



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



## ENVY NIGHTCLUB & LOUNGE FOR SALE

792 W PIONEER BLVD  
MESQUITE, NV 89027

**JEFF MITCHELL**  
jmittchell@mtwest.com  
direct 702.374.0211  
B.7448.LLC  
[View Profile](#)

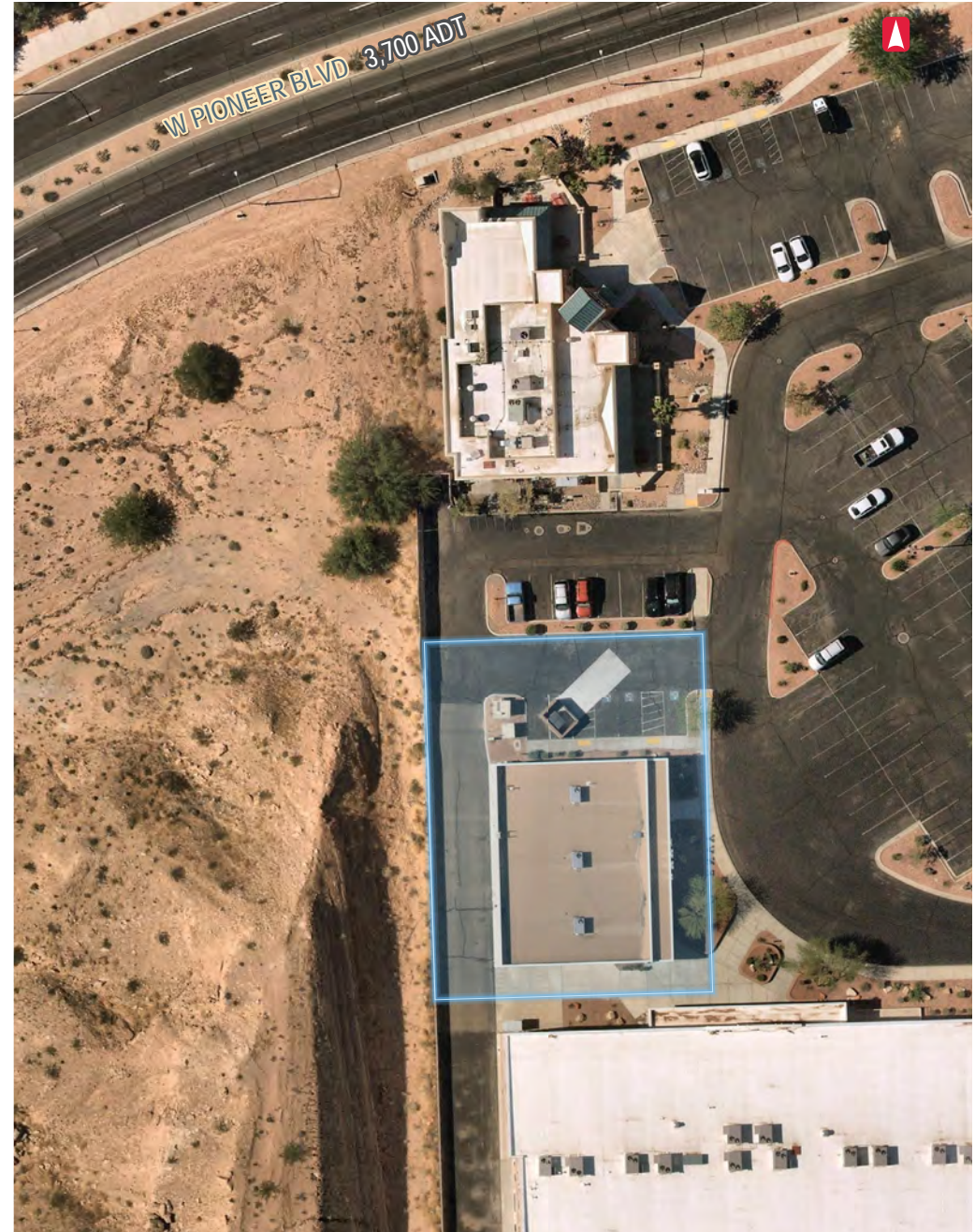
**JAKE BABA**  
jbaba@mtwest.com  
direct 702.374.0217  
BS.146671  
[View Profile](#)



