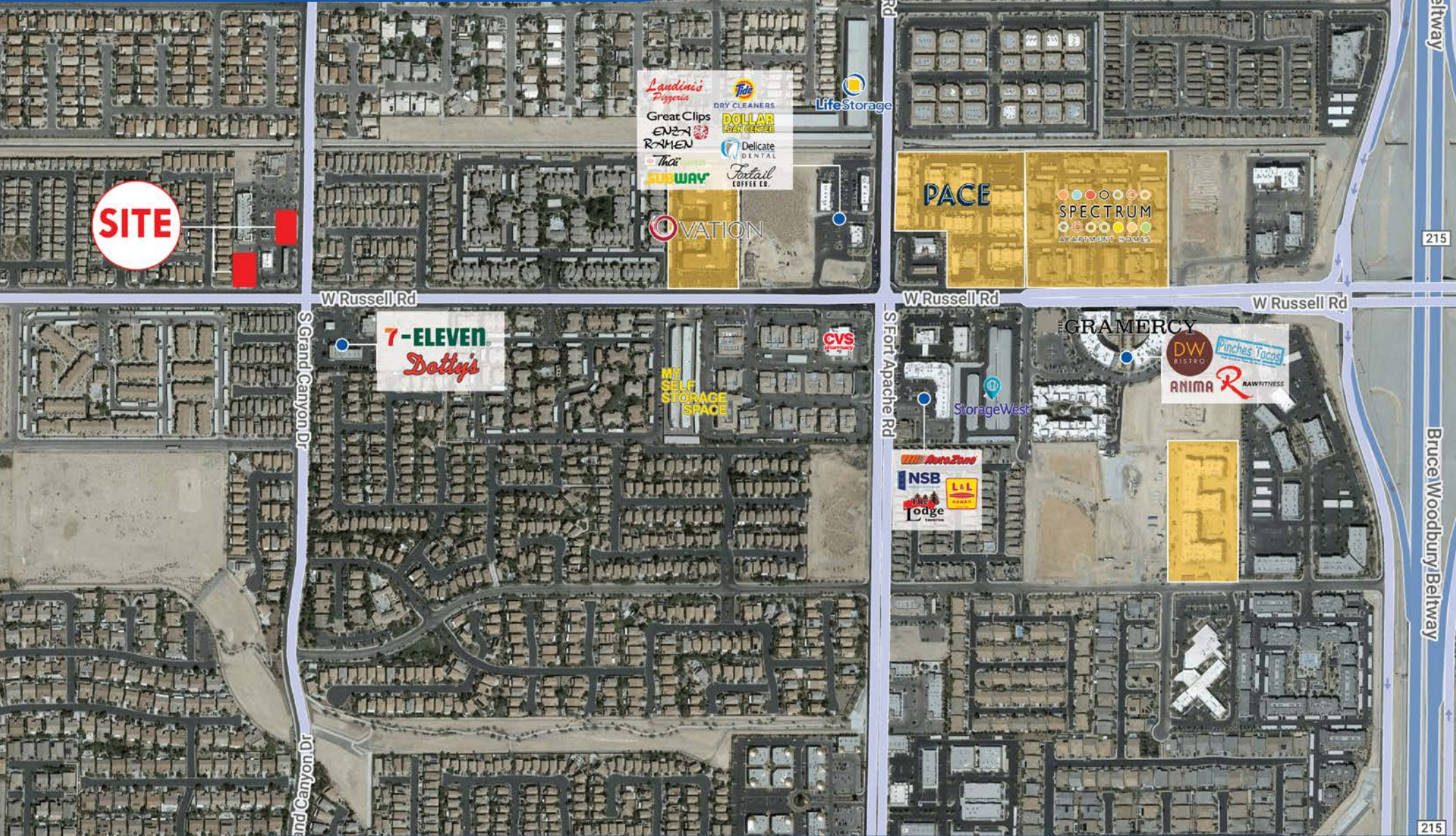


# PADS WITH DRIVE-THRU

LEASE, GROUND LEASE, BTS, RBTS OPPORTUNITY



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# PROPERTY HIGHLIGHTS

**PAD A: 0.34 AC**  
**PAD B: 0.22 AC**

- Easy access to strong demographic communities with high income
- Easy access to 215 freeway
- Site plan is moldable for qualified tenants
- Drive Thru Opportunities available on both pads
- Signalized intersection
- APN: 163-30-418-005

