

FOR SALE



**NELLIS CROSSING
LISTED AT \$25,000,000**

**1250 & 1292 S. NELLIS BLVD
LAS VEGAS, 89104**

Suite Addresses from 1208 to 1292 S. Nellis Blvd



MARK ANTHONY RUA
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2855 St Rose Parkway, Suite
100, Henderson, NV 89052



PROPERTY OVERVIEW



SITE INFORMATION	
Property Address	1250 & 1292 S Nellis Blvd
Lot Size	±5.04 Acres
Zoning	C-2 General Commercial
APN	<ul style="list-style-type: none">• 161-04-111-003 (52,100 S.F. Built 1987. Includes the Bourbon Street Sports Bar-6,684 S.F.)• 161-04-111-005 (1292 S. Nellis – 5,000 S.F. Built 1989)

INVESTMENT OVERVIEW	
Sale Price	\$25,000,000
CAP Rate	5.9%

Tenants include the Bourbon Street Sports Bar/ Archwelll Health/ Dollar Tree/ and many more!

- Suite Addresses from 1208 to 1292 S. Nellis
- Annual NOI \$1,467,960 with sign income of \$16,800
- Anchored by a Target and a Kohls!







EXECUTIVE SUMMARY

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,796	216,933	458,957
Average Household Income	\$76,349	\$73,957	\$74,741
Total Households	9,188	73,544	162,293





LAS VEGAS, NEVADA

Position your business at the center of one of the nation's fastest-growing economic hubs. Beyond its world-class entertainment profile, Las Vegas offers a highly attractive, pro-business climate defined by favorable tax structures, a robust and diversifying labor pool, and unparalleled accessibility. The valley's commercial sectors—spanning state-of-the-art industrial parks, high-visibility retail corridors, and modern office spaces—are fueled by massive infrastructure investments and steady population influxes. Offering strategic logistics connectivity to major Western markets and a lower cost of doing business compared to neighboring states, Las Vegas isn't just a global destination; it is a premier landscape for commercial investment, corporate expansion, and long-term equity growth.



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TOP #1 AGENT IN SALES VOLUME with ERA from 2021 to 2025

37 years experience selling land and commercial property in Las Vegas



Brokers
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