

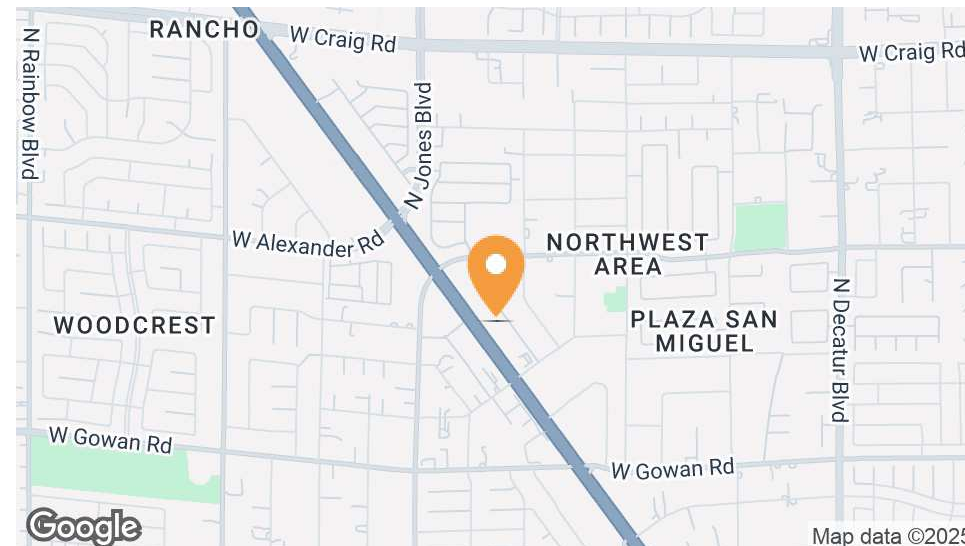
Northridge Plaza

3900 NORTH RANCHO DR., LAS VEGAS, NV 89130

► **FOR LEASE**

DEAN JALILI
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► Executive Summary



OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (NNN)
Building Size:	9,000 SF
Available SF:	1,500 SF
Lot Size:	1.4 Acres
Year Built:	1998
Zoning:	C-2
Market:	Retail

PROPERTY OVERVIEW

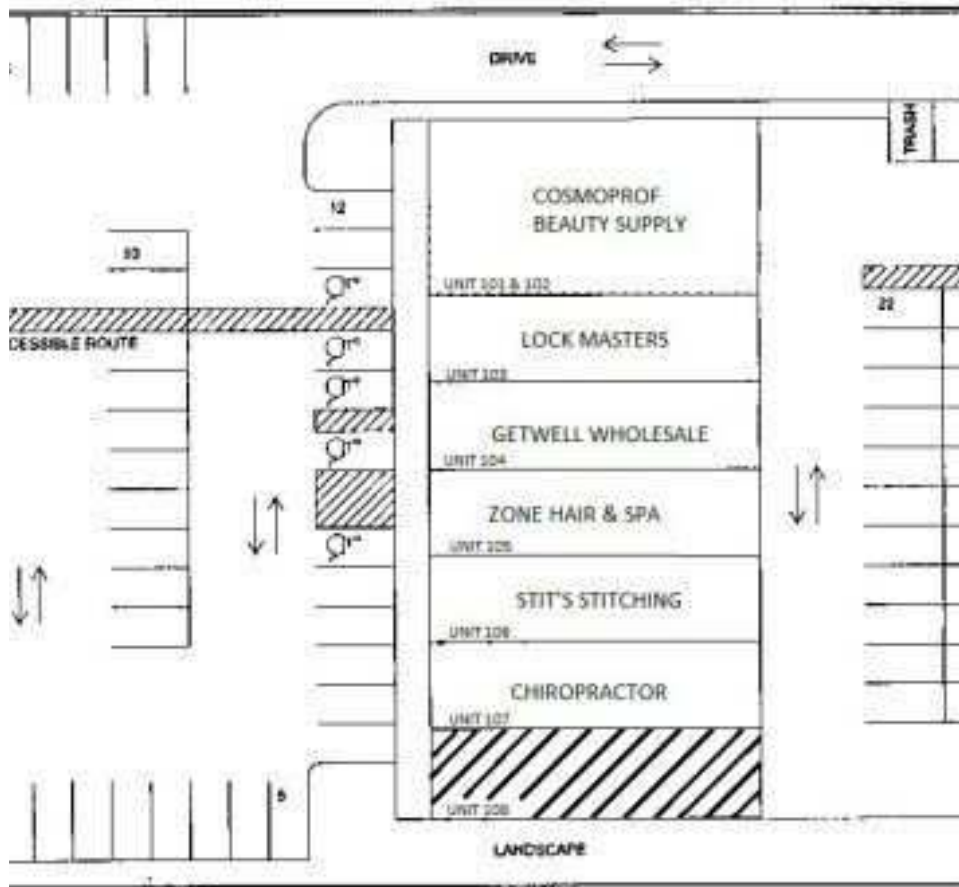
This 9000 square foot property has excellent visibility on Rancho Drive in the beautiful Northwest!! The area has recently been revitalized with Beazer Homes building Rancho Crossing with approximately 170 beautiful new homes just to the north or Northridge Plaza and many new shopping venues and restaurants have enhanced the area. The center is well maintained, recently painted, has ample parking and a solid tenant base with both national and local businesses. Owner would welcome another rental car business, liquor store, mini mart or smoke shop. TI is available for qualified credit tenants.

