

FOR GROUND LEASE

**10.6 MILLION
ANNUAL VISITS**

SOURCE | Placer.ai 2025

±4.7 Acre Land

NEC Badura Ave & Montessori St
Las Vegas, NV 89118



CONTACT US TODAY!



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PROPERTY HIGHLIGHTS

Land for ground lease at major retail hub with easy access to I-215 with close proximity to major international anchors.

This strategically located ± 4.7 commercial land offers a flexible ground lease opportunity in southwest Las Vegas. Positioned next to major retailers and growing residential neighborhoods, the site provides seamless access to the I-215 Beltway and major transit corridors.

± 4.7 AC LAND AVAILABLE

- ✓ Spacious ± 4.7 acre land parcel available in whole or in part.
- ✓ Direct access to I-215 Beltway ensures fast regional commercial transportation.
- ✓ Situated adjacent to major national shopping centers and popular eateries.
- ✓ High visibility position within a rapidly expanding Las Vegas commercial district.
- ✓ Ideally located within close proximity to the master planned communities of Summerlin, Rhodes Ranch, Coronado Ranch and Nevada Trails.
- ✓ Newly built Costco just one mile west of site, drawing more traffic and visibility to the immediate area.

 **RURAL ESTATES RESIDENTIAL**
[2 UNITS PER ACRE] (R-E)
ZONING

 **176-03-701-006**
APN



NEARBY RETAILERS



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ROI
Commercial Real Estate
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TRADE AREA AERIAL

±4.7 AC LAND

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AREA DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
12,463	143,712	388,692

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$130,102	\$125,473	\$125,403

TRAFFIC COUNTS



BADURA AVE	RAINBOW BLVD
8,900 VPD	46,500 VPD

Source:
SitesUSA 2026
TRINA, NV DOT 2025



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IN WHOLE OR IN PART

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Las Vegas, NV 89118



graski retail team
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Contact our team today!

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