



## OFFERING MEMORANDUM

# 4640 E Lake Mead Blvd

4640 E Lake Mead Blvd

Las Vegas, NV 89115

**\$3.70M**

PRICE

**Marcie Hansen**

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**Regency Realty Investments**

8704 W Charleston Blvd

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Lic# NV B.0145866.LLC; CA 02215225



# 4640 E Lake Mead Blvd

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Las Vegas, NV 89115

PRICE

**\$3,700,000**

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## PRESENTED BY



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# Executive Summary

4640 E Lake Mead Blvd  
Las Vegas, NV 89115

We are pleased to offer 4640 E Lake Mead Blvd, a +/- 3.22 AC lot (approx 140,263 square feet of land) parcel situated at 4640 E Lake Mead Blvd in the Northeast submarket of Las Vegas, Nevada, one of the area's fastest-growing corridors. The versatility of the property is unmatched as it is zoned commercial, currently the property is occupied by an auto sales tenant with a short-term lease, and would be a great fit for automotive use, auto sales, self storage, or development. It's favorable topography, existing utility infrastructure, and Commercial zoning designation create an exceptional platform for ground-up development. The large lot makes this site is ideally suited for self-storage, commercial, residential, or mixed-use development and benefits from the area's strong population growth and expanding economic base. This property has access to all major utilities — water, sewer, electric, gas, and telecommunications — available at or near the property boundary. The parcel's regular shape and flat terrain minimize site work costs and maximize developable area. 4640 E Lake Mead Blvd has endless potential as it is positioned along a major growth corridor with excellent visibility, direct highway access, and proximity to established residential and commercial development that provides a built-in customer and workforce base, which makes it ideal for business looking to owner-occupy, investors, and developers.

  
**\$3,700,000**  
ASKING PRICE

  
**\$6166.67**  
PRICE/SF

  
**\$1,149,068**  
PRICE/ACRE

  
**1955**  
YEAR BUILT

  
**3.220**  
LOT SIZE

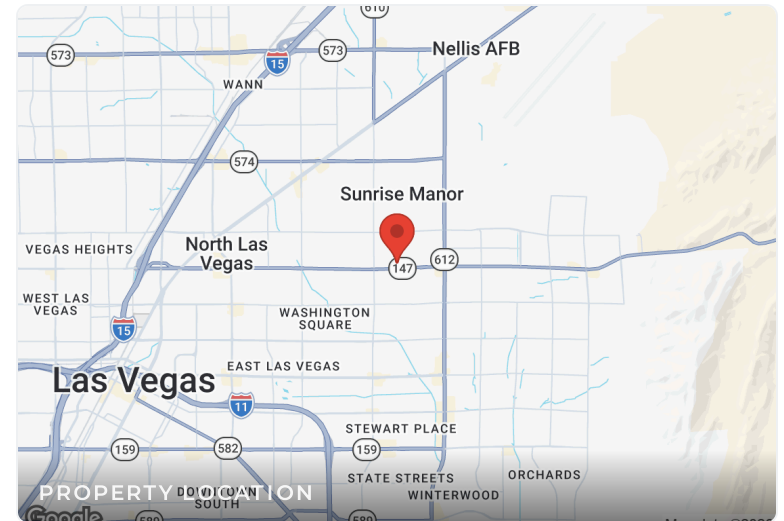
## PROPERTY DATA

Lot Size (Acres)	3.220
Lot Size (SF)	140,263
Building SqFt	600
Parcel ID	140-20-202-009
Zoning	Commercial
County	Clark
Coordinates	36.196800,-115.074237
Year Built	1955
Property Type	Retail

# Location Highlights

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.

4640 E Lake Mead Blvd benefits from direct road frontage along a heavily traveled arterial, providing outstanding exposure for an existing business to owner occupy, an investor, or future commercial or mixed-use development. This property is situated at the Northeast submarket, which is in the path of growth in Las Vegas, where new residential rooftops and commercial investment are expanding rapidly. It is also located within close proximity to a major interstate interchange, ensuring excellent regional connectivity for existing business and future growth.



## LOCATION

Address	4640 E Lake Mead Blvd
City	Las Vegas
State	Nevada
Zip Code	89115
County	Clark
APN / Parcel #	140-20-202-009
Coordinates	36.196800,-115.074237

## TRANSIT

SB Pecos before Cartier	1.5 mi
Owens @ Nellis (W)	0.9 mi
EB Lake Mead after Dolly	125 ft

