

AZRA CENTER FOR LEASE

4440 E Washington Ave
Las Vegas, NV 89110



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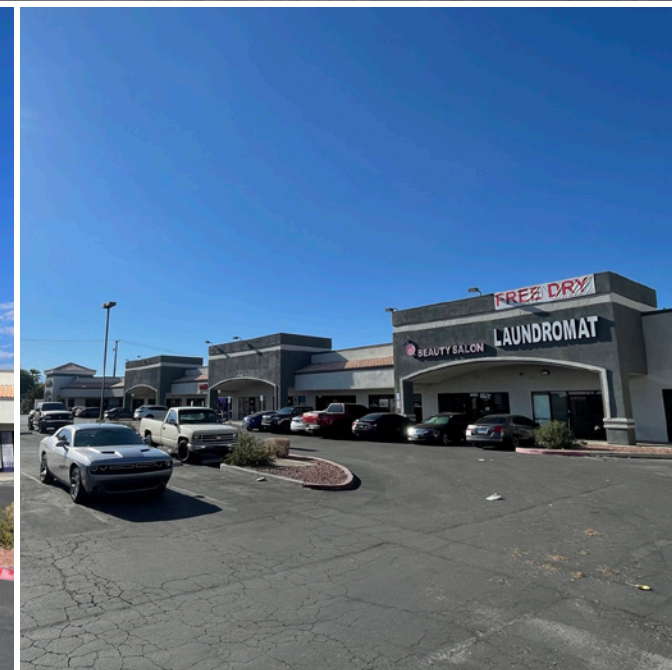


PROPERTY HIGHLIGHTS

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±621 - 4,809 SF

- 2nd generation medical and retail space available
- Access from both Lamb & Washington at a signalized intersection
- Cross access with adjacent retailers
- Anchored by Shoe Palace
- Located in a mature trade area with access to 115,009 residents within a 5 minute drive time

