±3.84 Acres For Sale

I15 & SWC of Loretta Lane, Las Vegas, NV 89183

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±3.84 acre commercial zoned
parcel with I-15 frontage

±3.84 Acres For Sale

I15 & SWC of Loretta Lane
Las Vegas, NV 89183

Property Details

AREA

±3.84 Acres

APN

191-05-601-016

ZONING

C-G

Commercial General

PLANNED LAND USE

Entertainment Mixed-Use (EM)

FRONTAGE

±330 ft along I15

POTENTIAL USES

Prime high-rise, gaming, retail
and multi-family potential

ASKING PRICE

Price Reduced \$5,800,000

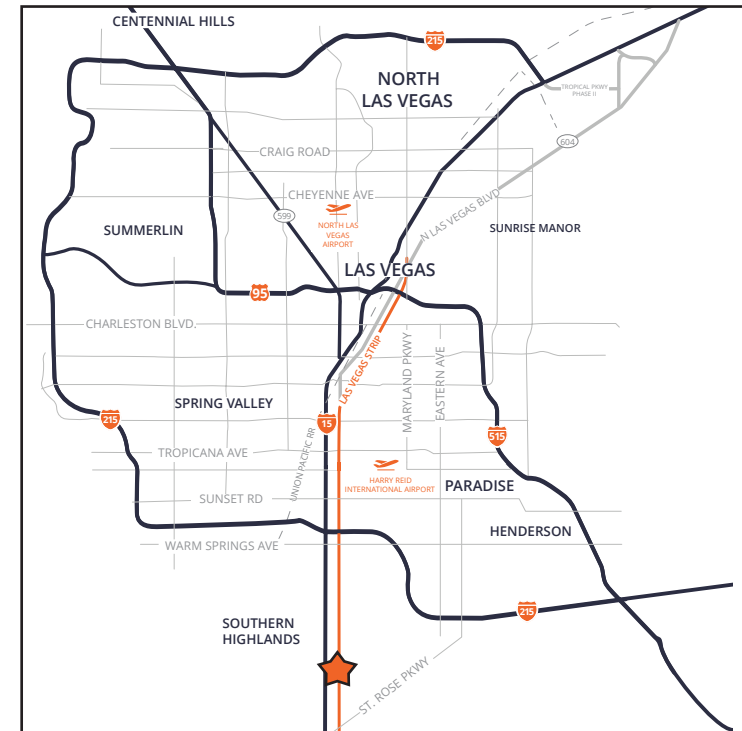


Location Details

Nestled amidst the vibrant energy of Las Vegas, this ±3.84-acre parcel of prime land offers an unparalleled opportunity in a high-demographic area. With immediate access to the bustling I-15 and the iconic Las Vegas Strip, as well as being less than a mile away from the newly developed Starr/I-15 Interchange. The site has exposure to approximately 79,000 cars per day on I-15.

Demographics within 3 Mile Radius (2024)

Population:	71,310
Households:	26,603
Median household Income:	\$100,165
Median home value :	\$490,513





CACTUS AVE

Future
Stations
Casino

Ariva
Residences

STARR AVE

15

Southern Highlands
Community

SITE

Mosaic
Touchstone
Living

LAS VEGAS BLVD

ST ROSE PKWY

COSTCO
DISCOUNT WHOLESALE

Levi's

**HENDERSON
HOSPITAL**
A Division of UNLV Health System

amazon

RAIDERS

Henderson
Executive
Airport

RAIDERS WAY

amazon