

D.I. PLAZA

1195 E. Desert Inn Road, Las Vegas, NV 89109

AVAILABLE
For Sale | Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

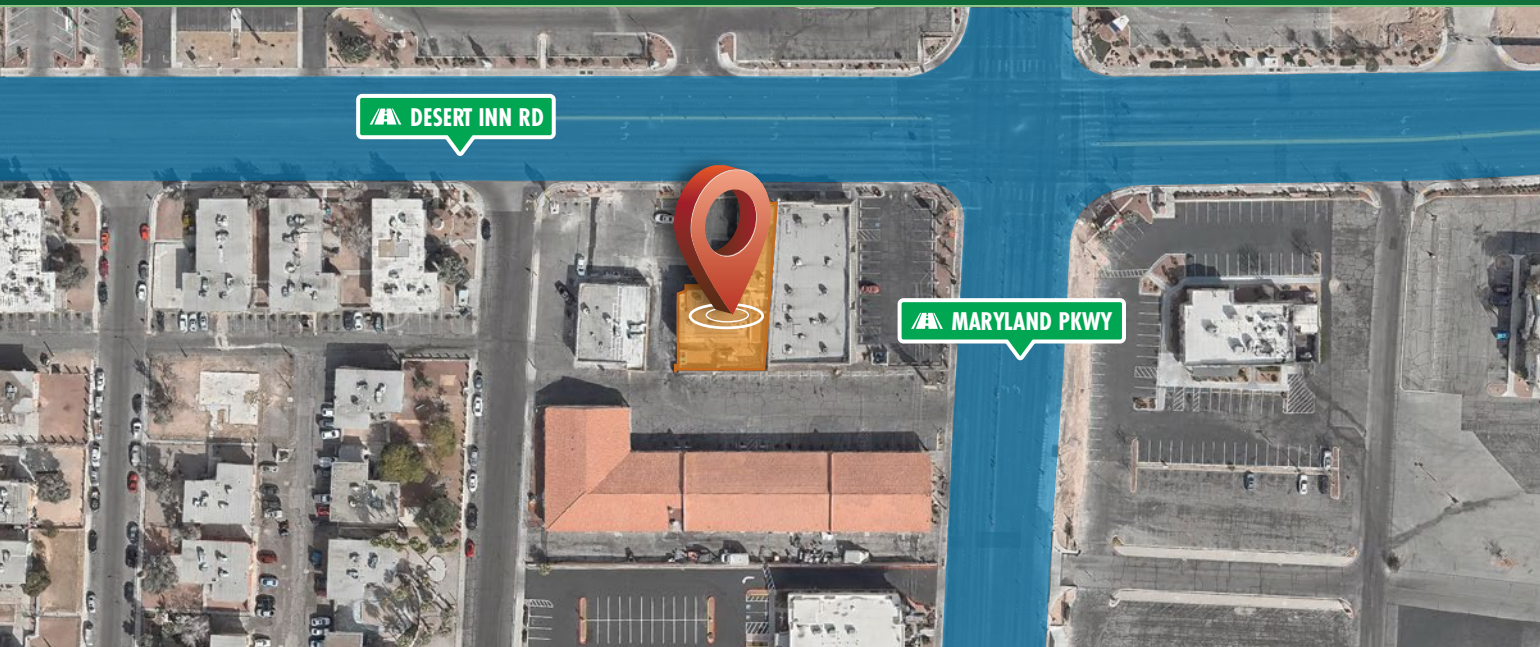
Brendon Pereira
Associate
Lic#: S.0203564
702.415.3683
bpereira@mdlgroup.com

Buck Hujabre
Senior Vice President
Lic#: BS.1002453 LLC
225.284.0985
bhujabre@mdlgroup.com

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Property Highlights

- Total Building Size: $\pm 4,468$ SF with fully built-out $\pm 2,400$ SF quick-service restaurant
- Suitable for owner-user or investment opportunity with existing income from Fiesta Mart tenant
- Excellent visibility at signalized intersection
- Adjacent to Las Vegas Country Club
- Less than ± 2.0 miles from the Las Vegas Strip
- Highly-trafficked Desert Inn & Maryland Parkway corridor

Property Overview

1195 E. Desert Inn Road is a $\pm 4,468$ SF two-unit neighborhood retail strip center strategically positioned at the signalized intersection of Desert Inn Road and Maryland Parkway in Las Vegas, Nevada. The property is currently fully occupied, featuring an established restaurant tenant occupying the $\pm 2,400$ SF quick-service restaurant space and Fiesta Mart, a long-standing $\pm 2,068$ SF mini-market tenant.

