

PRICE REDUCED
BY \$200,000!

FOR SALE > ±0.88 ACRES

NEC OF DEAN MARTIN DRIVE & BLUE DIAMOND ROAD
7910 S. Dean Martin Drive | Las Vegas, Nevada 89139

LAS VEGAS STRIP

SAFARI
BUSINESS CENTER



DEAN MARTIN DRIVE

MESA VERDE LANE

SUBJECT

BLUE DIAMOND
BUSINESS CENTER


NDOT PUBLIC
RIGHT OF WAY



PRESENTED BY:
Dean Willmore, SIOR
+1 702 836 3763
dean.willmore@colliers.com



NEC OF DEAN MARTIN DRIVE & BLUE DIAMOND ROAD



The map displays the Las Vegas metropolitan area with various landmarks and transportation routes. Key features include:

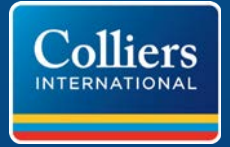
- Highways:** Major routes like I-15, I-215, SR-95, SR-163, and SR-63 are shown in blue and orange.
- City and Area Labels:** North Las Vegas, Las Vegas, East Las Vegas, Summerlin, and surrounding areas like Henderson and Primm are labeled.
- Landmarks:** The Las Vegas Strip, McCarran International Airport, and various parks and resorts are marked.
- Subject Location:** A red triangle labeled "SUBJECT" is located in the southern part of the map, near the intersection of SR-95 and SR-163.
- Orientation:** A north arrow is located in the bottom left corner.

