

EXCLUSIVE LISTING!

4.51 +/- Acres Blue Diamond & Rainbow Commercial Listed \$4,500,000
7202 Blue Diamond Rd, Las Vegas, NV 89178



- ❖ APN 176-22-601-005 & 007
- ❖ Unincorporated Clark County Enterprise District
- ❖ 4.51 +/- Total acres
- ❖ Zoned C-1 for Local Business District-retail business uses or personal services at to serve as a convenience to local neighborhoods.
- ❖ Planned Land Use is NC: Neighborhood Commercial
- ❖ 2024 Taxes \$4,884.89 & \$3,878.95
- ❖ Rapidly developing area of southwest Las Vegas across from a WalMart Center
- ❖ Traffic count at Rainbow & Blue Diamond is 51,500
- ❖ Drainage analysis and proposed site plan for mini-storage available

Demographics 2023 - 5 mile radius

Population	334,495	1.03%
Households	128,541	1.23%
Median Household Income	\$89,533	2.90%



Mark Anthony Rua
Brokers

REAL ESTATE CONSOLIDATED

S.026655

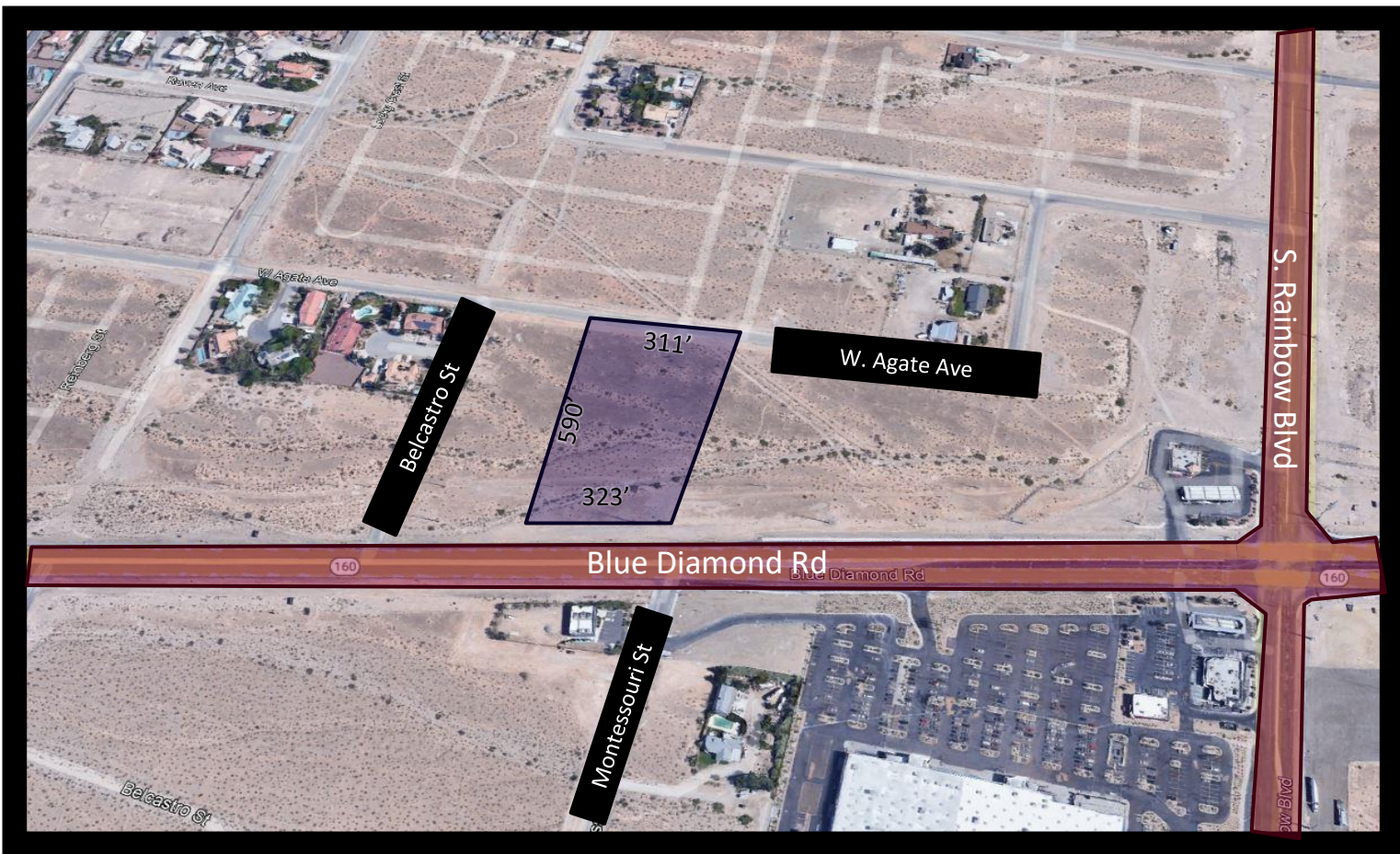
Office: 702-992-7534