The property offers exceptional street visibility, dedicated onsite parking, and strong accessibility along one of Las Vegas' major east-west corridors. This investment opportunity provides immediate income from an occupied retail asset in a highly infill location near the Las Vegas Strip and Las Vegas Country Club. Investors may benefit from the property's strategic location, stable tenancy, and potential for future rental growth in one of Las Vegas' most established commercial corridors.

Listing Snapshot



\$595,000

Sale Price



\$1.49 PSF NNN

Lease Rate



$\pm 4,468$ SF

Available Space



East Central

Submarket

Key Demographics (within a 3-mile radius)



$\pm 171,363$

Population Size



\$73,522

Ave. Household Income

APN 162-15-503-002

Zoning General Commercial (C-2)

Year Built 1963 (Renovated 2021)

Property Size $\pm 4,468$ SF

Lot Size ± 0.34 AC



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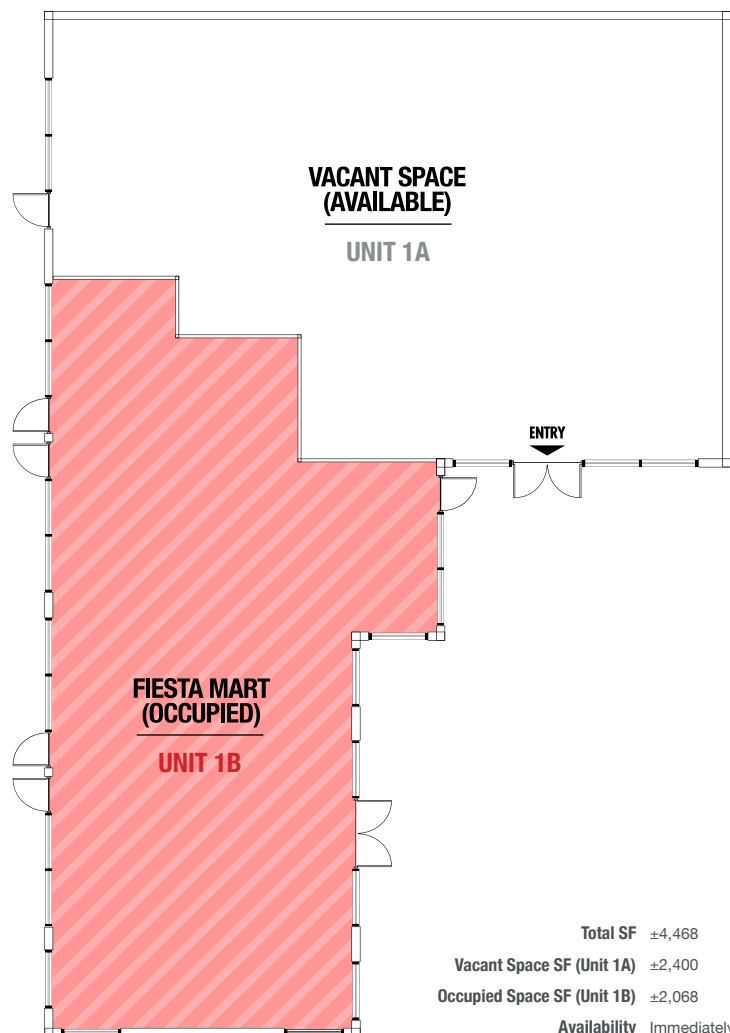
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Sale Details (Entire Building)



\$595,000
Sale Price



\$133 PSF
Price per Square Foot



±4,468 SF
Available Space

Lease Details (Suite 1A)



