

Westland Fair

SOUTHEAST CORNER OF CHARLESTON BLVD. & DECATUR BLVD.
LAS VEGAS, NV 89102



- **Coming Soon: Boot Barn Western Wear**
- 577,000 SF Walmart & Lowe's anchored power center
- Join national tenants including Smart & Final Extra, Michael's, Petsmart, Office Depot, Panda Express, Raising Cane's, Freddy's Steakburgers, Jamba Juice and many more
- The property is located just two miles west of the I-15 freeway and one mile south of the US-95 freeway offering easy access to nearby customers
- Daytime employee counts of more than 93,000 in the surrounding three miles including UMC, Valley Hospital, Las Vegas Valley Water District and the dense medical district on Charleston Blvd.
- Shop spaces available from 1,400 to 5,692 square feet

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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Building Type: Retail Power Center
Space Available: 1,400 to 5,692 SF
Lease Rates: \$1.75 to \$2.95/SF NNN
NNN: \$0.61/SF
Zoning: C-1 (City of Las Vegas)
Traffic Counts: ± 77,100 cars per day

Demographics

Population

1 mile radius 19,047 people
 3 mile radius 173,745 people

Daytime Employees

1 mile radius 9,475 people
 3 mile radius 121,929 people

Annual HH Income

1 mile radius \$64,952
 3 mile radius \$67,247



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Site Plan

AVAILABLE SPACE			
Bldg. & Suite	Space Description	SF	Asking Rate
1271	Inline Space Next to Petsmart	2,910	\$1.50/SF
1291-180	Inline Space Fronting Decatur	1,400	\$2.75/SF
1291-190	Endcap Space Fronting Decatur	2,892	\$1.75/SF
1291 Endcap	Combined Endcap on Decatur	5,692	Inquire
4575 - 130	Inline Space Next to Little Caesars	1,800	\$2.95/SF

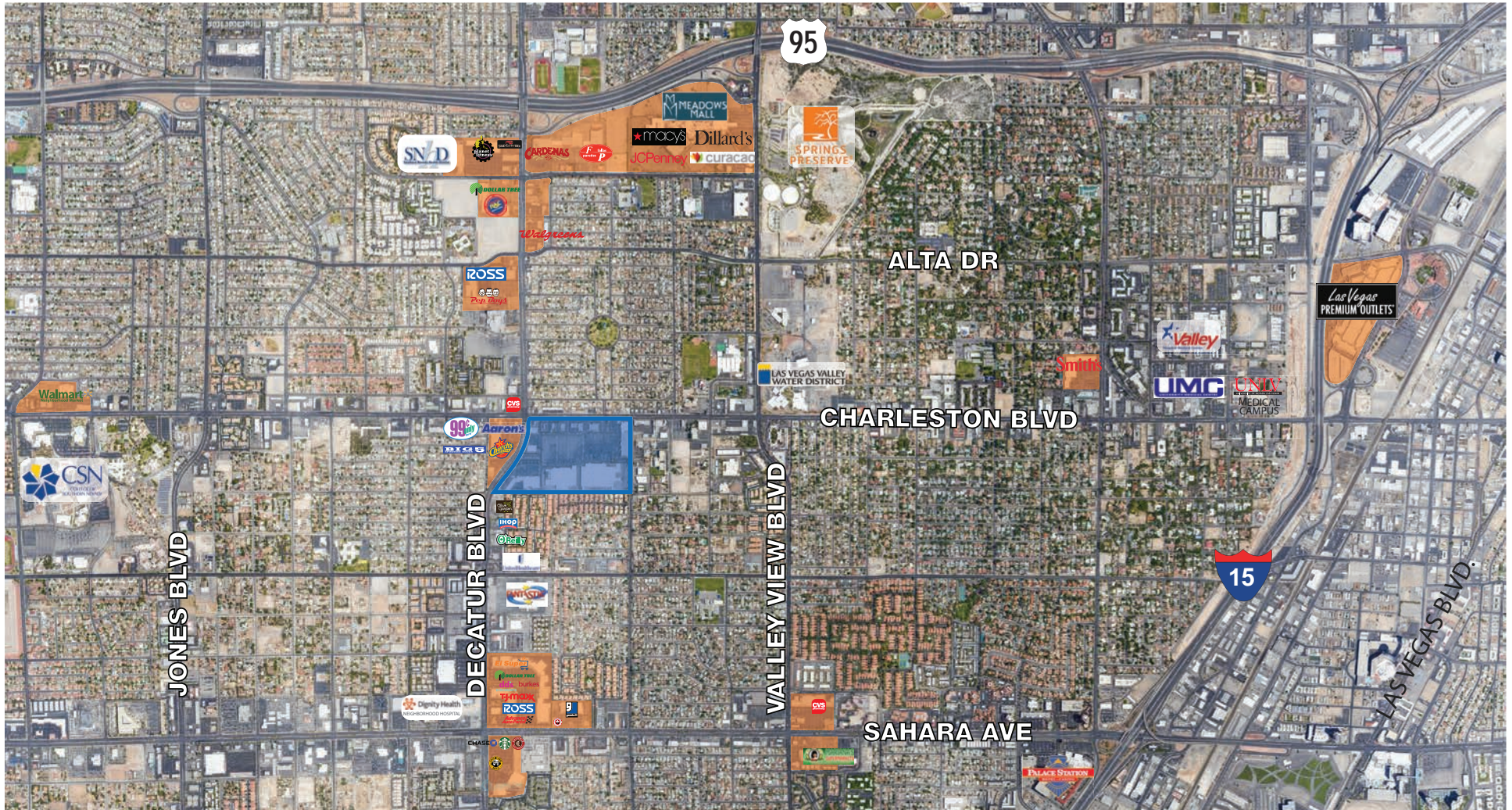


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Aerial



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