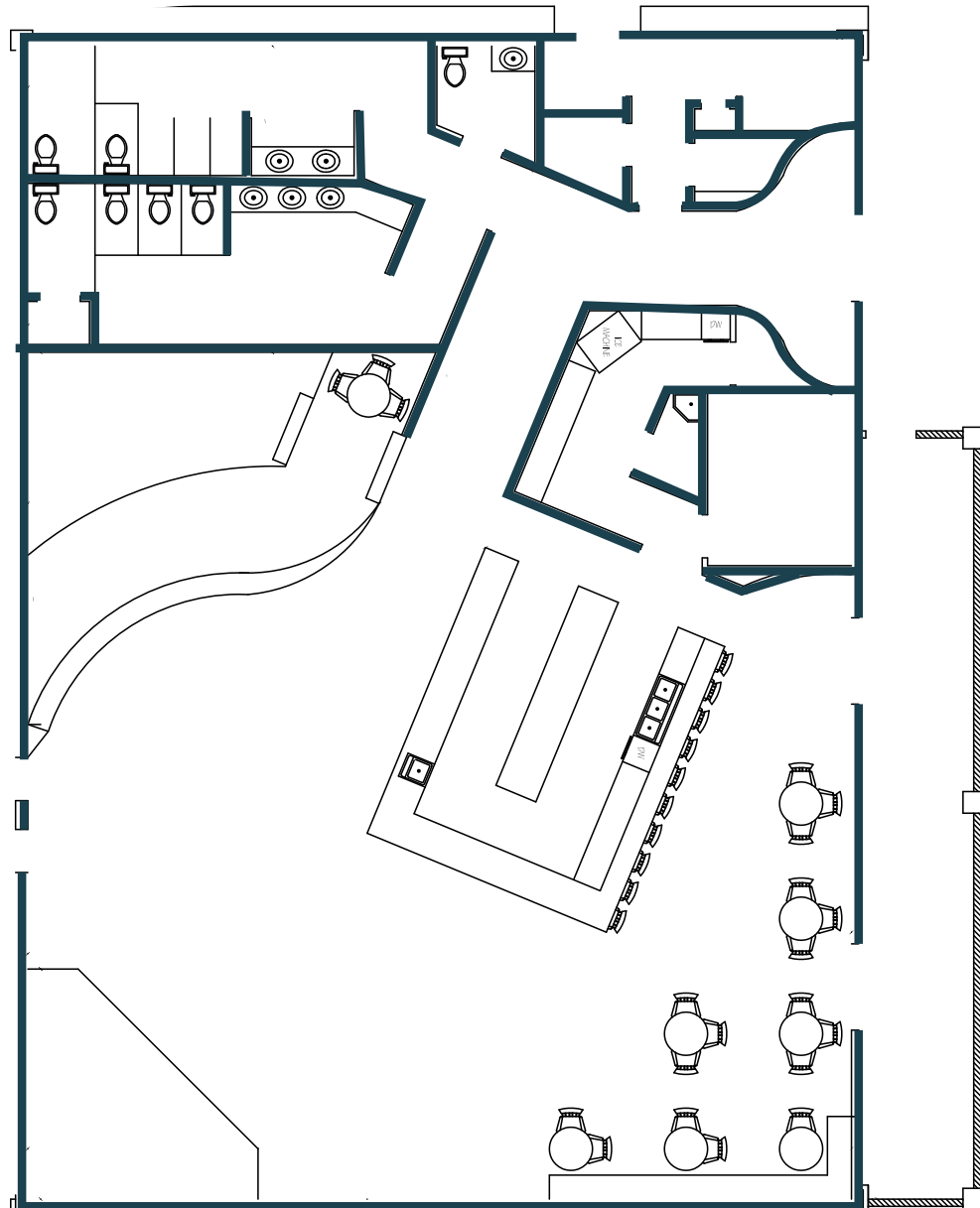
# PROPERTY FEATURES & LAND OVERVIEW

## HIGHLIGHTS

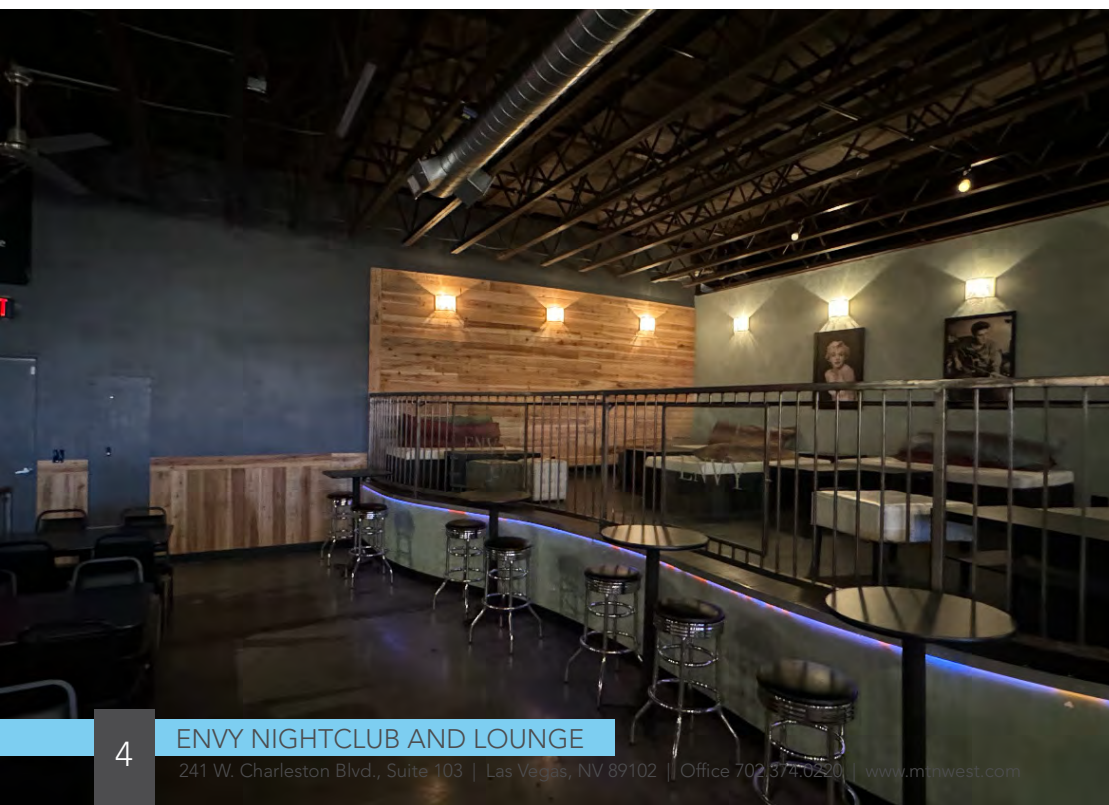
- **PROPERTY AND BUSINESS SALE:**  
\$1,675,000
- **NO STATE INCOME TAX**
- **LONG-TERM TENANT**  
Owner Operated for the Past Twelve Years
- **TAVERN/DANCE HALL LICENSE**  
Approved for Hookah, Tobacco, and to be Open 24/7
- Gaming Approved Site, Not Currently Active at Location
- Currently Open Fridays and Saturdays Only, Potential to Expand Operating Days/Hours
- HOA \$250 Per Month, Includes Outside, Parking Lot Maintenance, Landscaping, Exterior Water, Exterior Lighting
- Ownership is Motivated, and Willing to Get Creative on a Deal (Carryback, etc.)



