

**AVISON  
YOUNG**

# FOR SALE OR LEASE

## Interchange Land at Speedway Blvd. & I-15

NORTH LAS VEGAS, NV 89115



**SPEEDWAY COMMERCE  
CENTER**

**SPEEDWAY BLVD**

**HOLLYWOOD BLVD**



◀ I-15 on-ramp NB

◀ I-15/Speedway off-ramp NB

I-15/Speedway off-ramp SB ▶

**SITE**

**±1.29 ACRES**

I-15 on-ramp SB ▶

**SPEEDEE  
MART**



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±1.29 ACRES AT SPEEDWAY BLVD & I-15

## PROPERTY DETAILS



### LOCATION

Speedway Boulevard & I-15  
North Las Vegas, NV 89115

### PROPERTY TYPE

Vacant land

### AREA

±1.29 acres

### PARCEL ID NO

123-22-710-005

### ZONING

General Industrial  
(M-2)

### PROPOSED USE

Retail

### SALE TYPE

Investment

The subject property consists of a ±1.29-acre parcel (APN 123-22-710-005) prominently positioned at the northwest corner of Speedway Boulevard and Interstate 15. The site offers exceptional visibility and immediate access to I-15, a major regional corridor linking Las Vegas with Southern California and Utah. Located within North Las Vegas's established industrial corridor, the property benefits from strong logistical connectivity and a robust employment base running 24-hour operations. Its proximity just south of the Las Vegas Motor Speedway—a major regional draw generating significant visitor traffic—further enhances its appeal for industrial, commercial, and retail uses. Perfect for quick serve restaurants, coffee or drive-thru.

**Buyers are reminded to verify all zoning, land use and available services to the property.**

**Billboard easement exists on the property. Billboard structure is not included in the sale.**

±1.29 ACRES AT SPEEDWAY BLVD & I-15

## LOCATION



Located at the northwest corner of Speedway Blvd & I-15 in North Las Vegas



The site has immediate I-15 frontage with excellent visibility and regional access



Situated less than a mile to Las Vegas Motor Speedway, this interchange is the primary offramp that accesses the Speedway for northbound and southbound traffic on I-15



10-12 miles north of the I-15 / CC-215 Beltway interchange



Approximately 15 miles from the Las Vegas Strip



Strong connectivity to Southern California and Utah markets



Near Nellis Air Force Base supporting steady economic activity and workforce demand

# ±1.29 ACRES AT SPEEDWAY BLVD & I-15

# I-15 CORRIDOR

## Apex Industrial Park (approx. 3 miles from the Subject)

According to the City of North Las Vegas, approximately 28.5 million square feet of industrial space is either completed, under construction, or planned within Apex Industrial Park, demonstrating the area's significant growth trajectory and long-term investment commitment.

5.5 million square feet completed

3.8 million square feet under construction

19.2 million square feet construction planned.

Developers include Prologis, Hopewell, Moonwater, Dermody, Caprock, Prometheus Development & VanTrust (City of North Las Vegas)

Manheim Nevada, a premier wholesale automobile auction facility, attracts dealers, fleet operators, logistics providers, and vehicle transporters from across the Southwest, contributing to consistent commercial traffic along the I-15/Speedway Blvd corridor.

