

6214 S Las Vegas Blvd

Las Vegas, NV 89119

RETAIL AVAILABLE WITH LAS VEGAS BLVD FRONTAGE



±0.672 AC Net Area



LEASING CONTACT
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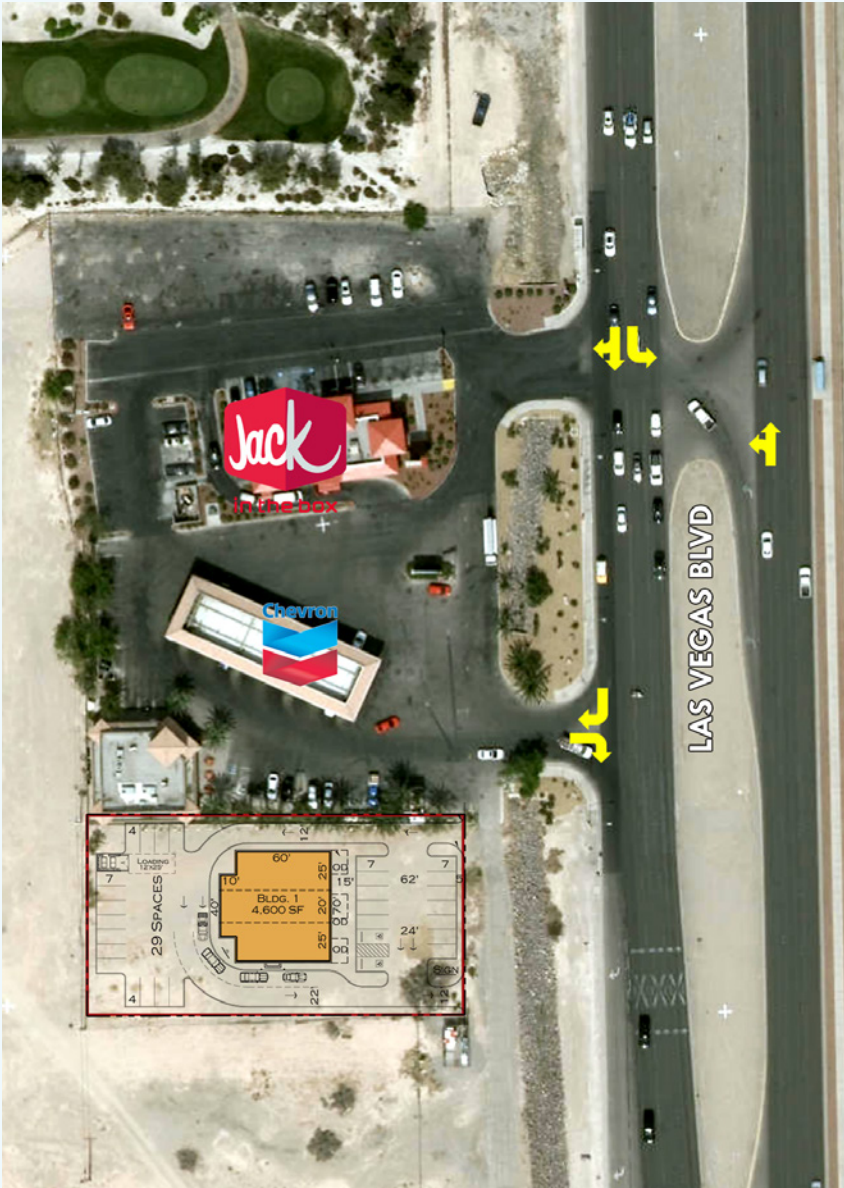
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Property Details

Size 1.18 AC (TOTAL)
0.672 AC Net

APN 162-32-802-017

Zoning Limited Resort Apartment (H-1)

- Proposed retail pad with Las Vegas Blvd exposure
- Major retail centers in the immediate area include Town Square and Las Vegas South Premium Outlets
- Easy access to I-15 and I-215 Beltway
- 49,000 cars daily along Las Vegas Blvd
- Daytime population of 16,614 within a 1 mile radius