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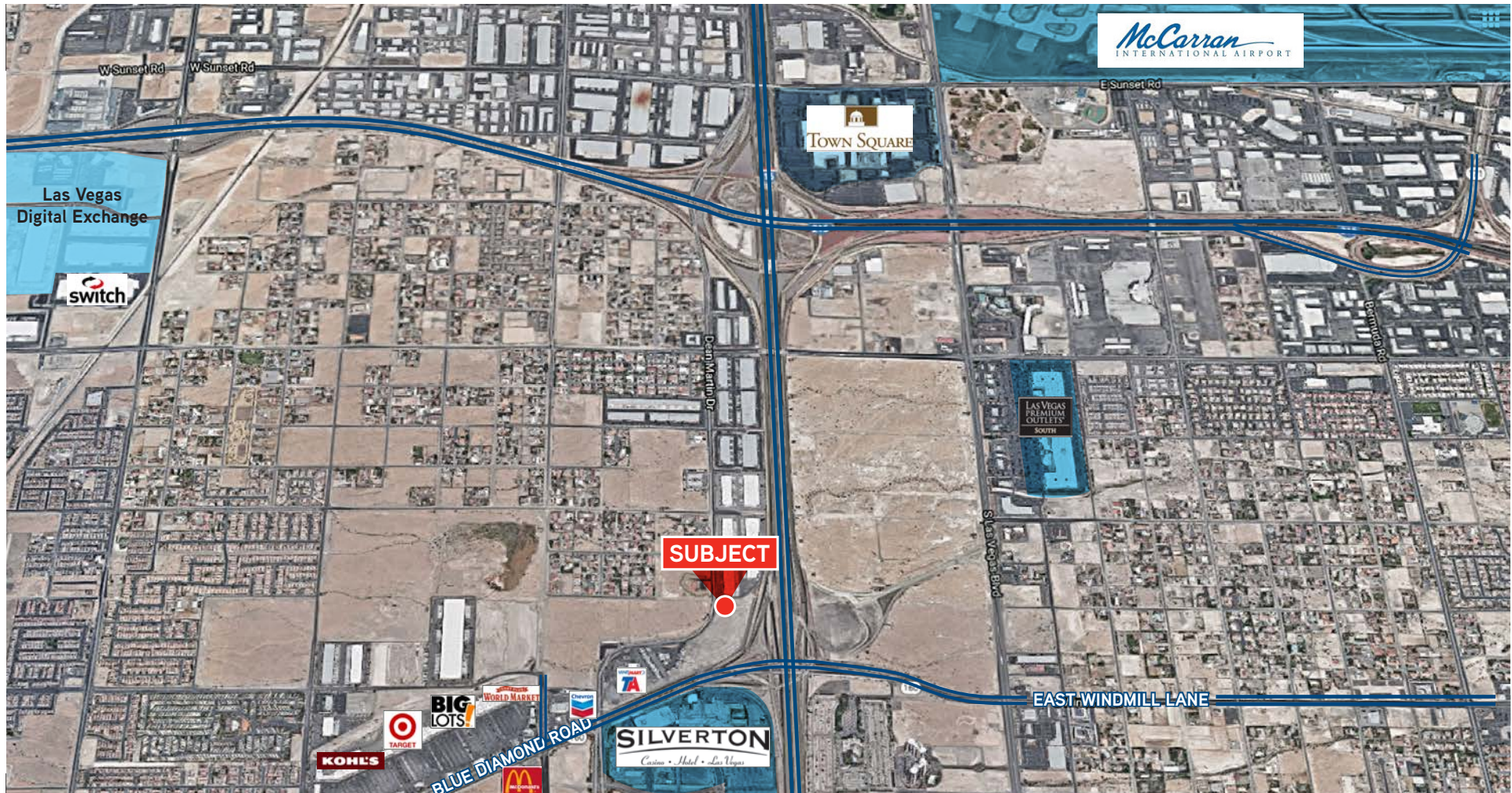
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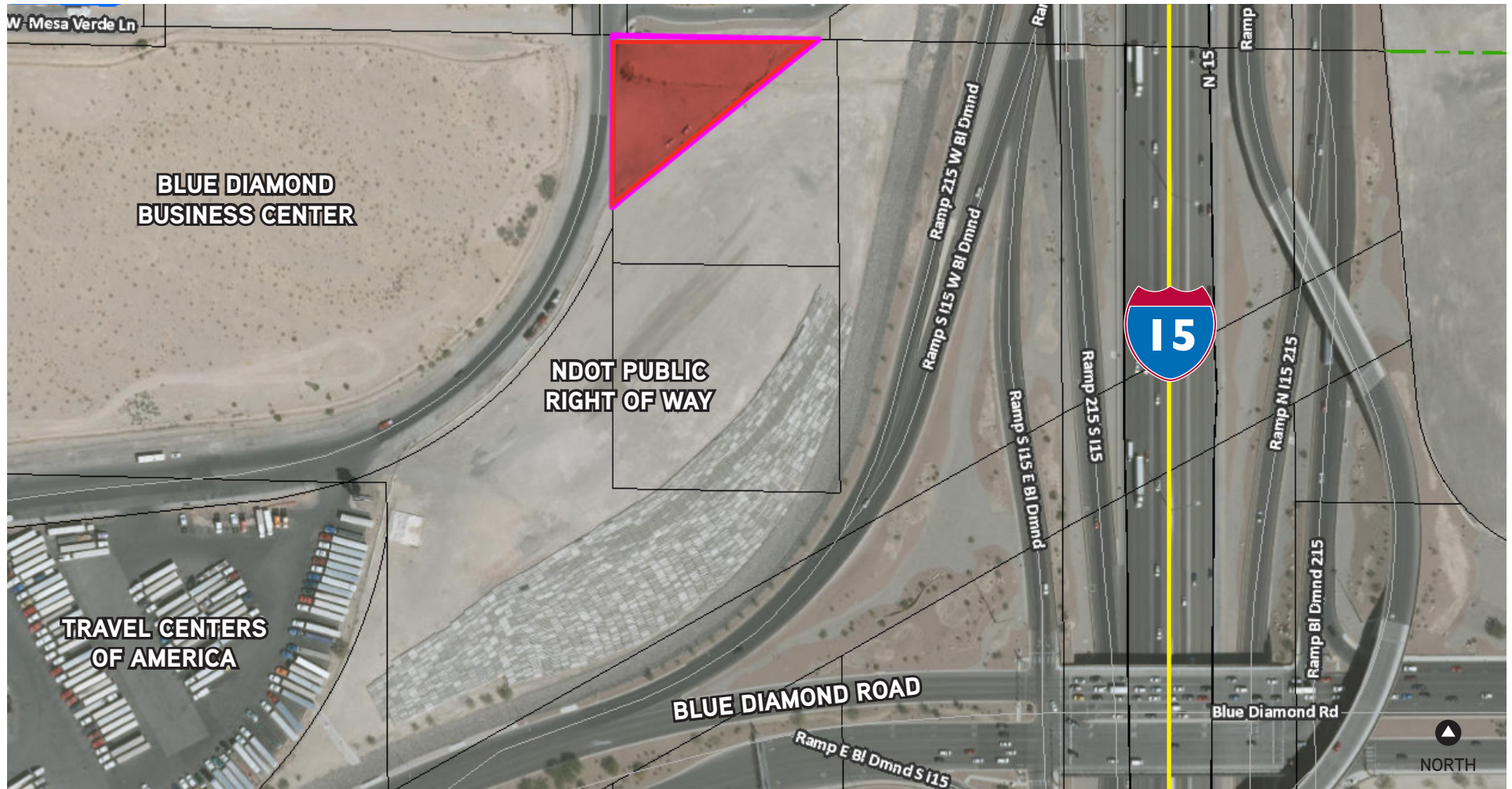
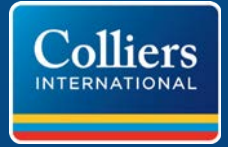
