



FOR LEASE

±1,326 SF

CG Zoning

8085 Blue Diamond Rd
Las Vegas, NV 89178

Property Summary

LEASE RATE	\$3.00/SF/Mo/NNN
CAMS	\$0.70
MONTHLY RENT	Suite 103 \$4,906.20/Mo
TOTAL AVAILABLE	Suite 103 ±1,326 SF
YEAR BUILT	2018
ZONING	CG

- Suite 103 is a grey shell delivery with T.I. allowance available. Building is located in an Albertson's Grocery anchored center.
- Join many national food and retail tenants.
- Located on high traffic Blue Diamond Rd.
- Shared grease trap available.
- Great generating factors.
- High density residential.
- High density commercial.
- Strong demographics.



OR TEXT 22332 TO 39200

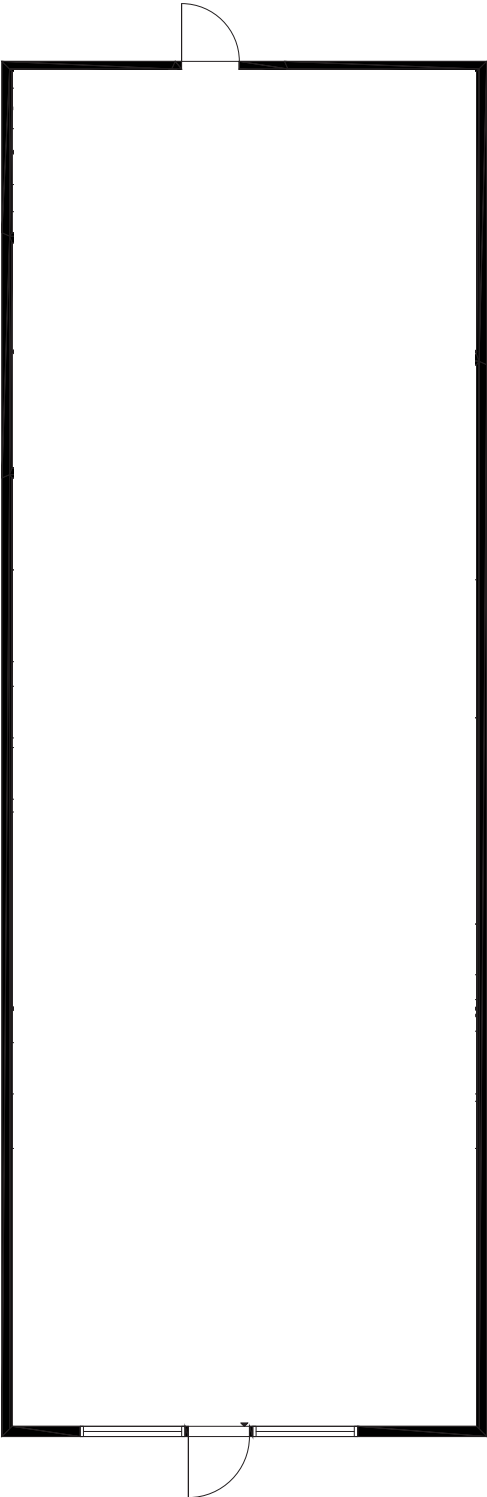
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Floor Plan - 103



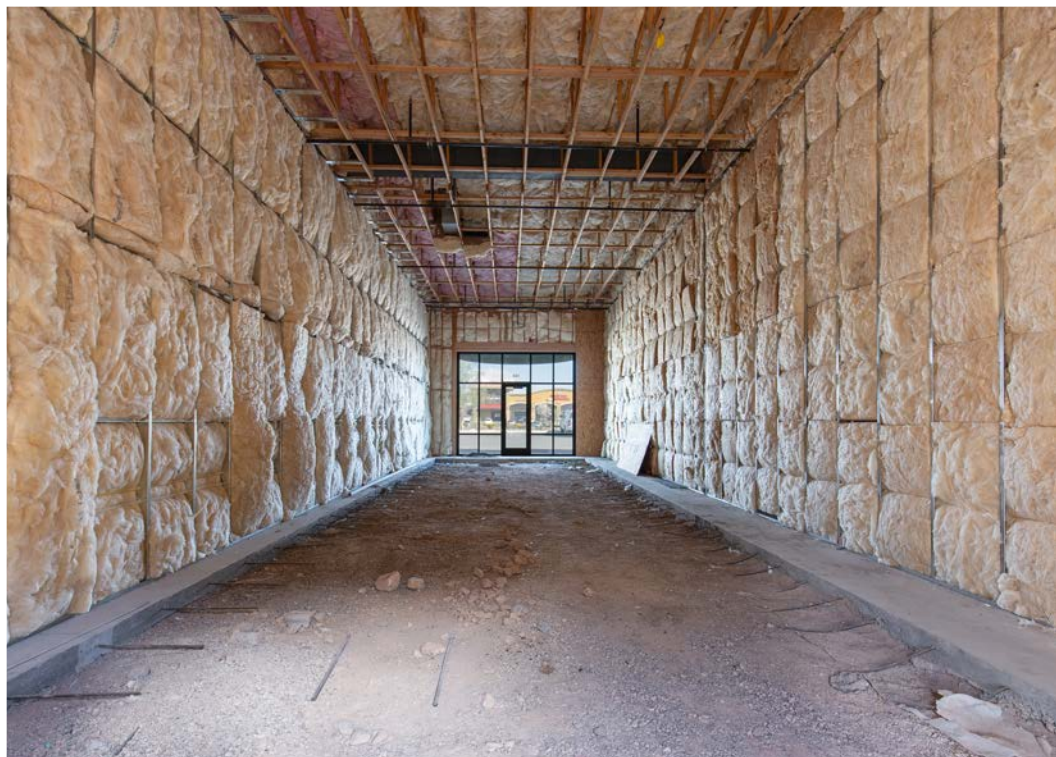
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FOR A 3D TOUR