Demographics	3 Miles	5 Miles
Population	63,575	350,631
Ave HH Income	\$60,336	\$61,217
Households	25,466	141,173

Traffic Counts (2017 NVDOT)

Las Vegas Blvd - 51,000 VPD

Sunset Rd - 33,000 VPD

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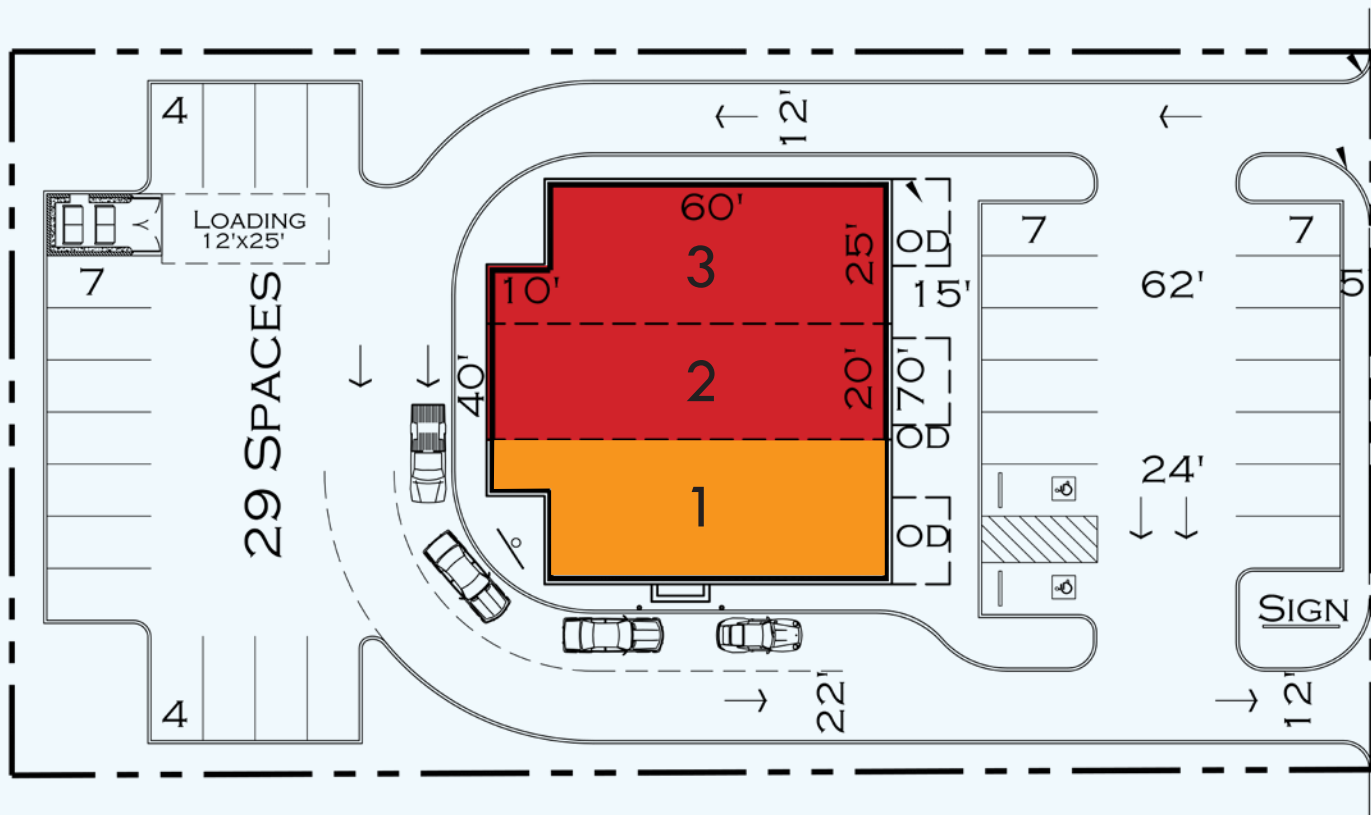
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Multi-tenant Site Plan — Drive-Thru 1,400 - 4,600 SF AVAILABLE