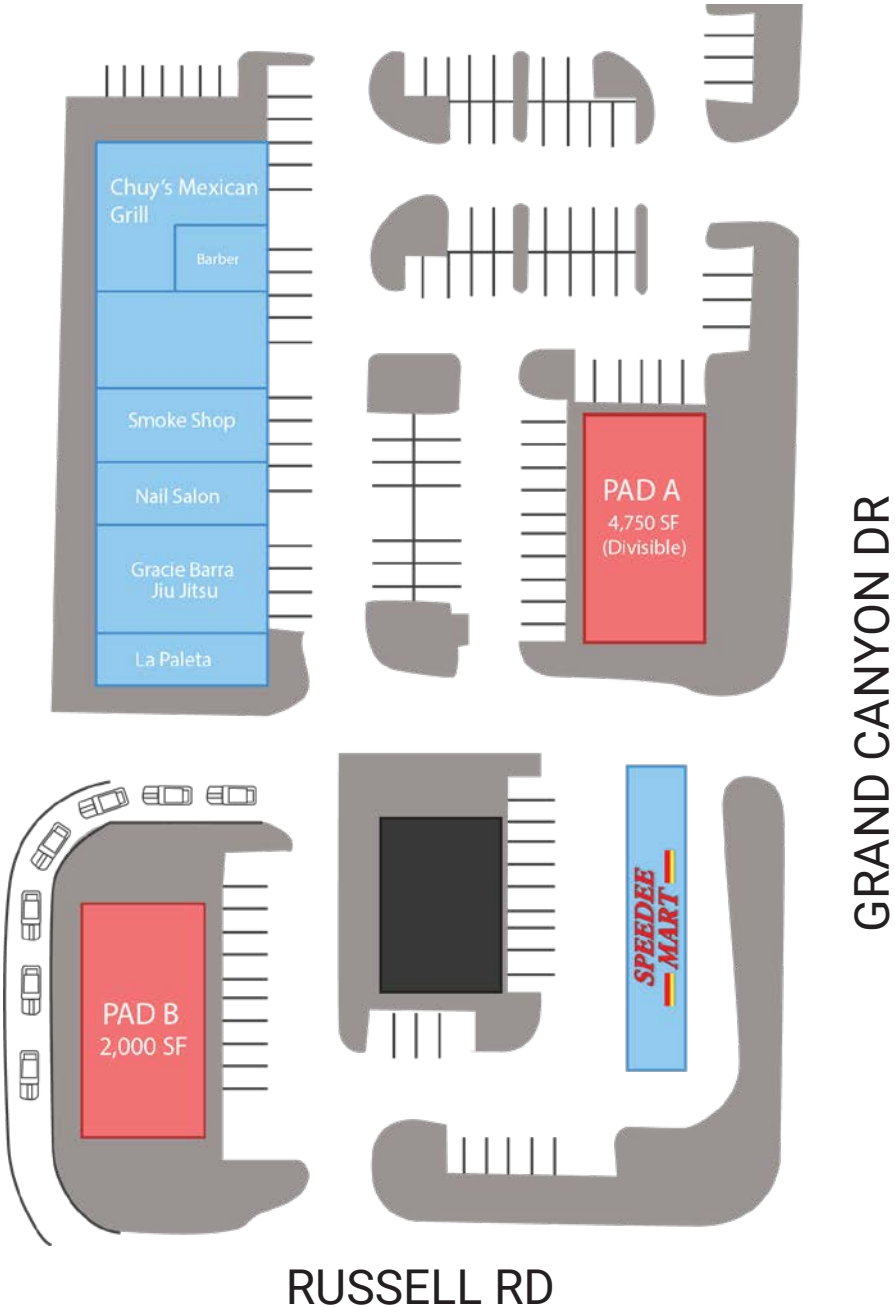


High growth Area