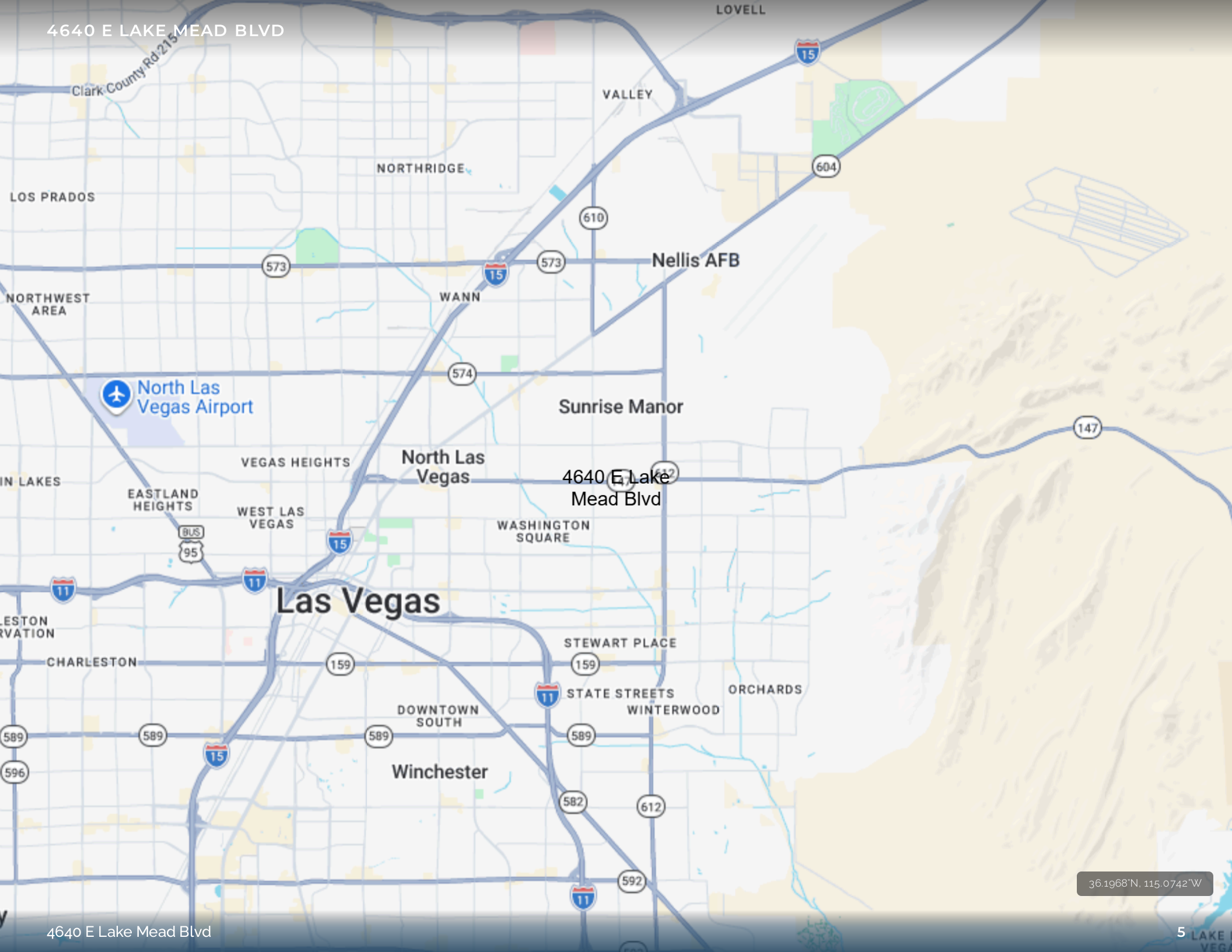
## AIRPORTS

Harry Reid International Airport	8.9 mi
Boulder City Municipal Airport	21.1 mi
Millennium Vip Group Inc	8.3 mi

## HIGHWAYS

Purple Heart Highway	2.5 mi
Las Vegas Freeway	3.1 mi
US 93	4.0 mi
I 15 EXPR	5.0 mi

4640 E LAKE MEAD BLVD



36.1968°N, 115.0742°W

4640 E Lake Mead Blvd

5 LAKE MEAD

# Photo Gallery



# Photo Gallery (continued)



# Market Overview

## The Greater Las Vegas Metro Market

Embrace the strategic location of Las Vegas, NV, a city centrally located within a convenient four to five-hour drive to Los Angeles, CA, Phoenix, AZ, and a five-hour drive to Salt Lake City, UT. Las Vegas, NV is one of the fastest growing cities in America with business friendly policies, such as no corporate taxes, no individual income taxes, and low regulations. It is rapidly becoming the entertainment capital of America with conventions, restaurants, professional sports teams and more. Las Vegas has a reputation as a prime destination for businesses and investors seeking substantial returns, and Las Vegas offers a dynamic environment ripe for opportunities.



### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>22,291</b>	Population	<b>218,335</b>	Population	<b>425,667</b>
Median HH Income	<b>\$48,885</b>	Median HH Income	<b>\$56,155</b>	Median HH Income	<b>\$56,525</b>
Households	<b>6,888</b>	Households	<b>66,556</b>	Households	<b>141,252</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,808	195,966	355,092
2010 Population	20,420	209,162	395,749
2025 Population	22,291	218,335	425,667
2030 Population	23,329	223,723	437,721
2025-2030 Growth Rate	0.91 %	0.49 %	0.56 %
2025 Daytime Population	18,363	178,759	419,846

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,778	58,212	116,388
2010 Total Households	5,770	58,782	122,404
2025 Total Households	6,888	66,556	141,252
2030 Total Households	7,277	68,737	146,495
2025 Avg. Household Size	3.23	3.22	2.96
2025 Owner Occupied Housing	2,895	32,189	66,122
2030 Owner Occupied Housing	3,178	34,045	70,359
2025 Renter Occupied Housing	3,993	34,367	75,130
2030 Renter Occupied Housing	4,098	34,692	76,137
2025 Vacant Housing	315	2,835	7,587
2025 Total Housing	7,203	69,391	148,839

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,139	8,319	18,338
\$15,000-\$24,999	543	5,415	12,279
\$25,000-\$34,999	846	6,959	14,050
\$35,000-\$49,999	980	8,962	18,268
\$50,000-\$74,999	1,183	13,047	26,318
\$75,000-\$99,999	947	9,166	19,534
\$100,000-\$149,999	991	9,954	20,384
\$150,000-\$199,999	161	2,824	6,659
\$200,000 or greater	98	1,910	5,409
Median HH Income	\$48,885	\$56,155	\$56,525
Average HH Income	\$60,830	\$69,985	\$72,473

<b>\$48,885</b> MEDIAN HH INCOME	<b>\$60,830</b> AVG HH INCOME
<b>42.0%</b> OWNER OCCUPIED	<b>58.0%</b> RENTER OCCUPIED
<b>4.4%</b> VACANCY RATE	<b>0.91 %</b> 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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