\$1.49 PSF NNN
Monthly Lease Rate



\$0.55 PSF
Estimated CAM Charges



±2,400 SF
Rentable Space



\$4,896.00
Monthly Rent

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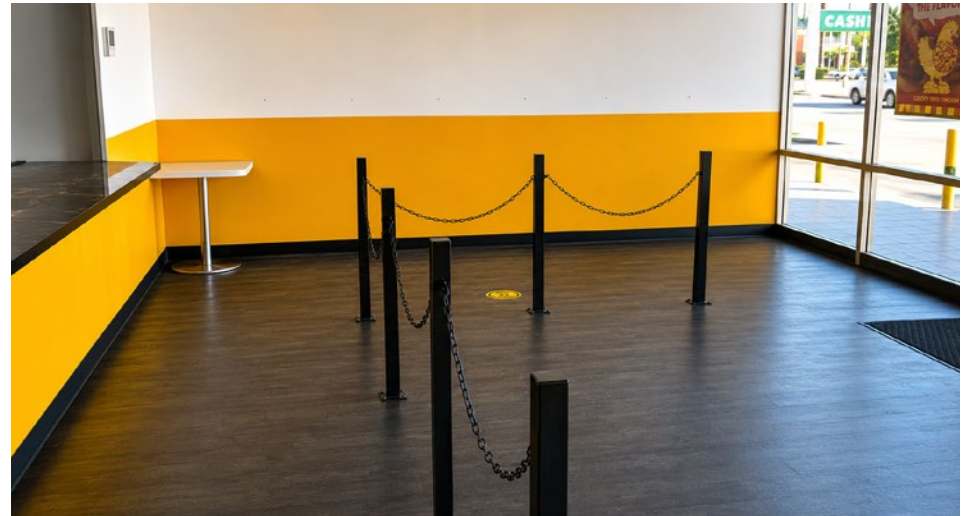
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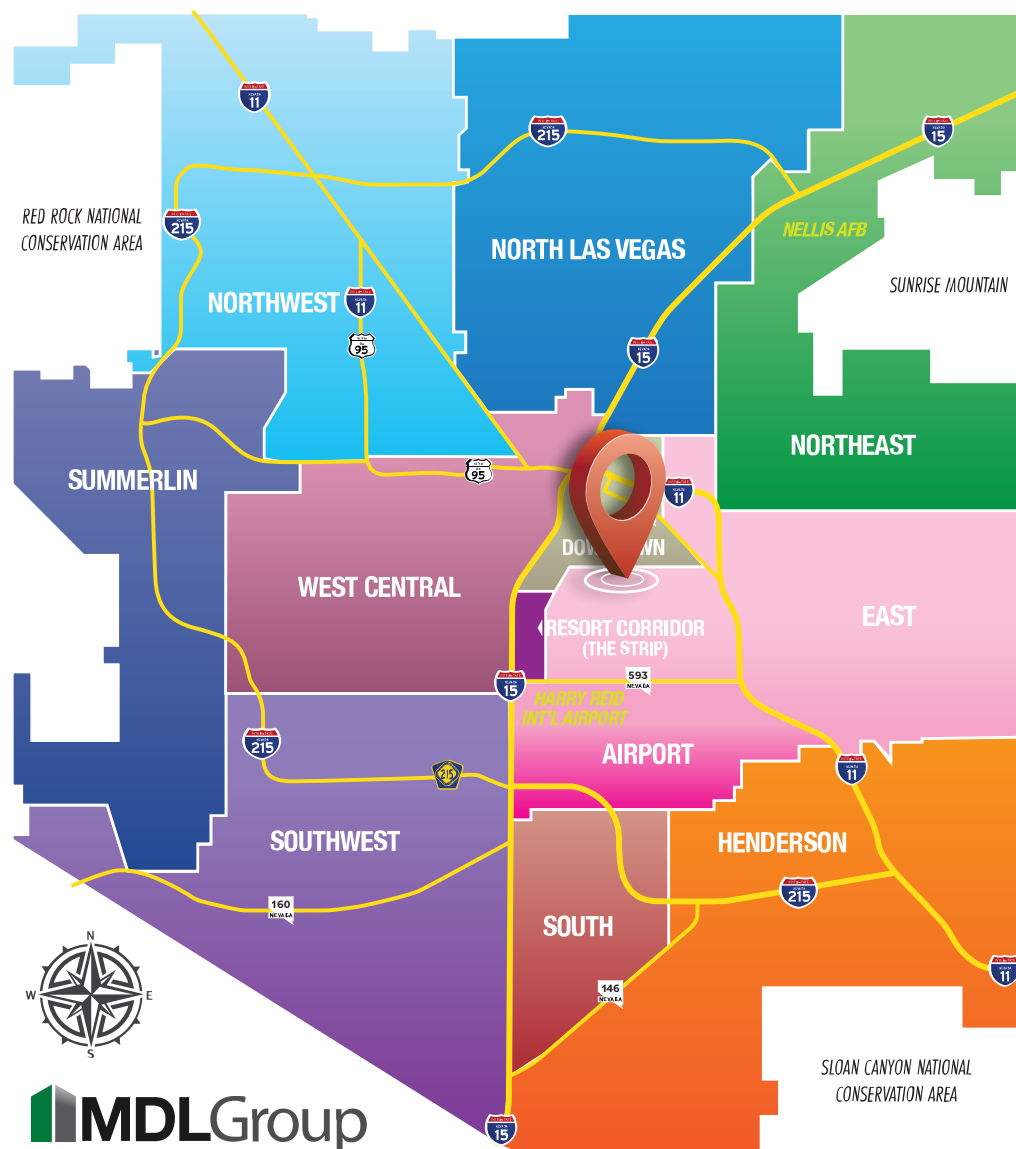
Property Photos