# FLOOR PLAN

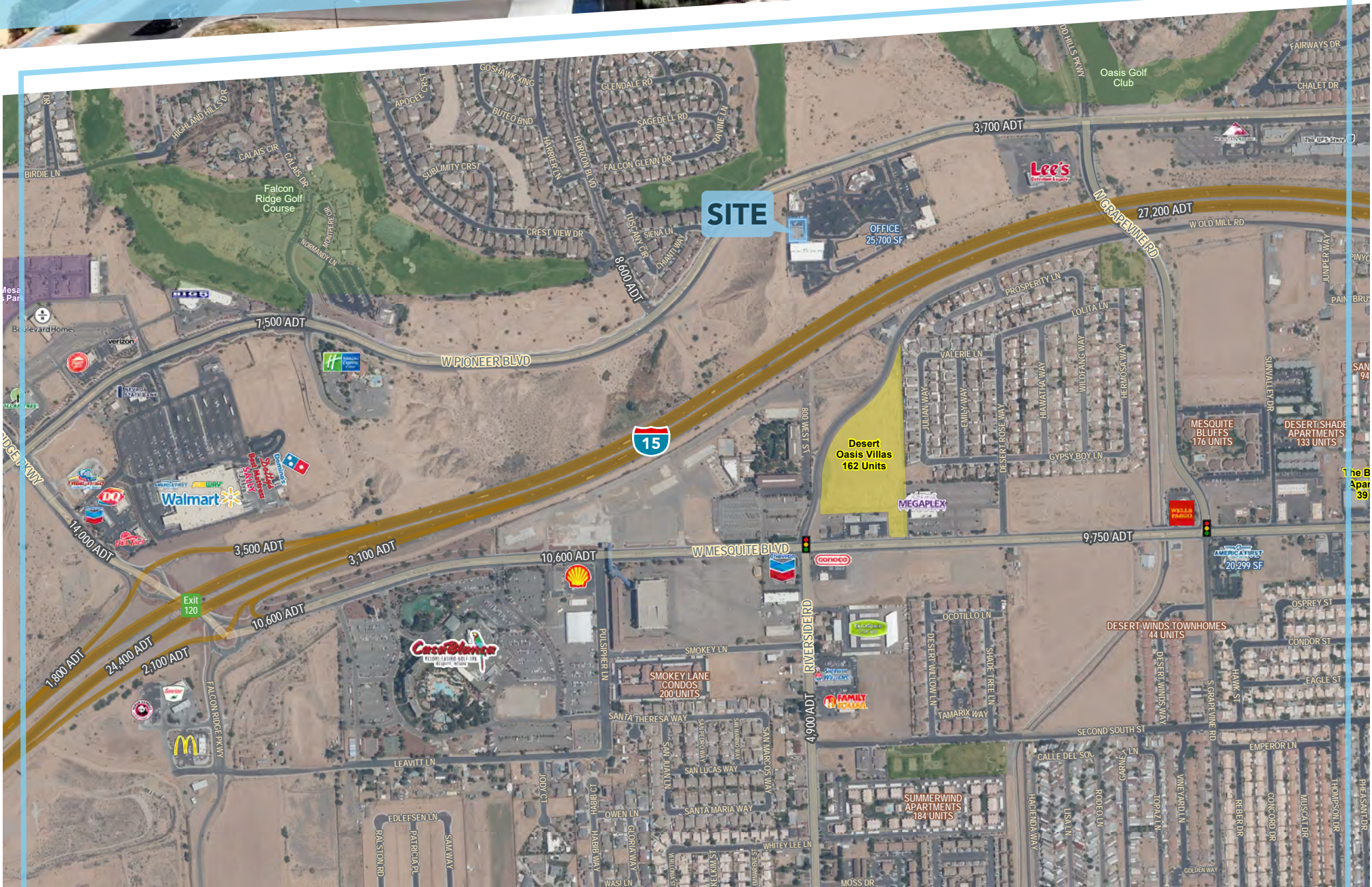








# TENANT TRAFFIC MAP









# DEMOGRAPHICS

## POPULATION



**1 MILE**  
**7,723**  
2023 EST.  
POPULATION

**3 MILES**  
**23,971**  
2023 EST.  
POPULATION

**5 MILES**  
**25,113**  
2023 EST.  
POPULATION



**1 MILE**  
**8,957**  
2028 EST.  
POPULATION

**3 MILES**  
**28,481**  
2028 EST.  
POPULATION

**5 MILES**  
**29,687**  
2028 EST.  
POPULATION

## HOUSEHOLDS & MEDIAN INCOME



**1 MILE**  
**3,445**  
2023 EST.  
