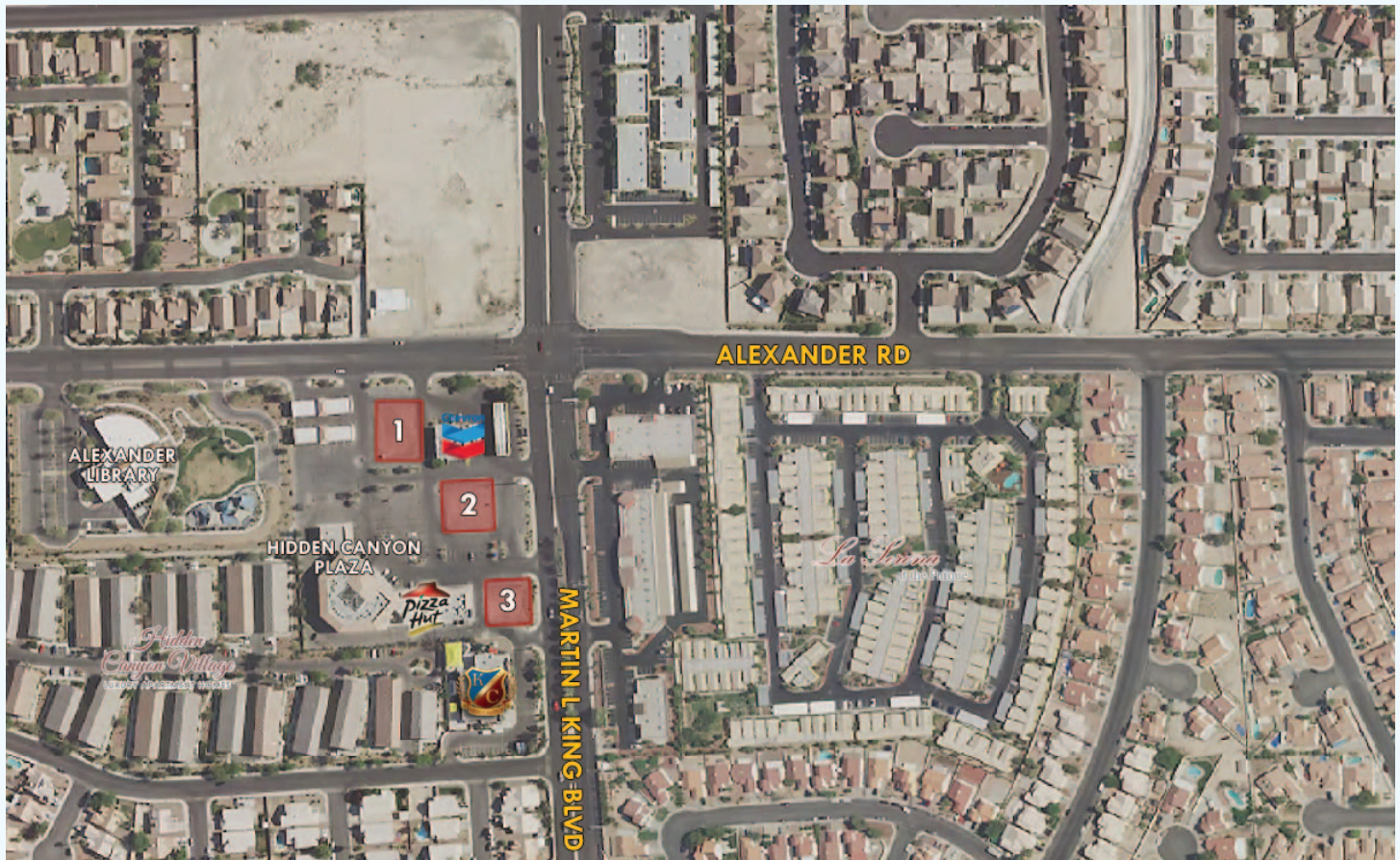


# Retail Pads Available

Alexander Rd & MLK Blvd

Las Vegas, NV 89032



## GROUND LEASE

### Three Pad Sites Available

- Each pad can accommodate  $\pm 5,000$  SF
- Retail pad sites located along the northeast side of the shopping center
- Property is surrounded by mature residential area
- Alexander Rd: 7,000 VPD
- MLK Blvd: 29,000 VPD



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# Retail Pads Available

Alexander Rd & MLK Blvd  
Las Vegas, NV 89032



**Size** up to 5,000 SF  
**APN** 139-09-101-003  
**Zoning** Planned Unit Development (PUD)

Demographics	1 Mile	3 Mile	5 Mile
Population	21,987	155,060	2452,353
Ave HH Income	\$62,146	\$63,676	\$60,646
Households	6,785	47,560	141,596

