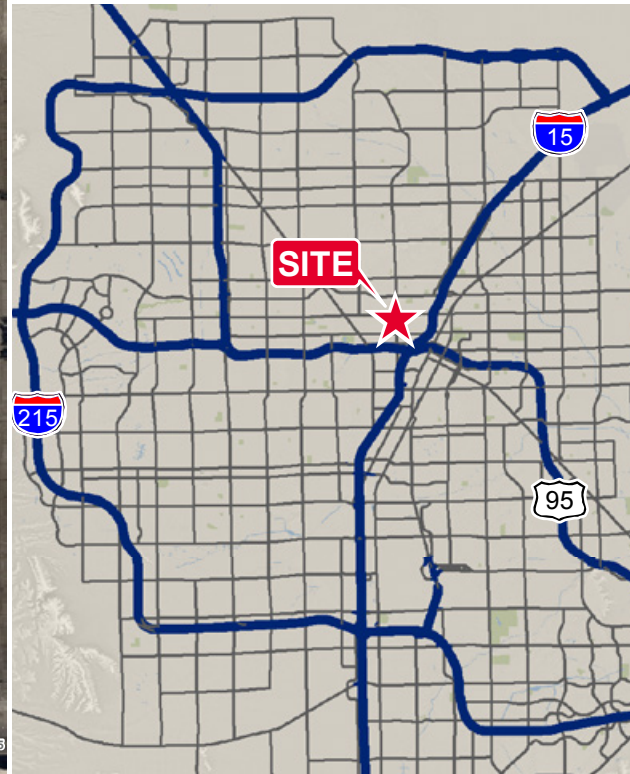




**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE OR GROUND LEASE

**835 N. Martin Luther King Blvd
and 816 Sunny Place**
Las Vegas, NV 89106



PROPERTY HIGHLIGHTS

- Located on hard signalized corner
- High traffic counts
- Redevelopment corridor; lots of new retail in trade area
- Zoned C-1 (City of Las Vegas)
- Easy access to both US 95 and I-15
- Across from the Andre Agassi Boys & Girls Club
- Sidewalks and curb cuts in place
- 1.51 acres combined
- Nearby UPS facility and World Market Center
- APNs: 139-28-304-001, 139-28-312-001, 139-28-312-003 and 139-28-312-004
- Many daytime population and traffic generators in area

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