HOUSEHOLDS

**3 MILES**  
**11,749**  
2023 EST.  
HOUSEHOLDS

**5 MILES**  
**12,141**  
2023 EST.  
HOUSEHOLDS

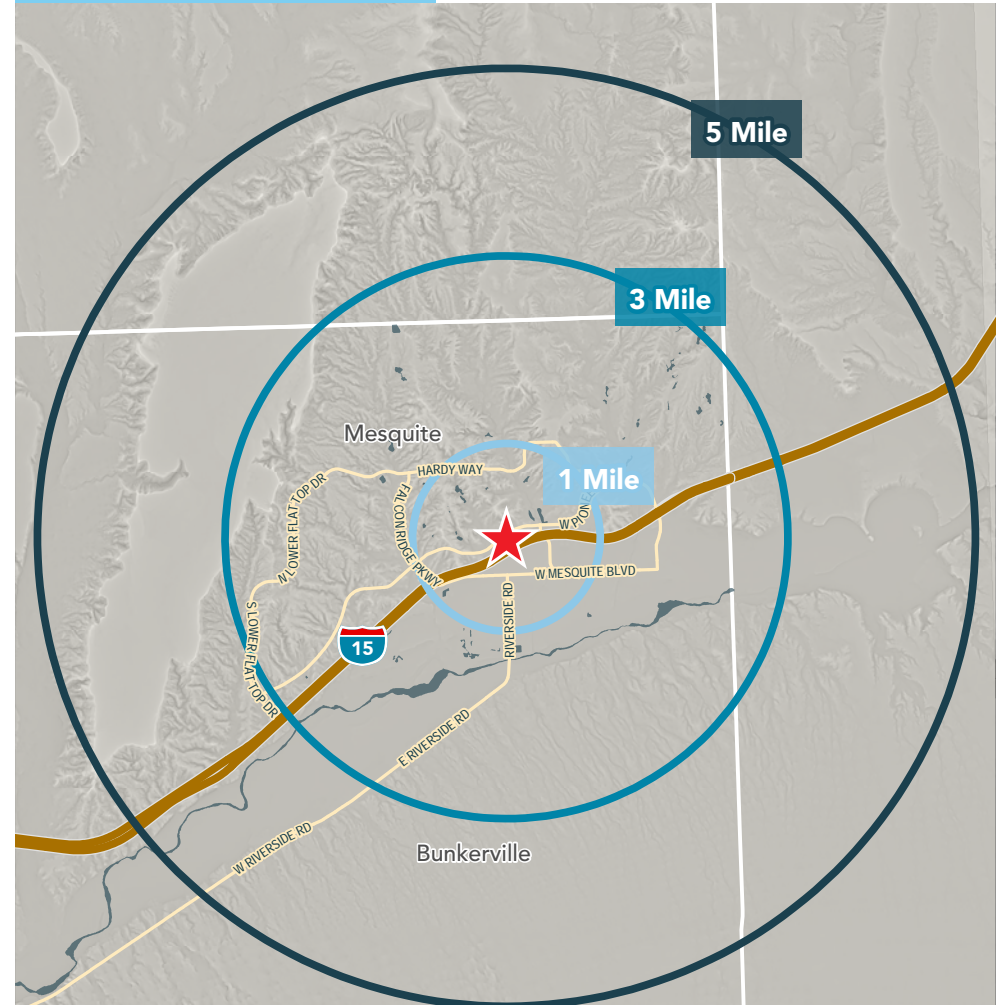


**1 MILE**  
**\$87,739**  
2023 EST.  
INCOME

**3 MILES**  
**\$88,318**  
2023 EST.  
INCOME

**5 MILES**  
**\$93,870**  
2023 EST.  
INCOME

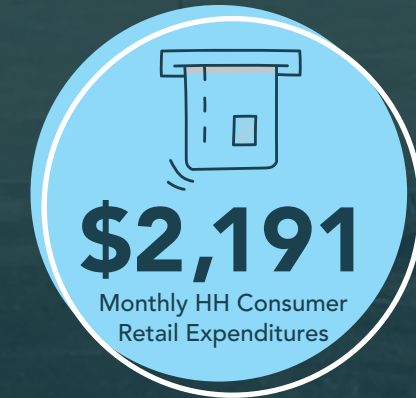
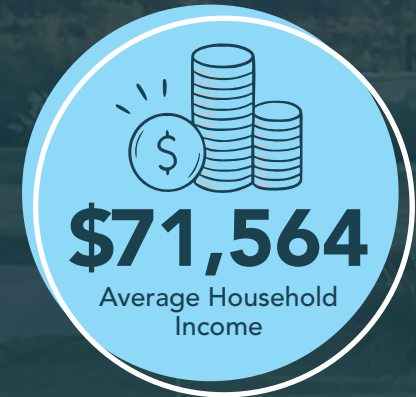
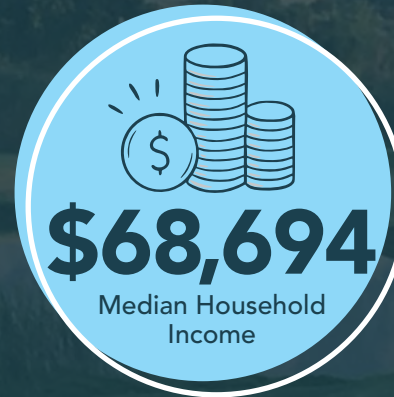
## BUFFERS - 1, 3, 5 MILES



