

FORMER CVS

4810 W ANN ROAD | LAS VEGAS, NV 89130





PROPERTY HIGHLIGHTS

RETAIL SPACE: ±16,989 SF

RENT: Inquire with Broker

ZONING: C-1 – Limited Commercial District

OPPORTUNITY BENEFITS:



Minutes away from I-215 Beltway

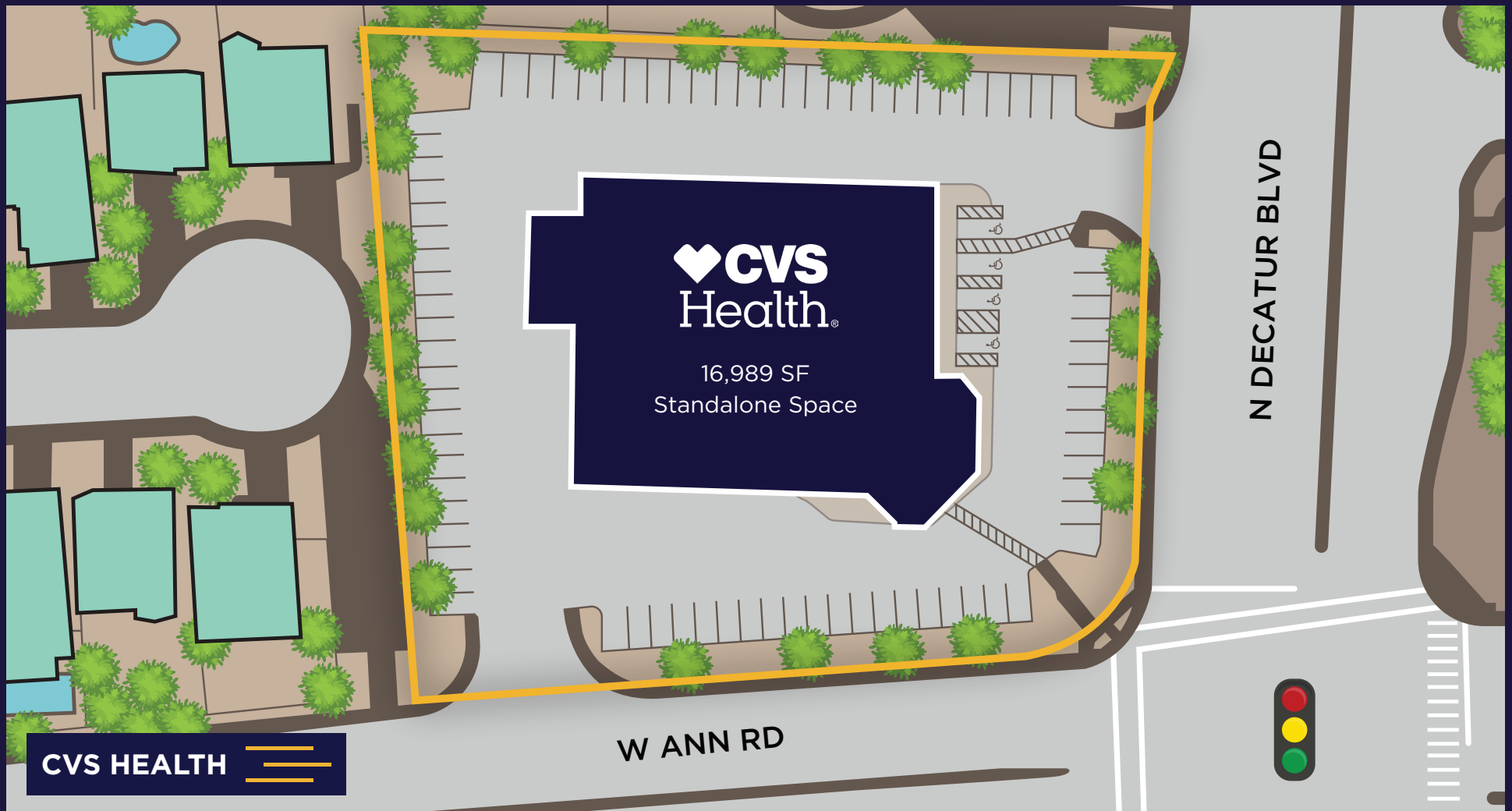


Located in Highly Residential Area



±55,713 VPD via Decatur Blvd.
(NDOT, 2024)

SITE PLAN



AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

1 MILE	20,952
3 MILES	155,215
5 MILES	371,767

MEDIAN HH INCOME

1 MILE	\$75,766
3 MILES	\$75,455
5 MILES	\$69,720

OF HOUSEHOLDS

1 MILE	7,417
3 MILES	53,402
5 MILES	126,759



LEASING

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CVS HEALTH



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