



@ I-15 / BLUE DIAMOND RD. INTERCHANGE

7910 Dean Martin Drive is located in the southwest part of Las Vegas. This parcel is only moments from the I-15/Blue Diamond Interchange, and just minutes from the Las Vegas Strip and Allegiant Stadium. This area, often associated with neighborhoods like Enterprise and Southern Highlands, offers a dynamic blend of commercial development, accessibility, and proximity to major entertainment and logistics hubs.

APN: 177-08-402-001

Lot Size: 0.72 Acres

Zoning: IP – Industrial Park

Planned Land Use: BE – Business Employment

Land Use Area: Enterprise

Utilities: Available in Street

Price:

\$649,000



LOCATION & ACCESS

Situated in the southwest Las Vegas submarket, the property benefits from strategic access to major transportation corridors. Dean Martin Drive is a key north-south arterial road paralleling I-15, providing direct routes to Downtown Las Vegas, the Strip, and the airport.

- **Geographic Context:** Located between Russell Road and Blue Diamond Road, the site lies in a prime logistics and commercial corridor with a mix of industrial, office, and service-oriented developments.
- **Connectivity:** Less than 1 mile from I-15 and minutes from I-215, the location offers excellent regional access for employees, clients, and freight operations.

Demand and Activity:

The 89139 area is experiencing strong commercial and industrial growth, driven by Las Vegas's economic diversification and infrastructure investments. Its proximity to Allegiant Stadium, the Strip, and major distribution centers makes it attractive to businesses in logistics, e-commerce, entertainment production, and professional services.

Transportation Links:

- **Freeways:** Immediate access to I-15 and I-215 supports efficient trucking and commuting.
- **Airport Proximity:** Just 10 minutes from Harry Reid International Airport, ideal for logistics and business travel.
- **Access to Key Hubs:** Quick routes to the Strip, Green Valley, and the resort corridor support businesses in hospitality, entertainment, and retail.

**AVISON
YOUNG**

For Sale
± 0.72 Acres on Dean Martin Drive

7910 Dean Martin Drive
Las Vegas, NV 89139



**AVISON
YOUNG**

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Demographics

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	4,690	96,342	349,154
2030 Projected Population	4,673	99,529	368,721
Projected Annual Growth 2025 to 2030	0.1%	0.7%	1.1%
2025 Estimated Households	2,170	37,805	141,946
2030 Projected Households	2,179	39,239	150,698
Projected Annual Growth 2025 to 2030	0.1%	0.8%	1.2%
2025 Est. Median Age	39.3	38.9	38.3

Household Income

2025 Est. Average Household Income	\$122,920	\$118,930	\$116,083
2025 Est. Median Household Income	\$76,476	\$90,283	\$86,519

Education

2025 Est. Some College	22.7%	22.2%	22.5%
2025 Est. Bachelor Degree Only	20.9%	22.7%	22.9%

Workforce

2025 White Collar Workers	57.2%	58.3%	58.2%
2025 Blue Collar Workers	42.8%	41.7%	41.8%

Housing

2025 Est. Owner-Occupied	27.0%	49.1%	44.5%
2025 Est. Renter-Occupied	62.1%	44.5%	48.4%