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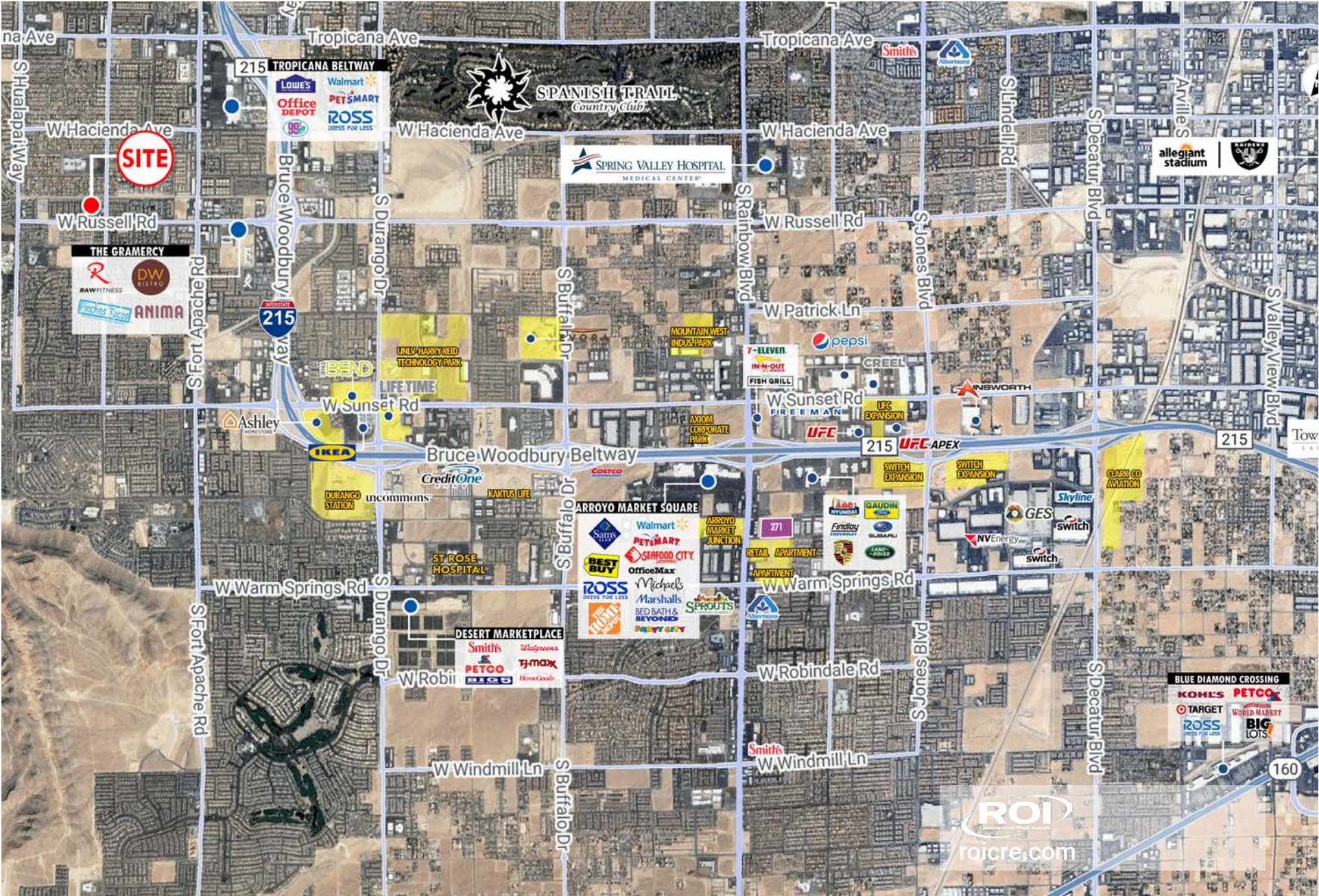