# MESQUITE, NV

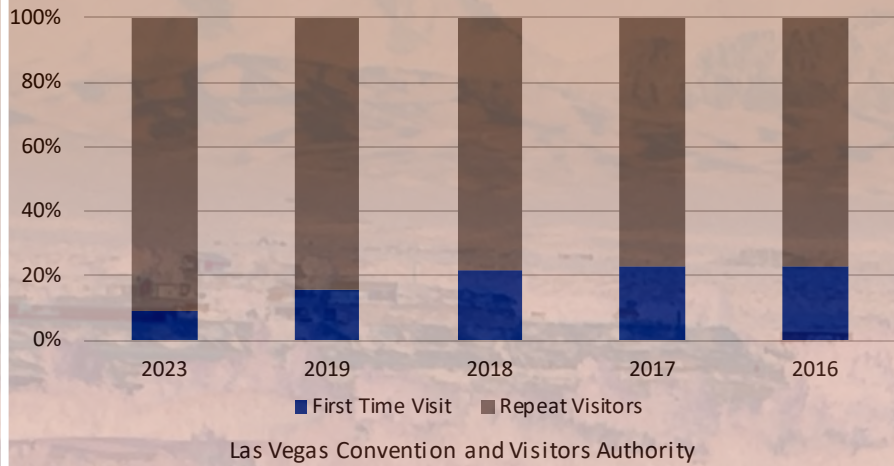
Mesquite, a rapidly growing city in Nevada, is a promising hub for commercial real estate investment. The city's estimated population of 23,372 is projected to increase to 27,855 by 2028, reflecting a strong projected annual growth rate of 3.8%. With 516 businesses and 5,629 employees, the economic landscape is thriving. The median household income of \$68,694 and monthly household consumer retail expenditures of \$2,191 demonstrate a stable and affluent

community. Moreover, the nearby Las Vegas-Henderson-Paradise metro area, with its 2.34 million residents and 1.7% projected annual growth rate, offers access to a larger market. The steady influx of visitors via Harry Reid International Airport (57.6 million passengers in 2023, a 9.4% YoY increase) bolsters Mesquite's potential as a commercial real estate destination.

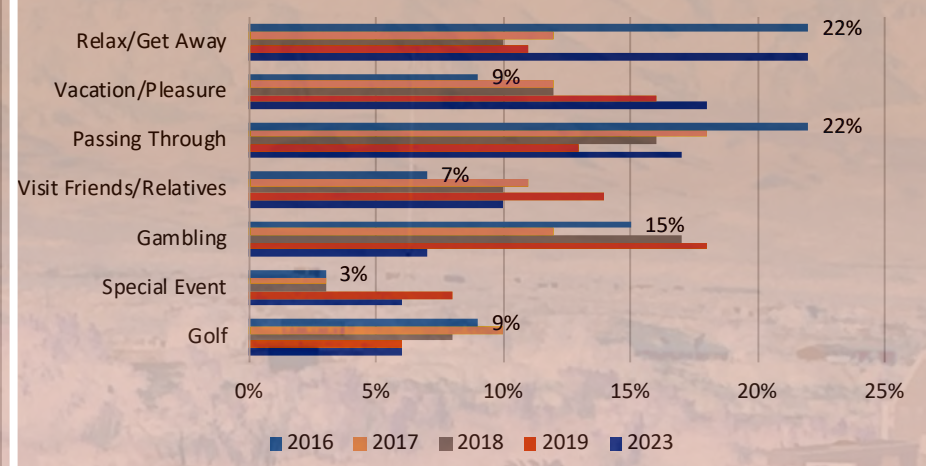




### Mequite First Visit vs Repeat Visit



### Primary Purpose of Visit to Mesquite, NV





why

# MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,187+

TRANSACTIONS COMPLETED



\$12.6 BILLION

TRANSACTIONS COMPLETED



65.2 MILLION

SF TRANSACTED



4,095+

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.





# ENVY NIGHTCLUB & LOUNGE FOR SALE

792 W PIONEER BLVD  
MESQUITE, NV 89027

## PREPARED BY

### JEFF MITCHELL

[jmitchell@mtnwest.com](mailto:jmitchell@mtnwest.com)  
direct 702.374.0211  
B.7448.LLC  
[View Profile](#)

### JAKE BABA

[jbaba@mtnwest.com](mailto:jbaba@mtnwest.com)  
direct 702.374.0217  
BS.146671  
[View Profile](#)

## BUSINESS CONSULTANTS



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

241 W. Charleston Blvd., Suite 103 | Las Vegas, NV 89102  
Office 702.374.0220 | [www.mtnwest.com](http://www.mtnwest.com)

