



Sun

Commercial Real Estate Inc.

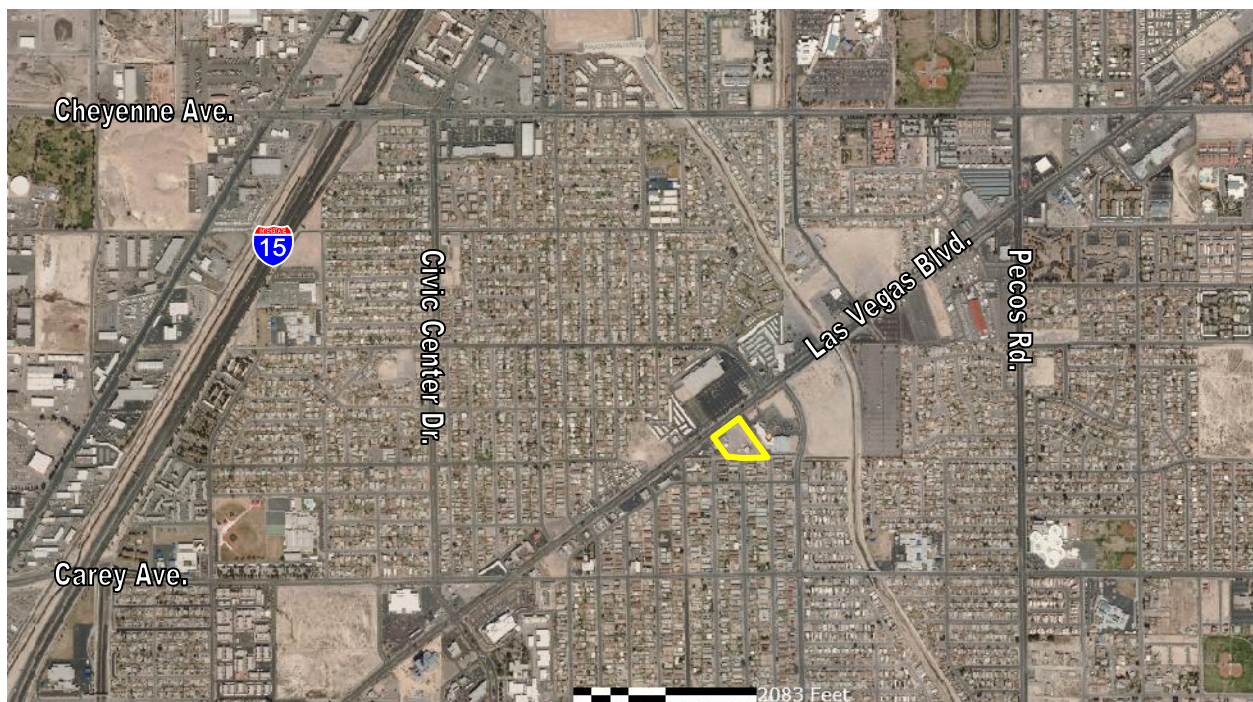
8936 Spanish Ridge Avenue

Las Vegas, NV 89148

702 | 968 | 7300 Ph 702 | 968 | 7301 Fax

Las Vegas Boulevard Land — FOR SALE

Zoned C-2 • 1.87 Net Acres • List Price: \$775,000



2640-2660 N. Las Vegas Blvd., North Las Vegas

Exclusively Listed by **Sun Commercial Real Estate, Inc.**, at:

Las Vegas, Nevada — 702 | 968 | 7300 Ph

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1.87 ACRES — LAS VEGAS BLVD.

PROPERTY OVERVIEW

Property Location: The Property is located approximately 550' south of Belmont, on the east side of Las Vegas Blvd. N., roughly 1.0 miles south of Cheyenne and 0.75 miles north of Civic Center, at the civic addresses of 2640-2660 N. Las Vegas Blvd., North Las Vegas, Nevada. The site is situated within the growing North Las Vegas Redevelopment Plan, which is expanding with new retail development

Property Description: The Property consists of 3.36 acres (of which 1.51 acres is currently in escrow) of previously developed, C-2 land, located along N. Las Vegas Blvd. With roughly 362 feet of frontage along Las Vegas Blvd., the site is highly visible with traffic counts of approximately 29,000 cars per day, and boasts extremely strong 'walk-in' and foot traffic. A bus stop sits just in front of the new La Bonita development, and a Max station is immediately across Las Vegas Blvd. The Las Vegas Blvd. and Belmont interchange is signalized, adding to the accessibility of the Property.