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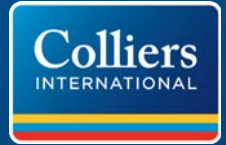
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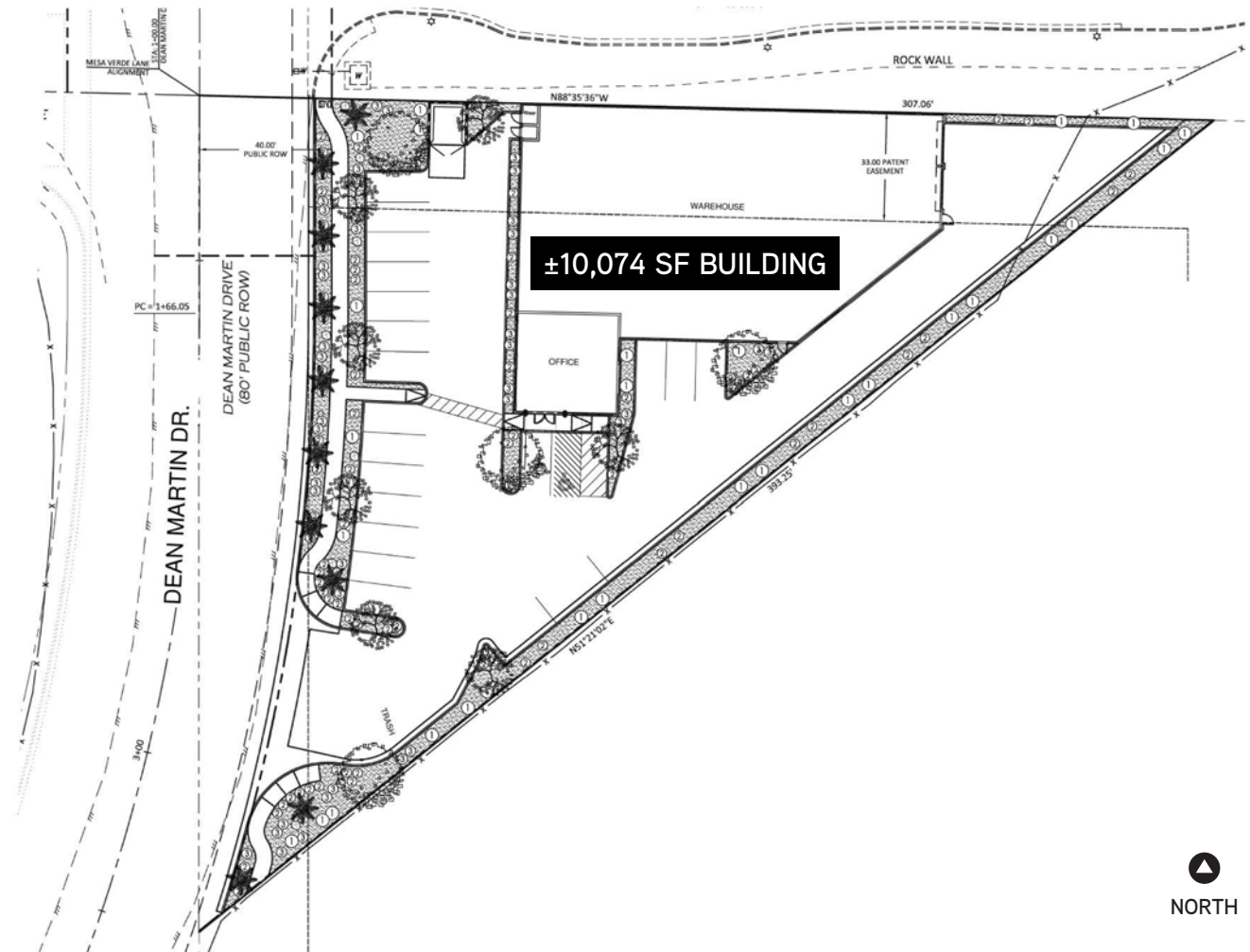
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PROPOSED DEVELOPMENT PLAN