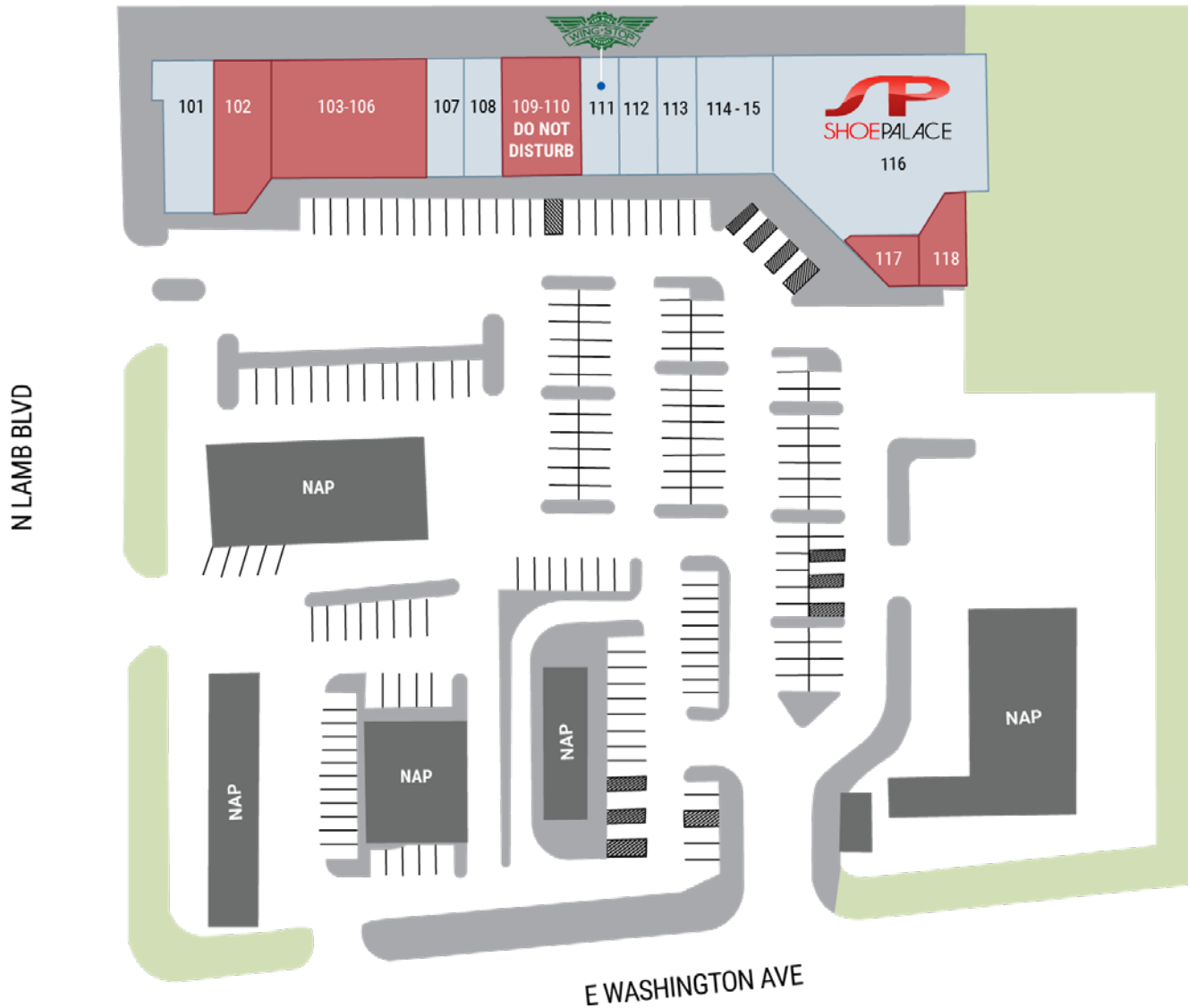


140-29-212-003
APN

Limited Commercial (C-1)
ZONING

PROPERTY SITE PLAN

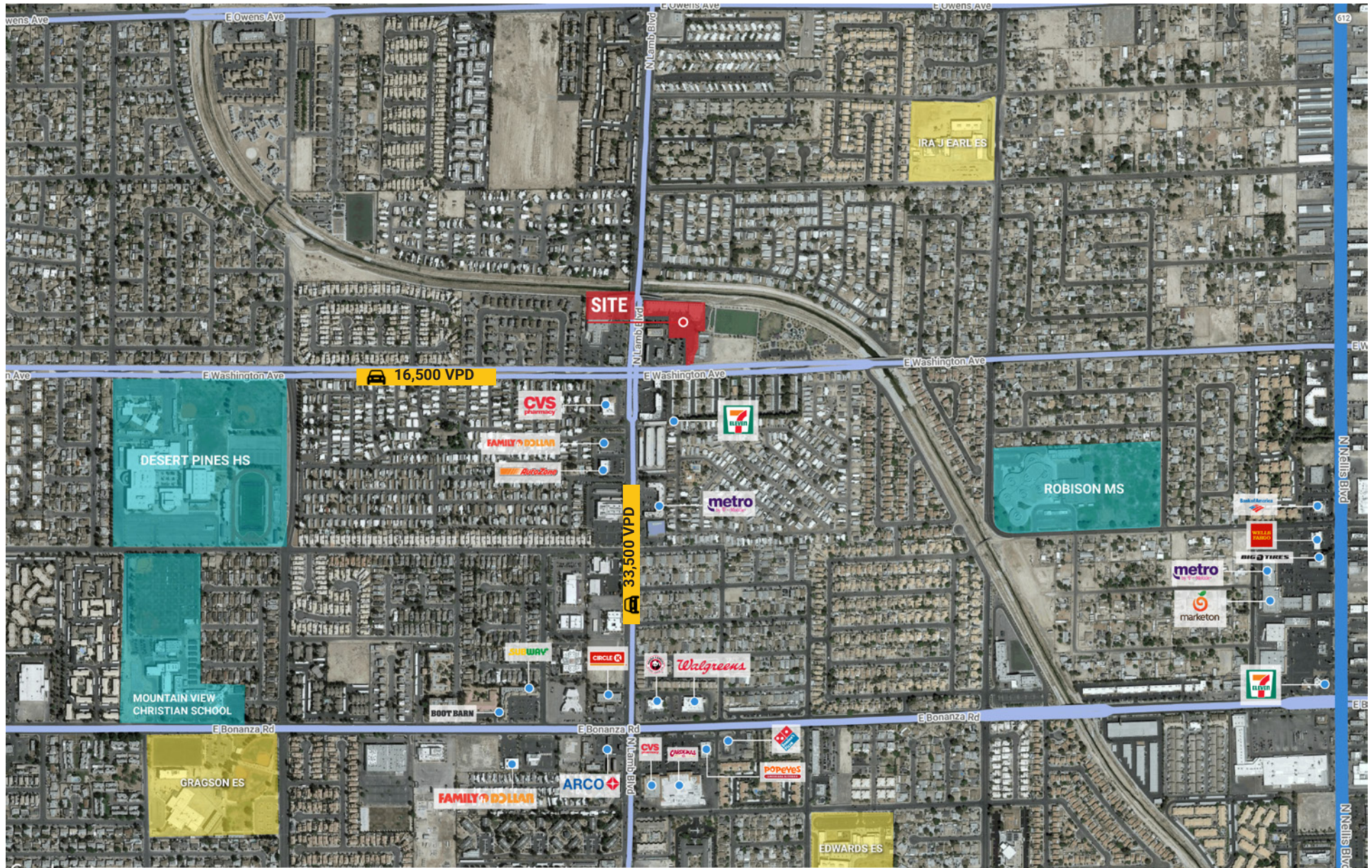
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Suite	Tenant	Size (SF)
101	Durango Taco Shop	± 1,769
102	AVAILABLE	± 2,238
103-106	AVAILABLE	± 4,809
107	City of Fades	± 1,186
108	Smoke Shop	± 1,206
109-110	AVAILABLE - DO NOT DISTURB	± 2,706
111	Wingstop	± 1,200
112	Vida Saludable	± 1,206
113	Aly's Beauty Salon	± 1,800
114-115	Oasis Laundromat	± 2,409
116	Shoe Palace	± 9,368
117	AVAILABLE - DO NOT DISTURB	± 713
118	AVAILABLE - DO NOT DISTURB	± 621

TRADE AREA AERIAL

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
35,968	238,697	464,226



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$54,727	\$60,455	\$64,538



TRAFFIC COUNTS

Washington Ave	Lamb Blvd
16,500 VPD	33,500 VPD

Sources:
SitesUSA 2024
TRINA, NV DOT 2023