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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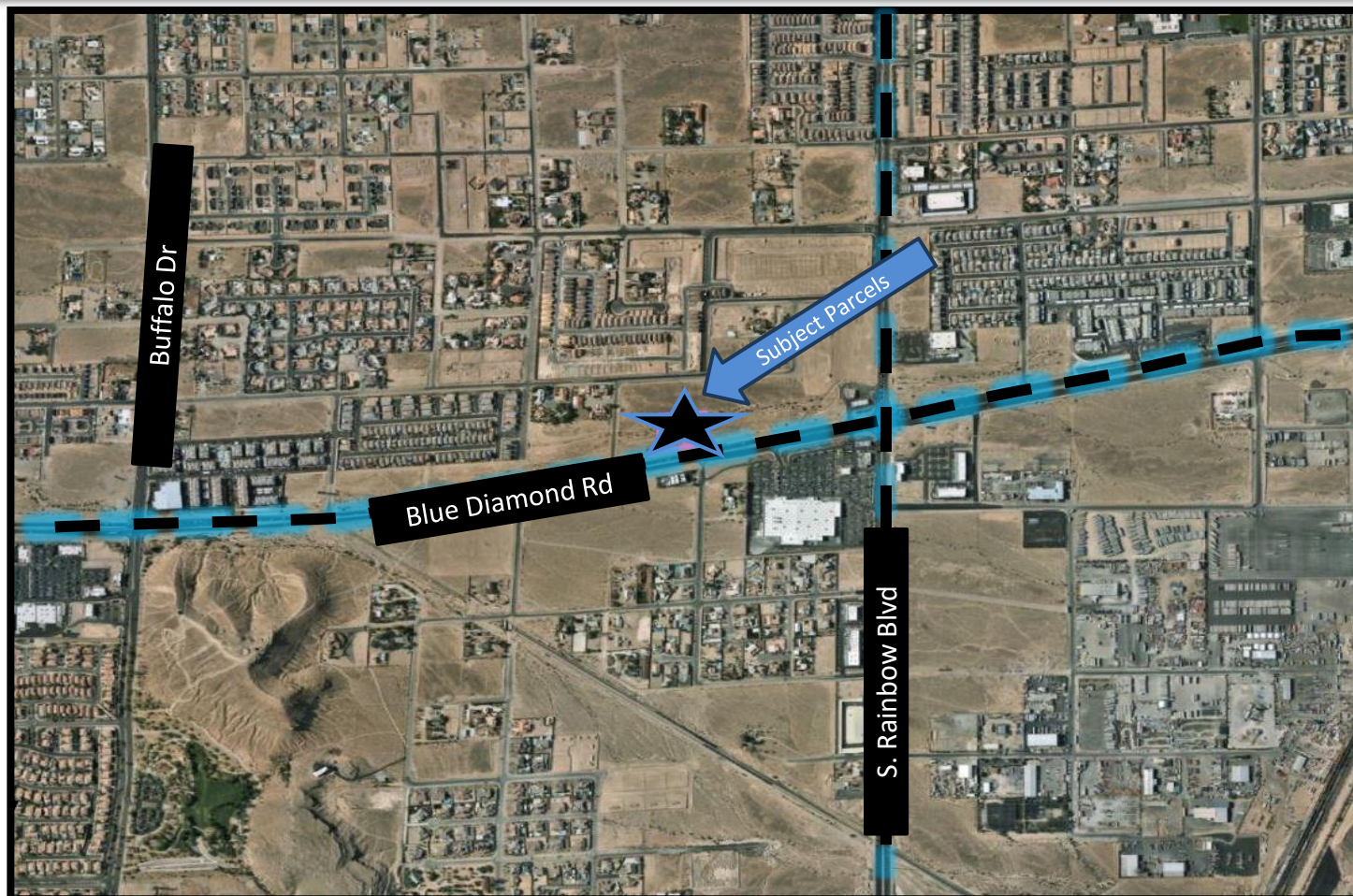
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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor

176-22-6
S 2 NE 4
22
T22S R00E
164 163 162
175 176 177
193 192 191
Rev: 18/2019
Scale: 1" = 200'

NOTES
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information contained in the assessment. See the recorded documents for more detailed legal information.
USE THE SCALED DIMENSIONS DERIVED FROM THIS ORIGINAL

MAP LEGEND
Parcel Boundary
Subdivided Parcel Boundary
Paved Boundary
Road Easement
Match/Leader Line
Historic Lot Line
Historic Sub Boundary
Section Line

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
ROAD EASEMENT
MATCH/LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
SECTION LINE

001 ROAD PARCEL NUMBER
002 PARCEL NUMBER
003 ACRES
004 SUB-SURFACE PCL
005 LOT NUMBER
006 BLOCK NUMBER
007 PLAT RECORDING NUMBER