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Distance to Landmarks

- I-15 FWY: ± 2.5 miles
- I-11 FWY: ± 2.9 miles
- Harry Reid International Airport: ± 4.6 miles
- The Strip: ± 1.62 miles

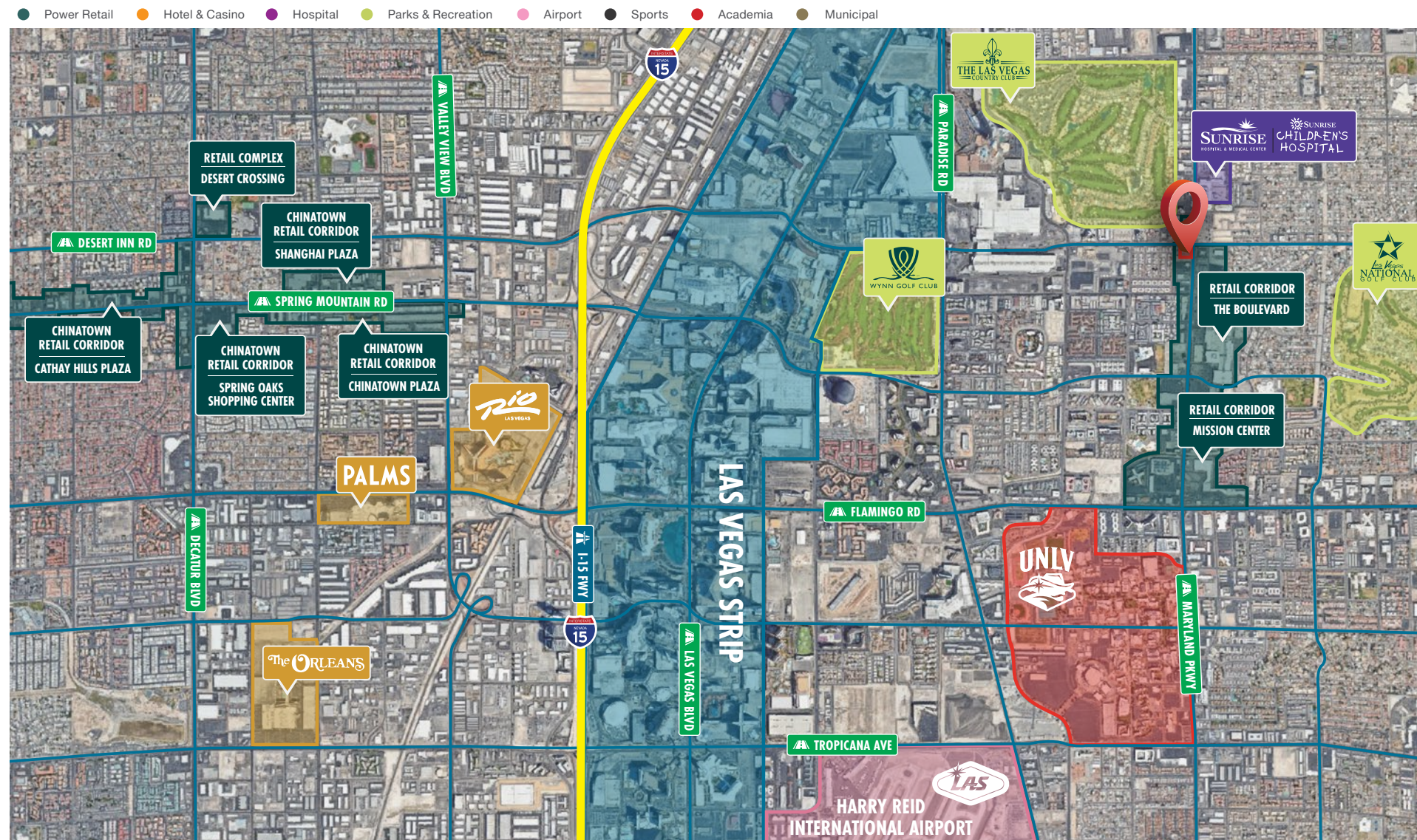
Nearby Amenities

- Across the street from The Las Vegas Country Club and a short drive to the Wynn Golf Club
- ± 2 miles away from the Fashion Show Las Vegas complex for several retail and dining options
- ± 5.0 miles to both Valley Hospital Medical Center and UMC Hospital Campus
- ± 5.5 miles away from the heart of Downtown where amenities retail, municipal, and legal organizations are situated, including the Las Vegas North Premium Outlets, City Hall, and U.S. District Court

