



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE, GROUND LEASE OR BTS

835 N. Martin Luther King Blvd
Las Vegas, NV 89106



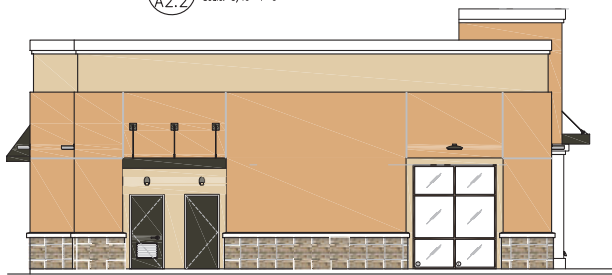
Improved pad available adjacent to brand new 7-11 c-store and gas station. Owner will ground lease, sell or build-to-suite. Property can accommodate single tenant, multi-tenant or drive-thru!

PROPERTY HIGHLIGHTS

- Pad B: ±21,640 SF
- Located just off hard signalized corner; Pad B has reciprocal access
- High traffic counts; 39,000 cars per day
- Redevelopment corridor; lots of new retail in trade area such as Starbucks, Jack in the Box, and more!
- Zoned C-1 (City of Las Vegas)
- Easy access to both US 95 and I-15
- Across from the Andre Agassi Boys & Girls Club
- Nearby UPS facility and World Market Center
- Many daytime population and traffic generators in area
- Seeking: fast food, coffee, quick serve, bank, retail, car wash, auto/lube, etc.