PROPERTY HIGHLIGHTS

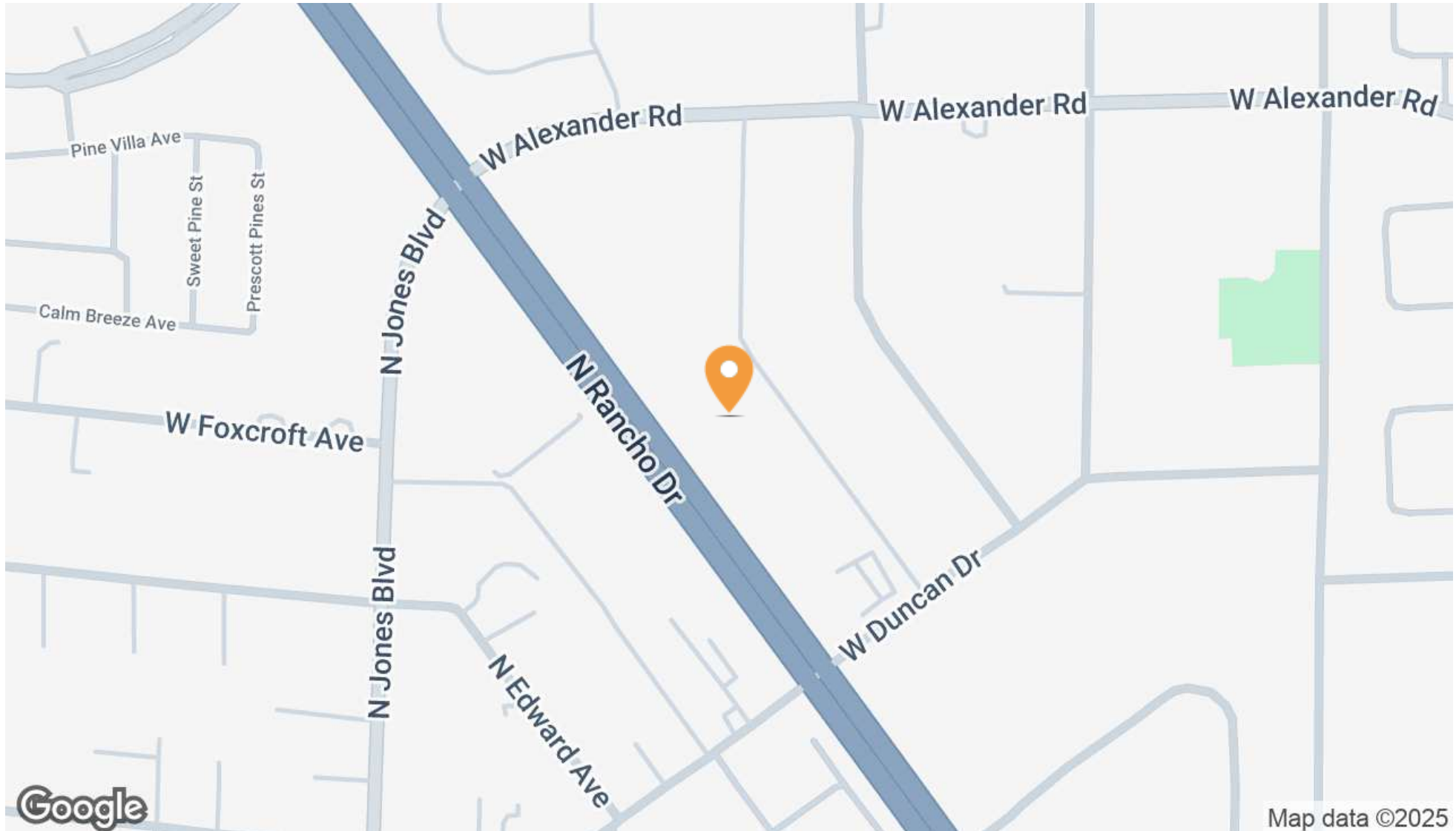
- Excellent visibility on Rancho
- Pylon Signage
- More than ample parking
- Motivated Landlord

