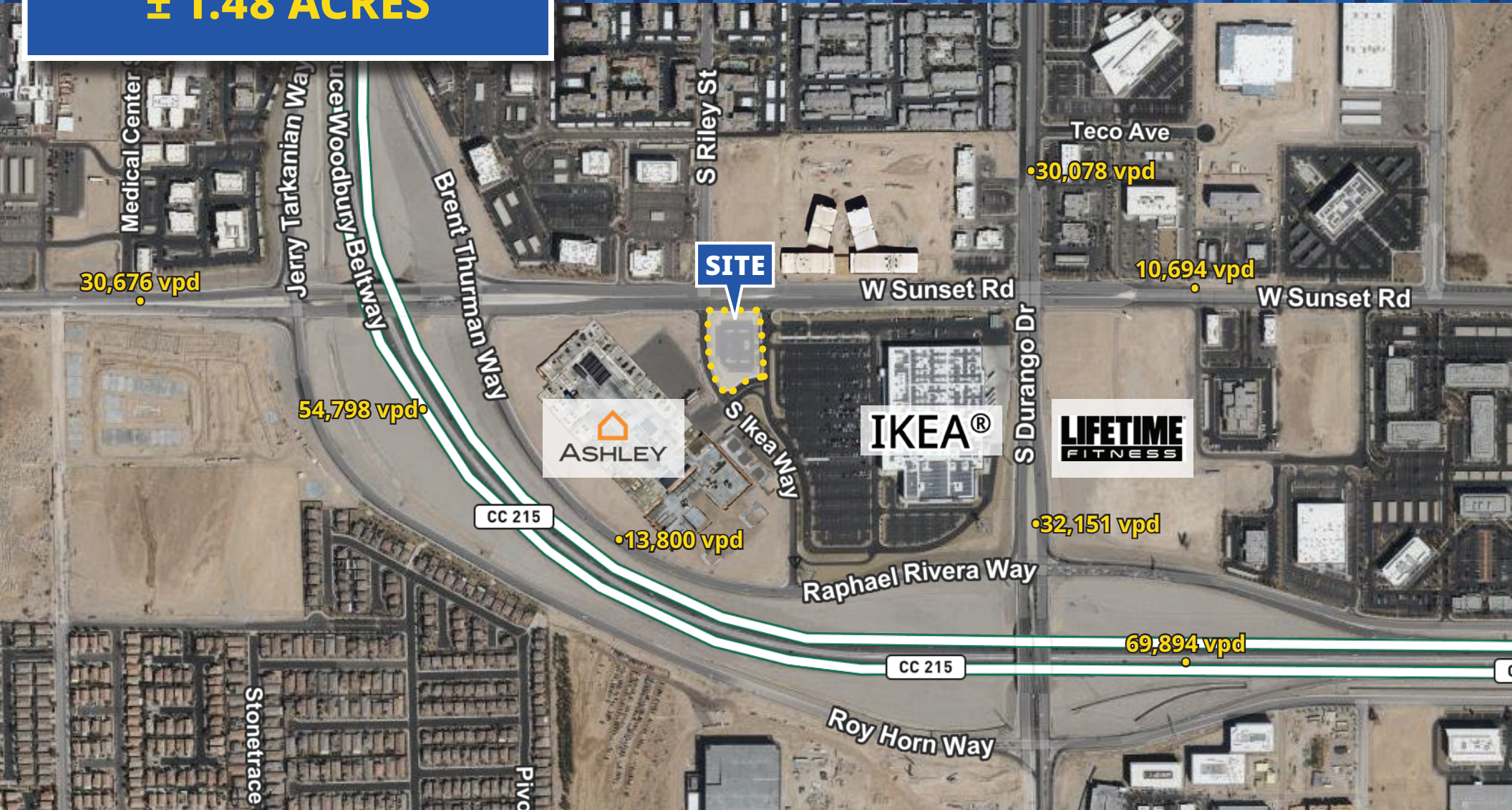


OUTLOT OPPORTUNITY

± 1.48 ACRES

Las Vegas, NV
6500 IKEA Way



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PROPERTY SUMMARY

Located in Southwest Las Vegas, one of Las Vegas Metro's fastest growing and strongest retail sub-markets. The property is strategically positioned on Sunset Rd, west of Durango Dr. The property is surrounded by dense residential, destination retail users, mixed-use developments, hospitality, and millions of square feet of Class A office.

- Zoned CG, Commercial General
- Excellent retail trade area
- Surrounded by strong daytime drivers
- Features proximity to two major freeway exchanges
- Excellent visibility from the I-215
- Full access of Sunset Road



QUICK STATS 30 MINUTE DRIVE TIME



2,055,190
POPULATION



2,089,374
DAYTIME
POPULATION



\$65,507
MEDIAN HH INCOME



12.8%
HOUSEHOLD INCOME
\$75,000 +



19.6%
BACHELOR'S
DEGREE +



434,543
OWNED HOMES



65,252
BUSINESSES



300
HOTELS
154,662 Rooms



20
MAJOR MEDICAL
CENTERS



± 109 MSF
RETAIL



± 66.9 MSF
OFFICE



**12 MINUTE
DRIVE**
TO HARRY REID
INTERNATIONAL AIRPORT

*Source: Esri 2024, Las Vegas Convention Center Authority



THE TRADE AREA

DEMOGRAPHICS (3 Miles)

Major Intersection

- **Population:** 141,930
- **Daytime Population:** 122,346
- **Median HH Income:** \$82,312
- **Total Businesses:** 4,299
- **Total Employees:** 50,775

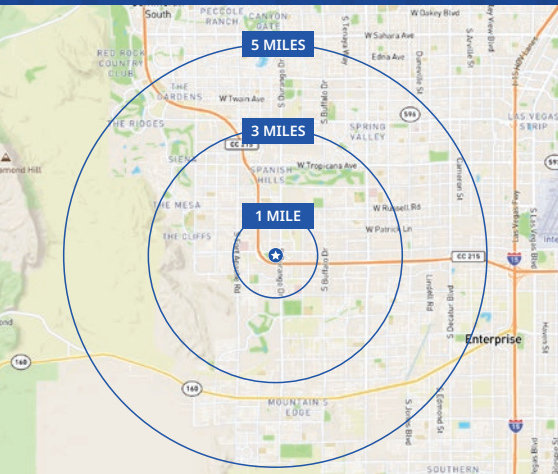
NOTABLE RETAILERS



MAJOR EMPLOYERS

1. Clark County School District
2. Caesars Entertainment
3. MGM Resorts International
4. USAF
5. Red Rock Resorts

Source: Clark County Economic Development



6 miles west of Las Vegas Boulevard

Clark County 2.3 Million Residents, making it the nation's 14th largest County.

Source: Clark County Economic Development

Las Vegas ranked as top travel destination for Americans

Source: Family Destinations Guide, 2023

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For other opportunities, visit www.cbre.us/ikea

CBRE

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