

TUCSON PLAZA

9436 - 9484 W LAKE MEAD BOULEVARD

FOR LEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

JOANNA ZIRBES, CCIM

Principal

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BRENDAN LEAKE

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9436 - 9484 W LAKE MEAD BLVD. | LAS VEGAS, NV 89134



\$2.75 - \$3.25 PSF NNN

Lease rate



±1,280 SF

Space available

PROPERTY HIGHLIGHTS

- ±1,280 SF available in-line retail space
- Located in Summerlin North and close to Sun City Summerlin
- Monument signage with W Lake Mead Blvd. frontage
- Strong demographics in a dense residential area
- Neighboring tenants include Dotty's, Enterprise, Dogtopia & more
- Current budgeted operating expenses for 2025 are \$0.55 PSF per month (subject to change)



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	12,941	121,832	337,225
2024 AVERAGE HOUSEHOLD INCOME	\$125,387	\$123,756	\$117,450
2024 TOTAL HOUSEHOLDS	5,886	50,474	134,960

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9498 W LAKE MEAD BLVD.

SUITE	TENANT	SIZE (SF)
1	Enterprise	±1,280
2-3	Boston Dental	±2,560
4	Ten Tigers Martial Arts	±1,280
5	AVAILABLE	±1,280
6	Lab	±1,280
7	State Farm	±1,280
8	Home Realty Center	±1,500
9-10	1905 Barbershop	±2,316

9436 W LAKE MEAD BLVD.

SUITE	TENANT	SIZE (SF)
1-4	Dotty's	±5,340
5	Postal Etc.	±1,070
6	Desert Nails	±1,280
7-10	Dogtopia	±5,096
11-15	Venum Gym	±6,402

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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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