

For Sale

# ±0.85 Net Acres South of Blue Diamond Rd. & Decatur Blvd.



SEC Blue Diamond Rd.  
& Decatur Blvd.  
Las Vegas, NV 89139

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# Listing Snapshot



**\$1.70MM**  
Sale Price



**±0.85 Net AC**  
Acreage



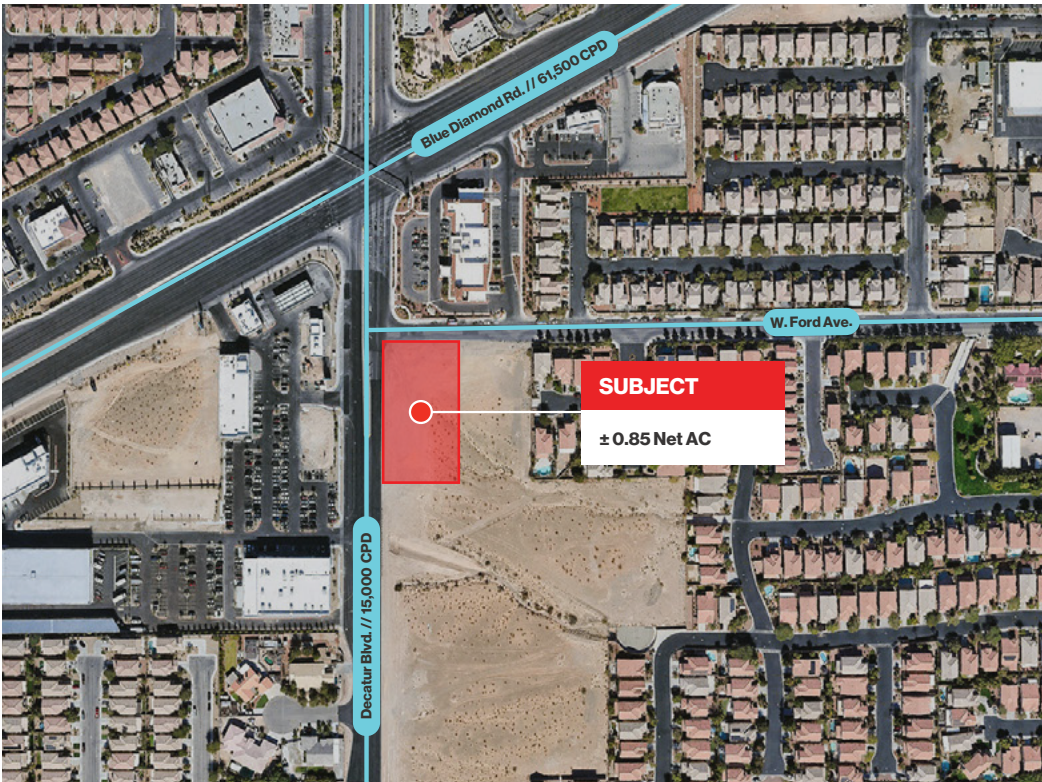
**177-18-401-001**  
APN

## Property Highlights

- ± 0.85 net acres just south of Blue Diamond Rd. & Decatur Blvd.
- Shadow-anchored by national credit tenants Albertsons, Walgreen’s, Starbucks, EOS & Burger King
- High-traffic signalized intersection with a combined ± 76,500 CPD
- Easy access to I-15 and CC-215
- Frontage on Decatur Blvd.
- Net acreage is post Clark County dedication

## Demographics

	1-mile	3-mile	5-mile
2024 Population	9,623	116,460	339,535
2024 Average Household Income	\$140,547	\$125,019	\$117,498
2024 Total Households	3,056	42,719	126,767





# Aerial



Parks



Schools



Retail



Hotels / Casinos



Airports



Venues



Hospitals



Communities







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For inquiries please  
reach out to our team.

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