High income communities





# TRADE AREA AERIAL



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate

# AREA DEMOGRAPHICS



**POPULATION**

1 Mile	28,584	\$91,354
3 Miles	119,488	\$88,912
5 Miles	295,136	\$93,024



**AVERAGE HHI**

**DAYTIME POPULATION**

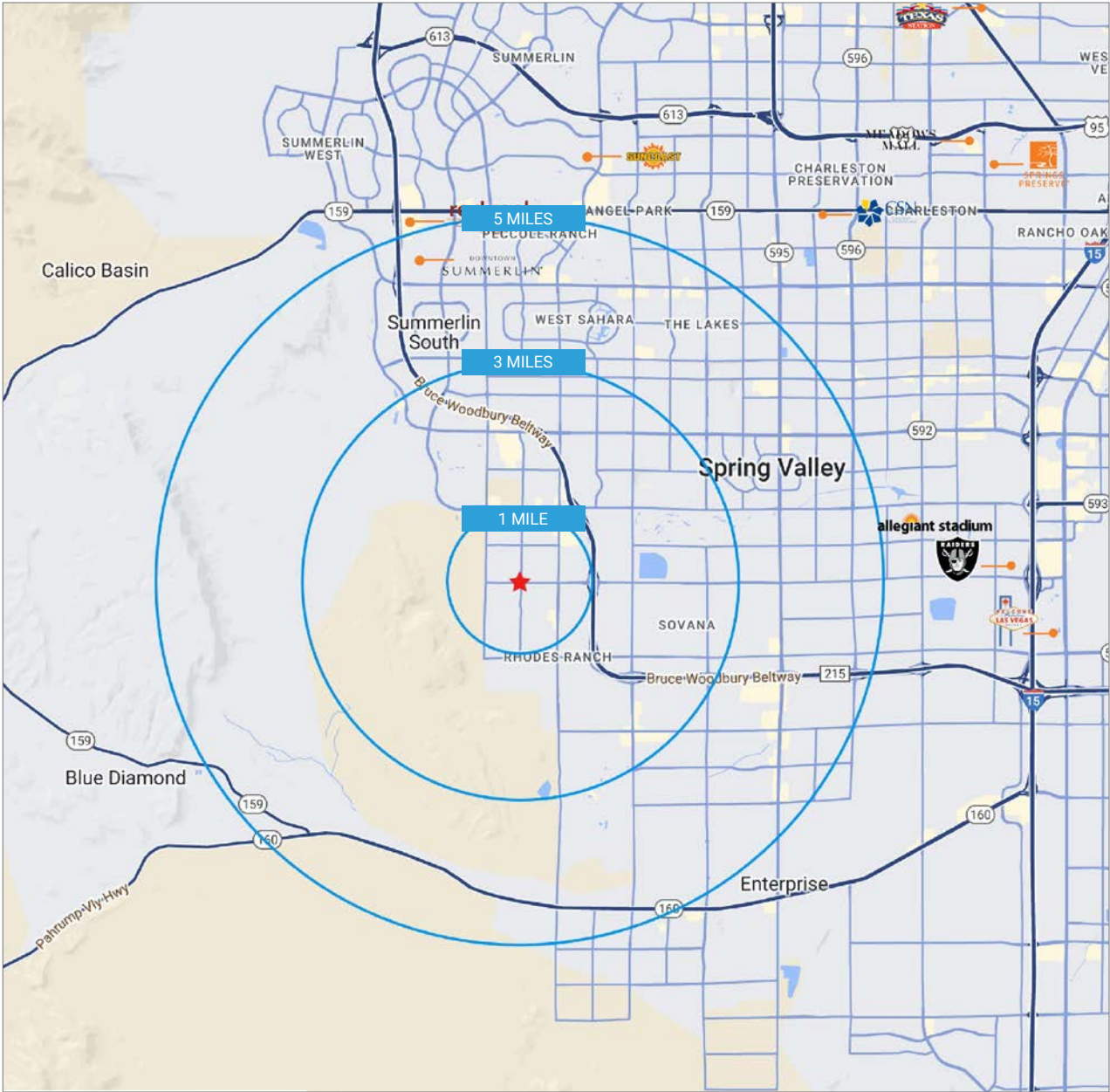


1 Mile	5,827
3 Miles	36,350
5 Miles	82,413



**TRAFFIC COUNTS**

Russell - 18,400 VPD  
 Grand Canyon 9,700 VPD



Sources:  
 SitesUSA 2021  
 TRINA, NV DOT 2021