### Traffic Counts (2017 NVDOT)

Alexander Rd - 7,000VPD  
 Martin L King Blvd - 29,000VPD

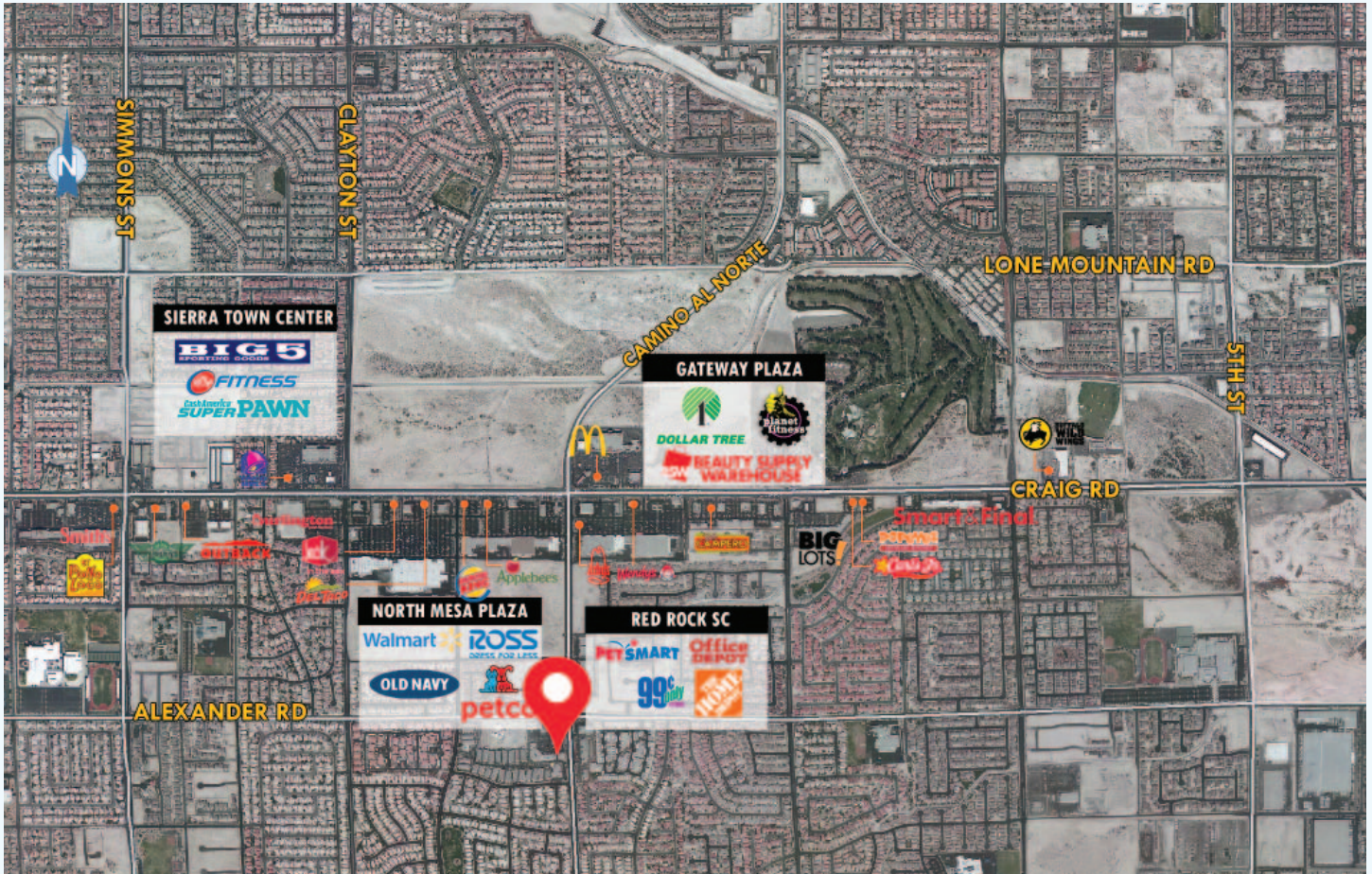
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Trade Area Map

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# Retail Pads Available

Alexander Rd & MLK Blvd

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## PAD 1 - North Elevation

- Alexander Rd exposure
- Pad is located at the north side of the shopping center



## PAD 2 - East Elevation

- Martin L King Blvd exposure
- Pad is located just south of Short Line Express Market building



## PAD 3 - East Elevation

- Martin L King Blvd exposure
- Pad is located at the southern portion of the shopping center



## LEASING CONTACT

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