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► Additional Photos



► Location Map

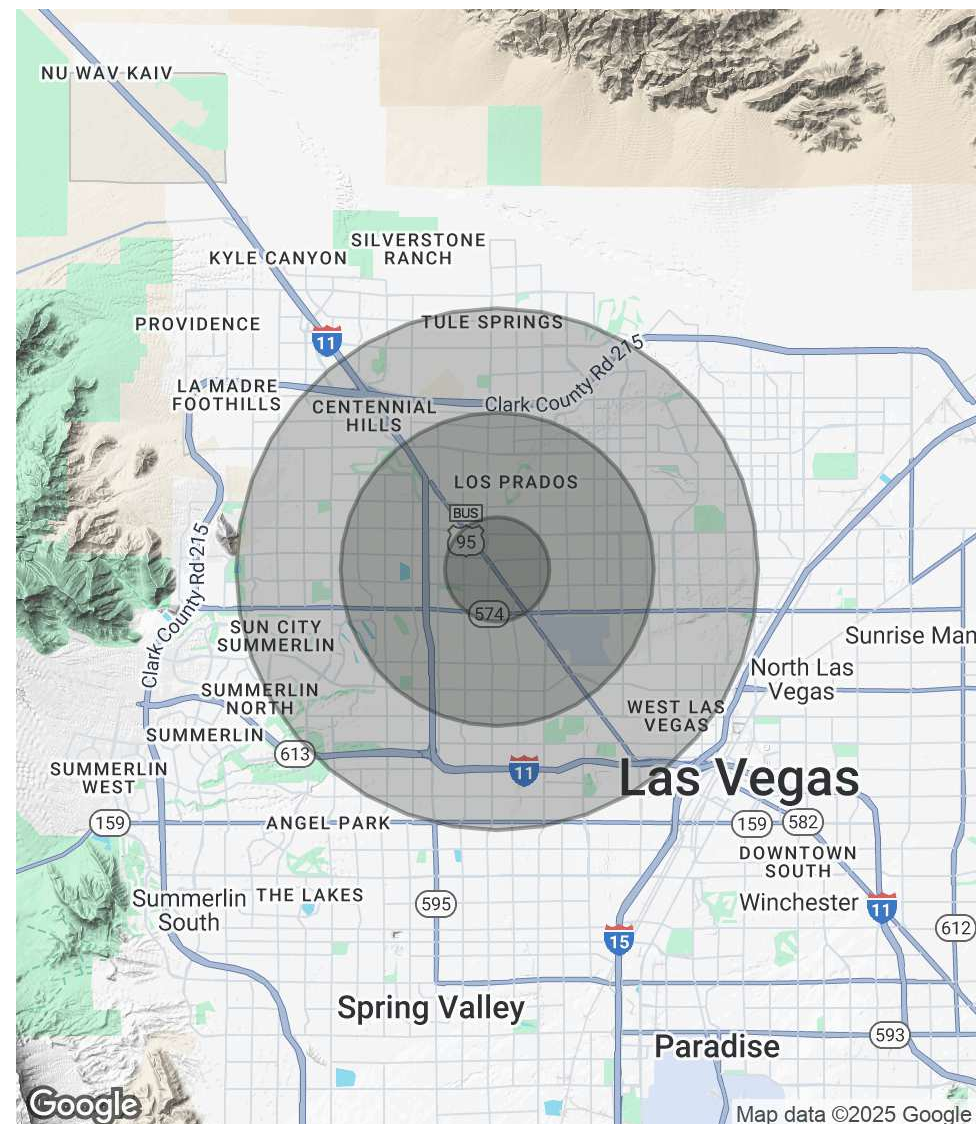


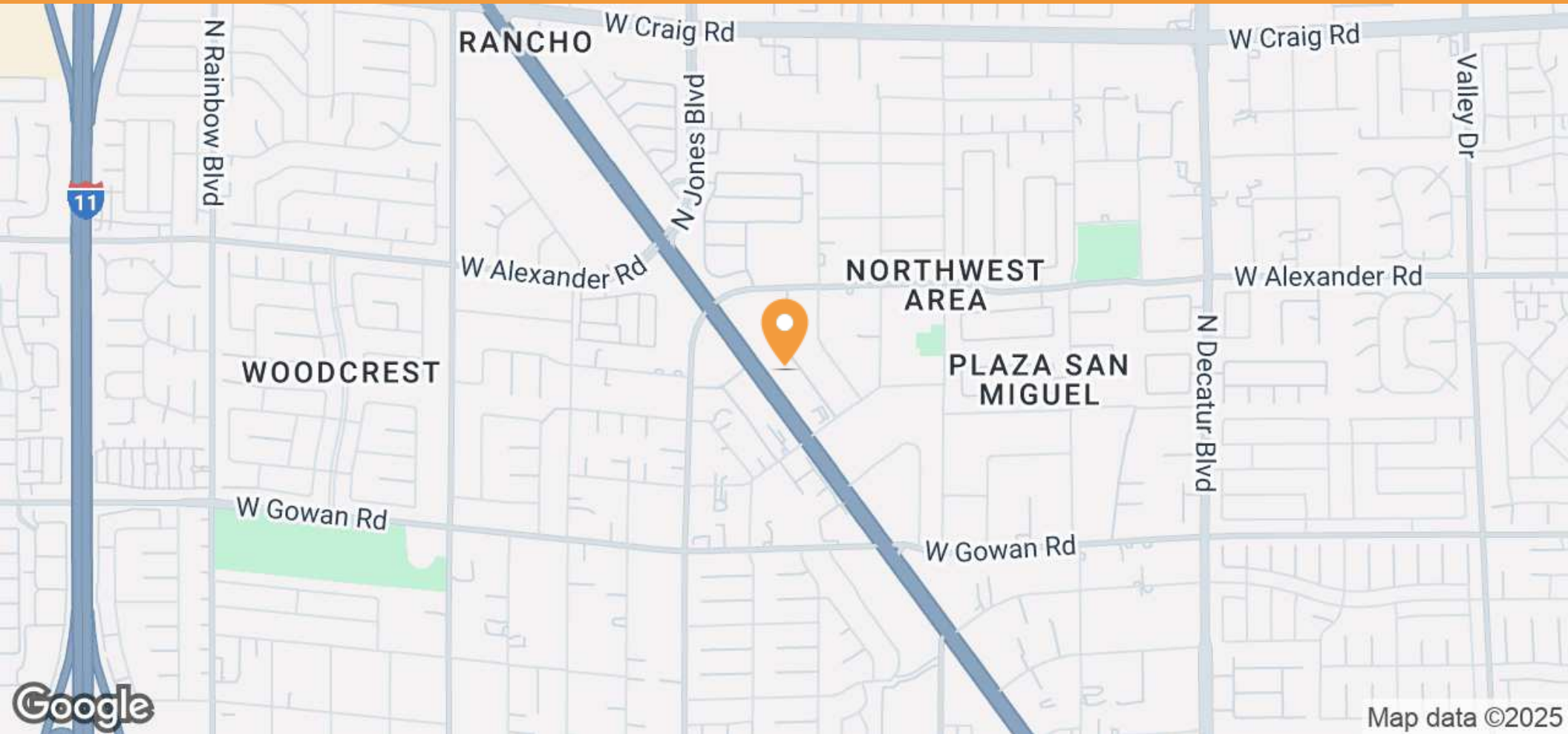
► Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,771	150,489	413,215
Average Age	41.4	36.2	35.6
Average Age (Male)	37.8	34.9	34.7
Average Age (Female)	43.8	37.3	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,474	54,384	146,232
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$75,061	\$68,163	\$70,882
Average House Value	\$287,781	\$260,427	\$276,296

2020 American Community Survey (ACS)





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