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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across ±435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

±7,892
Land Area
(Square Miles)

2,265,461
Population
(County Data per Census)

298
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas

Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new ±350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

The City is also bringing new technologies & industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this ±11,000 SF center for established and emerging tech companies developing smart technologies.

Quick Facts

±142

Land Size
(square miles)



641,903

Population
(as of 2025)



4,526

Population Density
(per square mile)



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

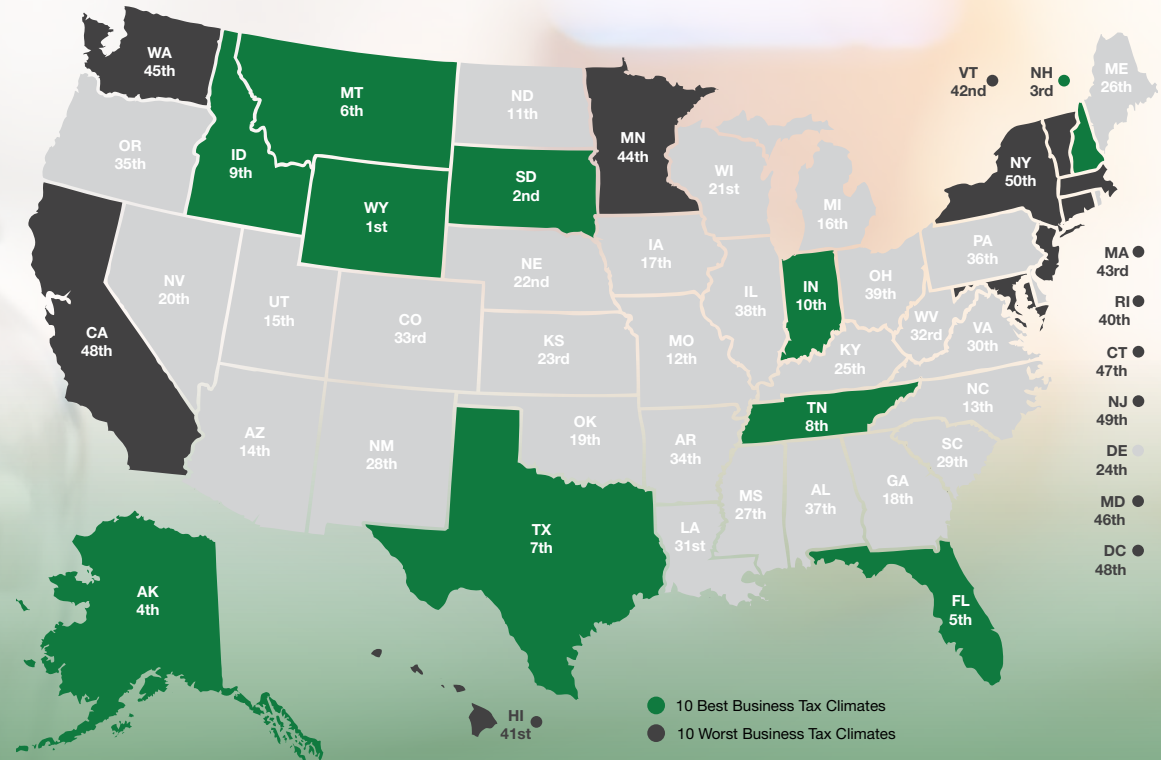
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2025 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.

Innovation Ecosystem

- In 2016, **Las Vegas** established an **Innovation District** to spur smart-city technology infrastructure and launched the **International Innovation Center @ Vegas (IIC@V)** incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a **Leader College of Distinction** by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

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SALES TEAM

Buck Hujabre
Senior Vice President
Lic#: BS.1002453 LLC
225.284.0985
bhujabre@mdlgroup.com

Brendon Pereira
Associate
Lic#: S.0203564
702.415.3683
bpereira@mdlgroup.com


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