The City of North Las Vegas' Redevelopment Agency would welcome a new retail or office use on this site, and is willing to work with developers, owners & businesses to develop new projects and/or rehabilitate/expand existing developments.

Assessor Parcel Numbers: 139-13-304-004, -005, -006 (-006 and a portion of -005 are currently in escrow)

Site Size — Acres: +/- 3.36 net Acres; +/- 1.87 currently available (see Site Plan)

Site Size — SF: +/- 146,362 net SF; +/- 81,749 currently available (see Site Plan)

Zoning: C-2 (General Commercial) - North Las Vegas

List Price: \$775,000 (for the 1.87 acres only)

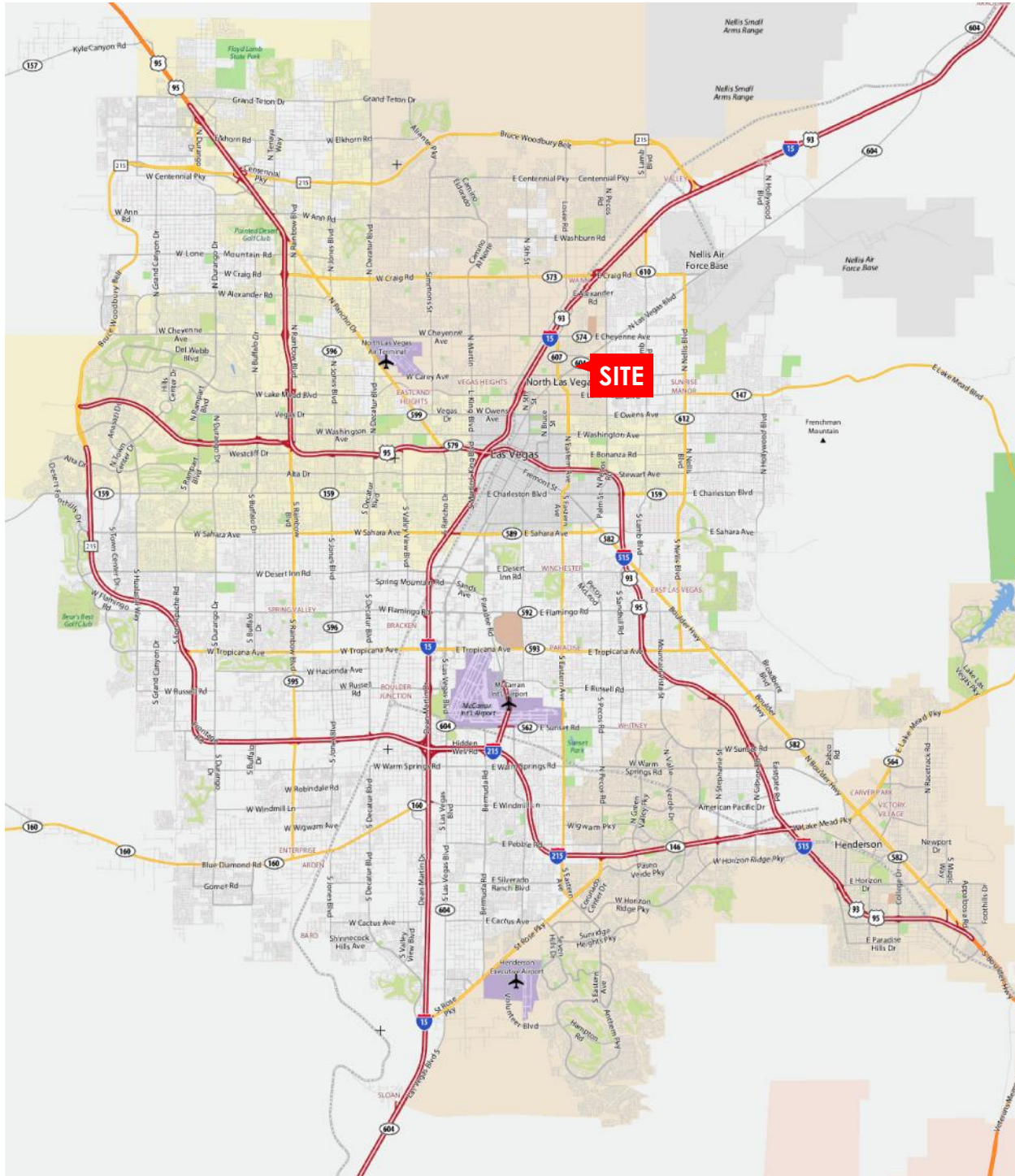
List Price per Acre: \$414,439 per Acre

List Price per SF: \$9.51 per SF



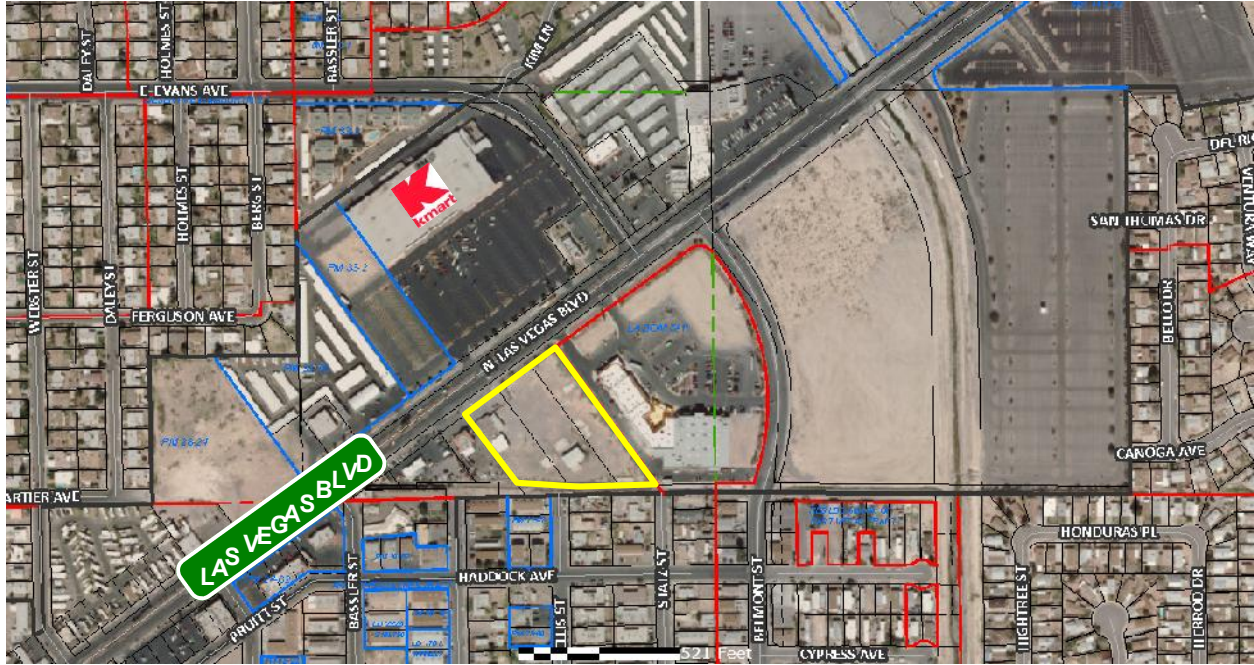
1.87 ACRES — LAS VEGAS BLVD.

LAS VEGAS VALLEY LOCATION MAP



1.87 ACRES — LAS VEGAS BLVD.

PARCEL AERIAL MAP



This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE RATIO TO FIND MAP DISTANCES FROM THIS SCALE BAR.

Scale: 1" = 200'

Rev: 07/07/2011

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

Map Legend:

- Parcel Boundary
- Sub Boundary
- WALD Boundary
- Road Right-of-Way
- Match / Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Road Parcel Number
- Parcel Number
- Parcel Sub/Block Number
- Block Number
- Lot Number
- Gov. Lot Number

106	124	122	123
128	126	140	141
102	102	101	100

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

Section: T20S R61E, Section: 13, Township: N 2 SW 4, Range: 139-13-3



1.87 ACRES — LAS VEGAS BLVD.

SITE PLAN