**SUBJECT**

MANHEIM NEVADA



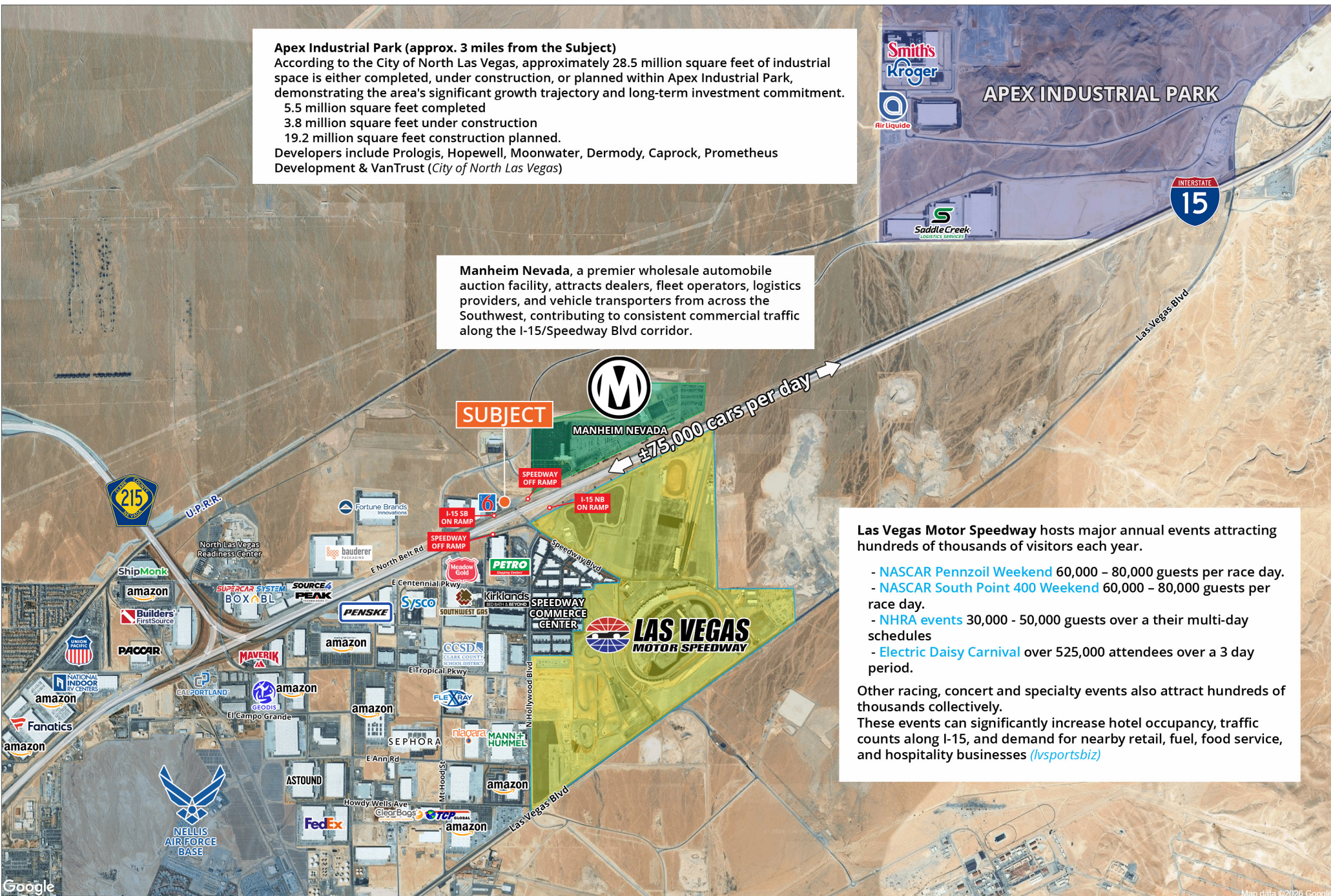
±75,000 cars per day

Las Vegas Motor Speedway hosts major annual events attracting hundreds of thousands of visitors each year.

- **NASCAR Pennzoil Weekend** 60,000 – 80,000 guests per race day.
- **NASCAR South Point 400 Weekend** 60,000 – 80,000 guests per race day.
- **NHRA events** 30,000 - 50,000 guests over a their multi-day schedules
- **Electric Daisy Carnival** over 525,000 attendees over a 3 day period.

Other racing, concert and specialty events also attract hundreds of thousands collectively.

These events can significantly increase hotel occupancy, traffic counts along I-15, and demand for nearby retail, fuel, food service, and hospitality businesses ([lvsportsbiz](#))





**For more information,  
please contact**



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