SUITE 103

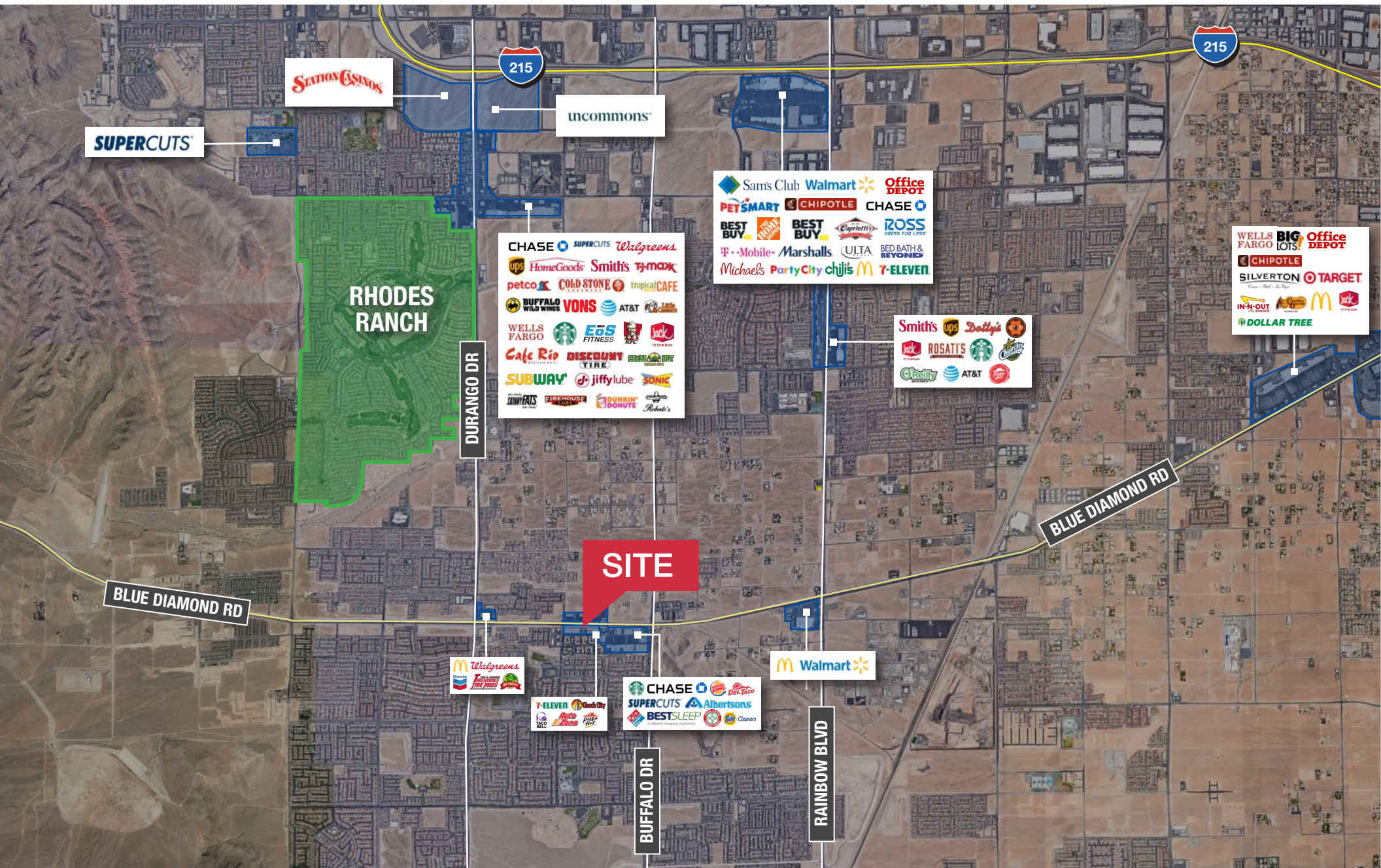
Total SQFT	±1,326
Lease Rates	\$3.00/SF/Mo
CAMS	\$0.70
Monthly Rent	\$4,906.20





Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

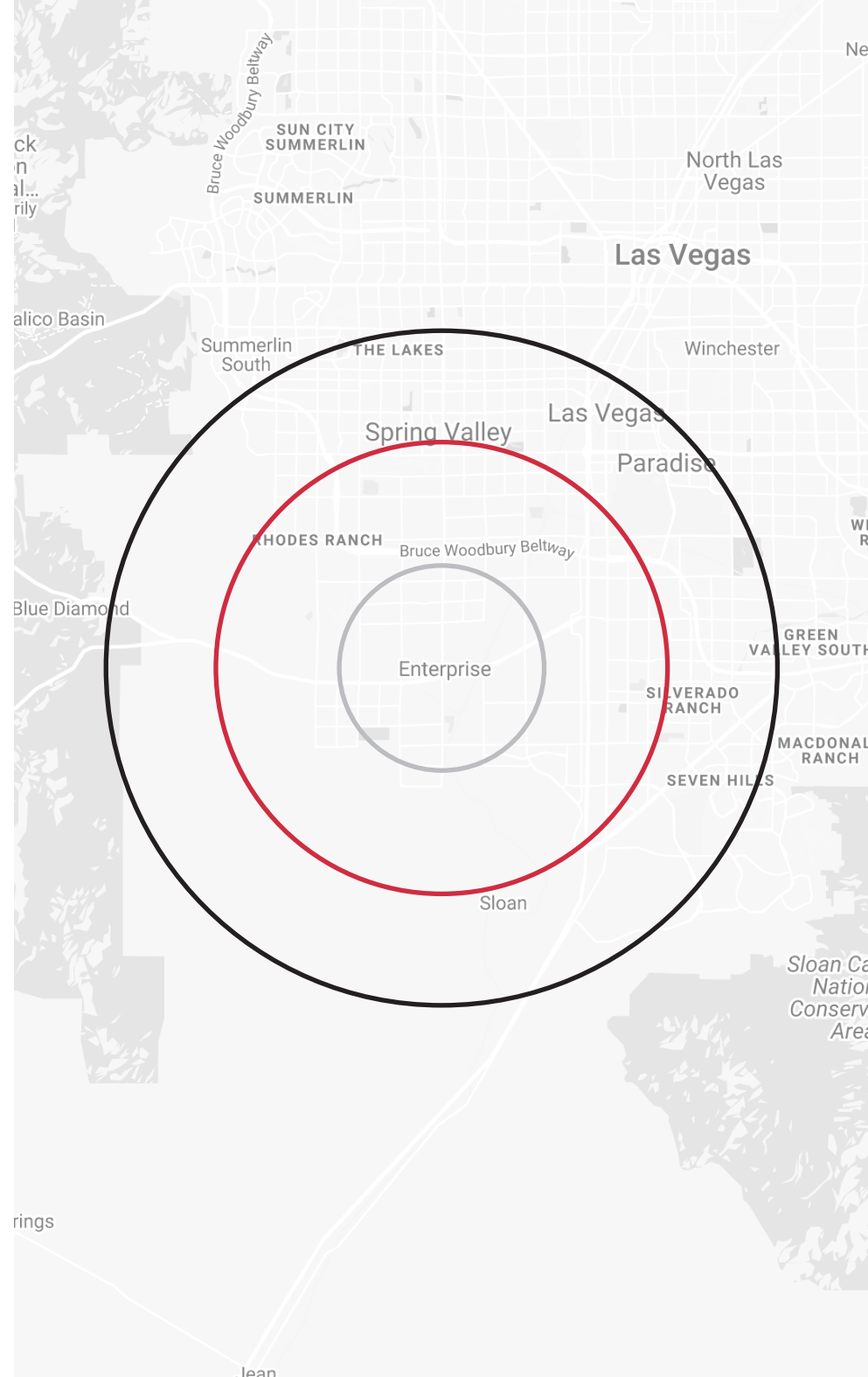


Demographics

POPULATION	1-mile	3-mile	5-mile
2023 Population	19,798	141,573	296,427
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	6,597	49,357	110,374
INCOME	1-mile	3-mile	5-mile
2023 Average HH Income	\$128,119	\$119,646	\$113,483

Traffic Counts

STREET	CPD
S Rainbow Blvd / W Shelbourne Ave	30,500
Blue Diamond Rd / Montessori St	47,000





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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INDUSTRIAL & MULTIFAMILY**

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