1 PROPOSED NORTH ELEVATION
A2.2 Scale: 3/16"=1'-0"



2 PROPOSED EAST ELEVATION
A2.2 Scale: 3/16"=1'-0"

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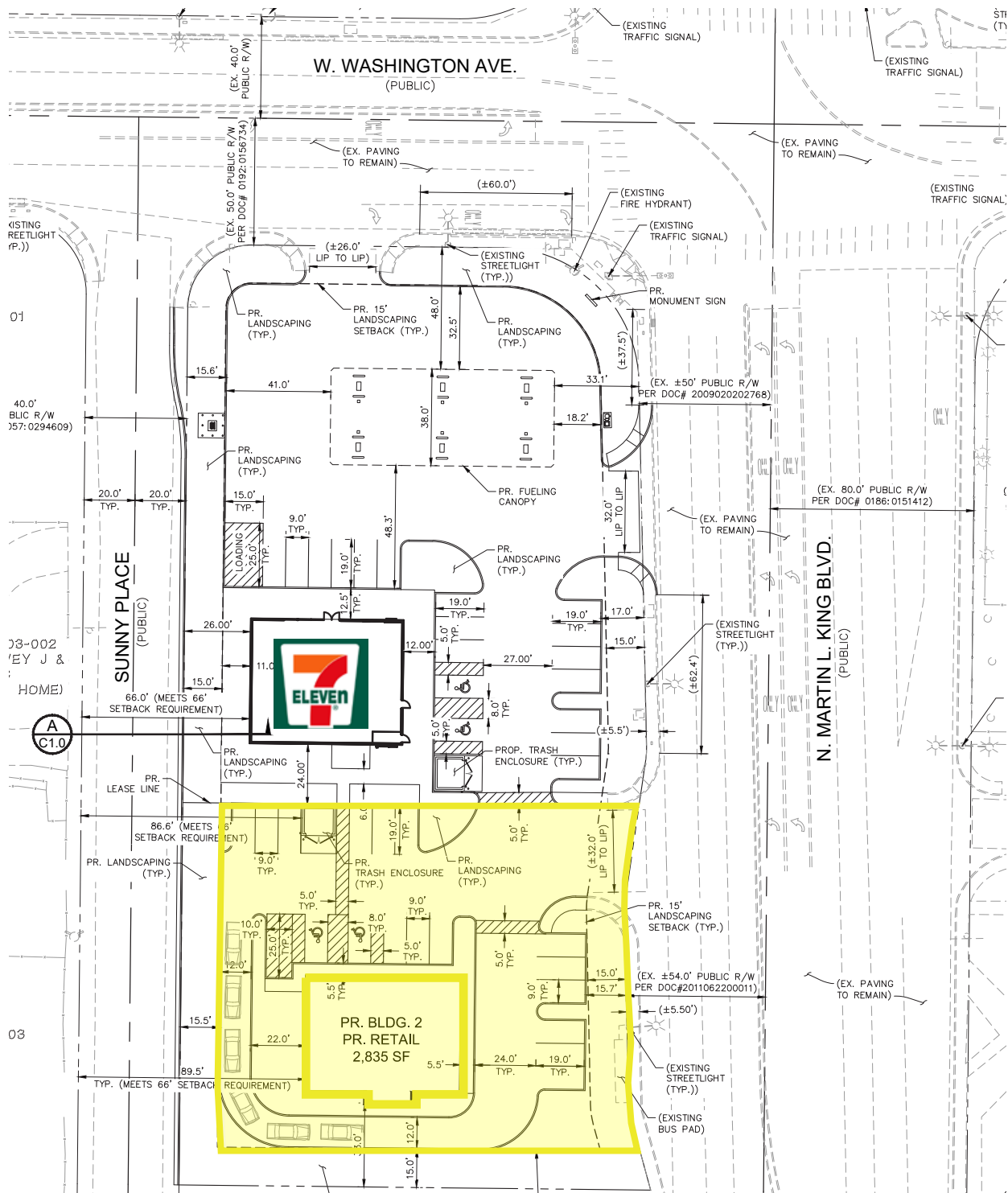
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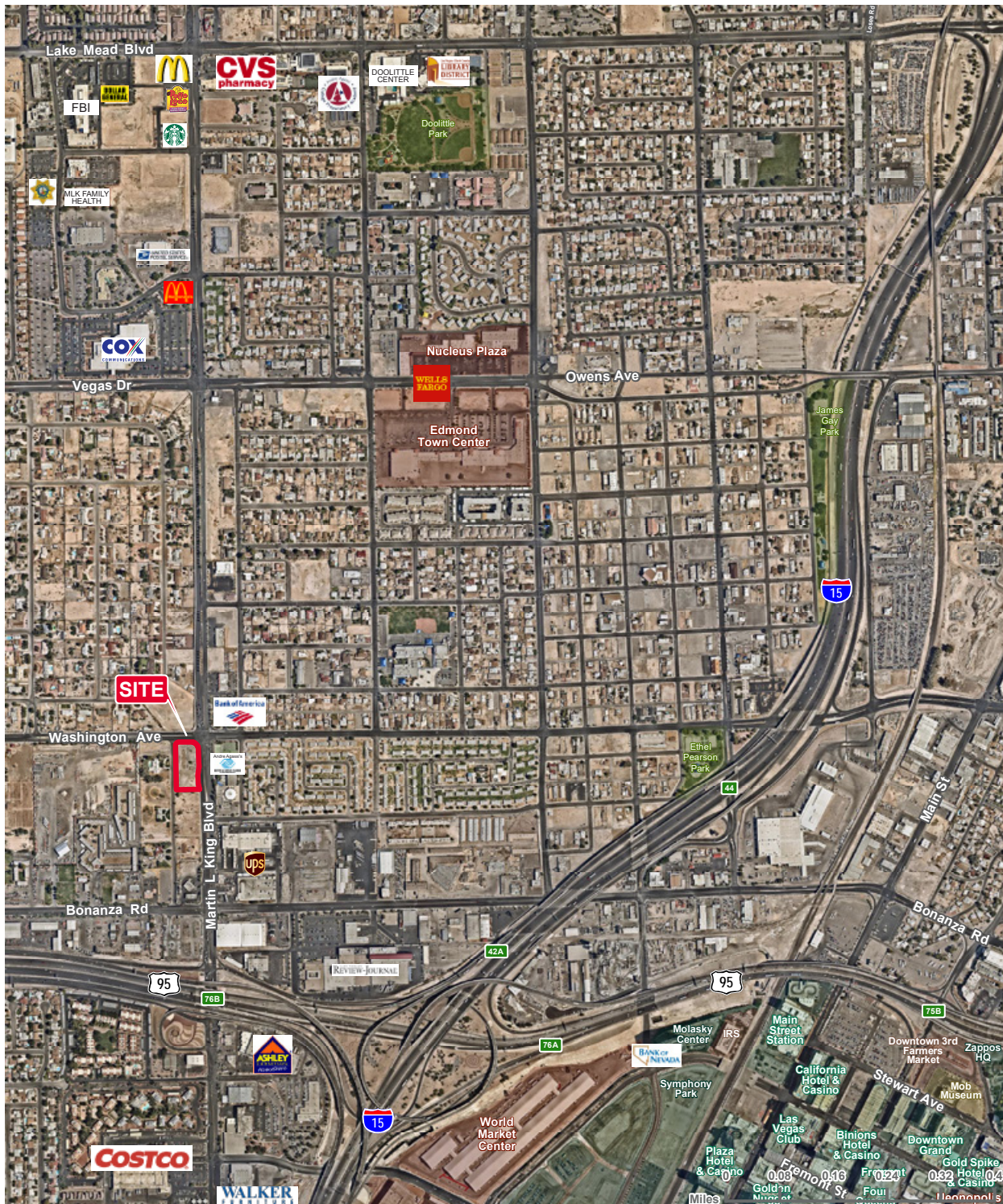
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