Suite	Size (SF)	Description
1	1,400	Available
2	1,200	Available
3	1,490	Under Negotiation

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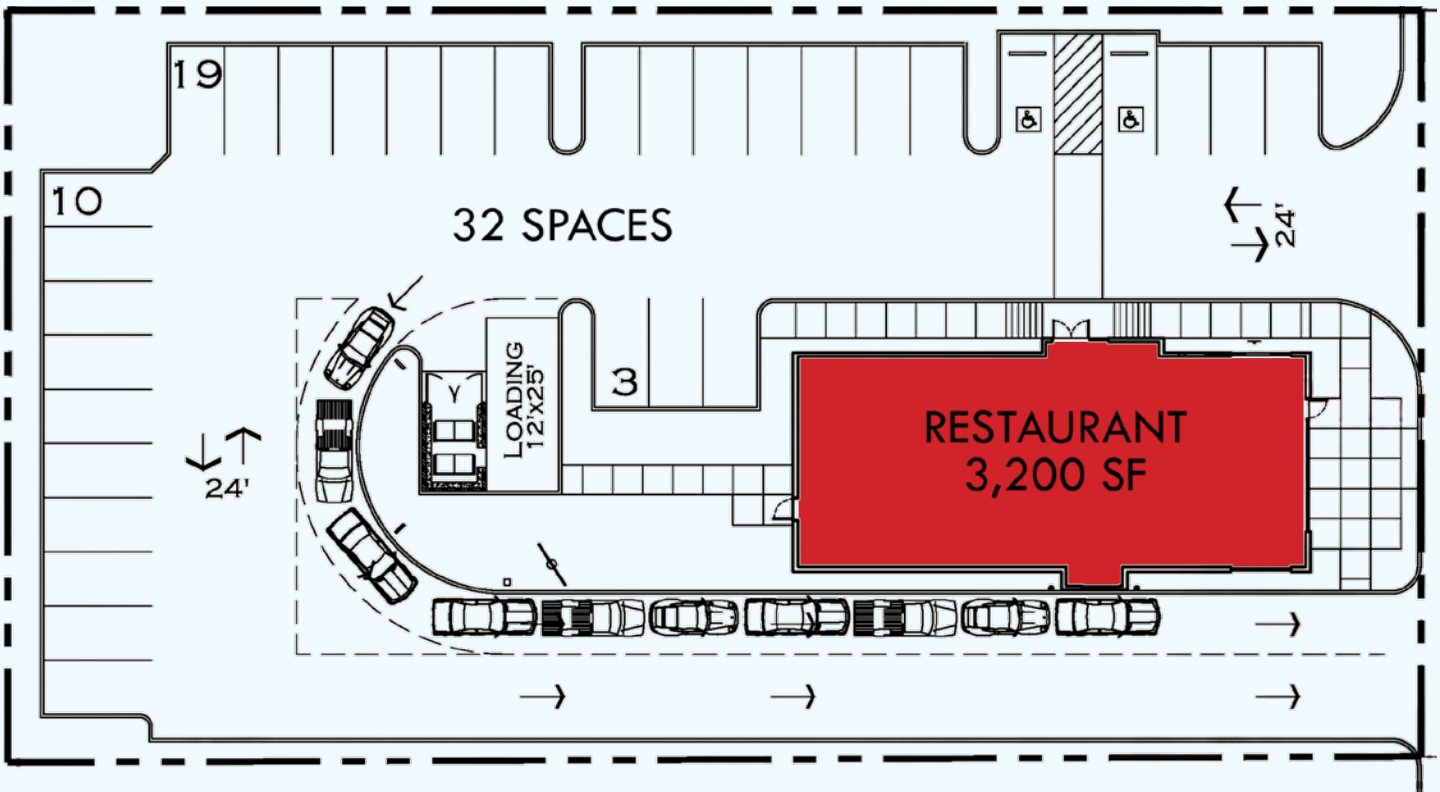
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Single Tenant Site Plan — Drive-Thru UP TO 3,200 SF



Suite	Size (SF)	Description
Pad	3,200	Available Drive-Thru Restaurant

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