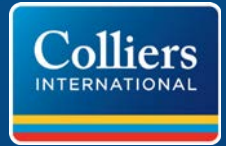
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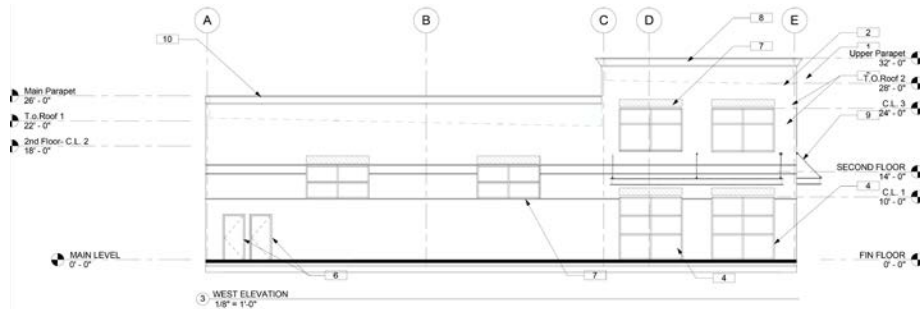
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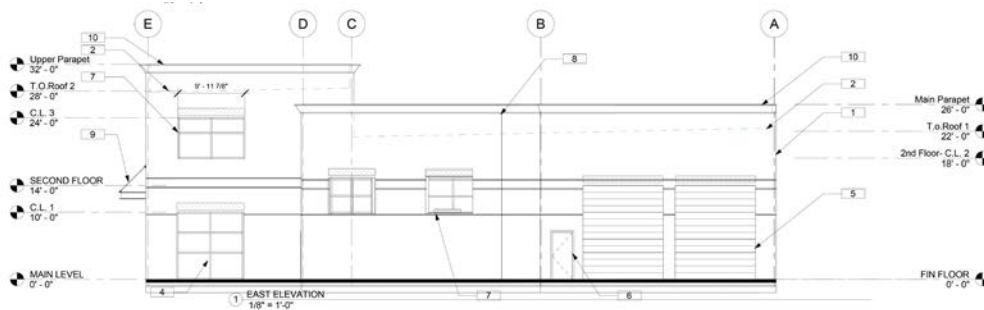
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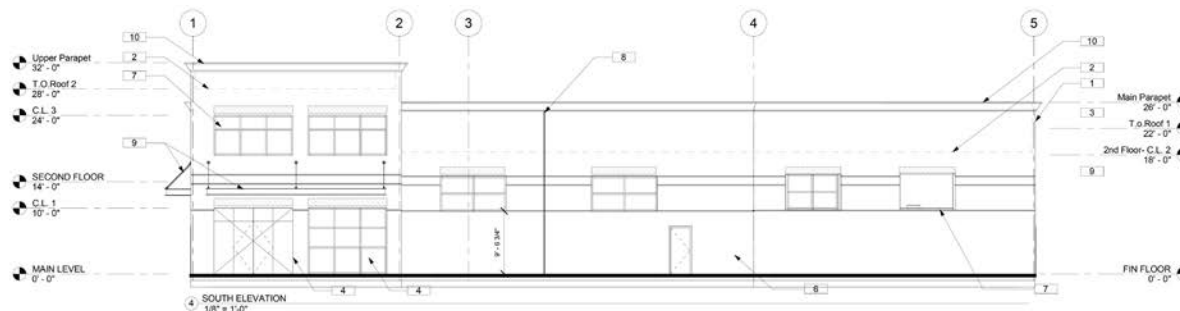
PROPOSED BUILDING ELEVATIONS



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

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