

Vallejo Center

3342 S Sandhill Rd
Las Vegas, NV 89121

Retail Space for Lease

±1,200–3,600 SF



Leasing Information:
702.221.8226

Laramie Bracken
NRE: S.0065576
Executive Vice President
(702) 765-8888
Laramie.Bracken@lpc.com

Lincoln

4755 Dean Martin Drive
Las Vegas, NV 89013

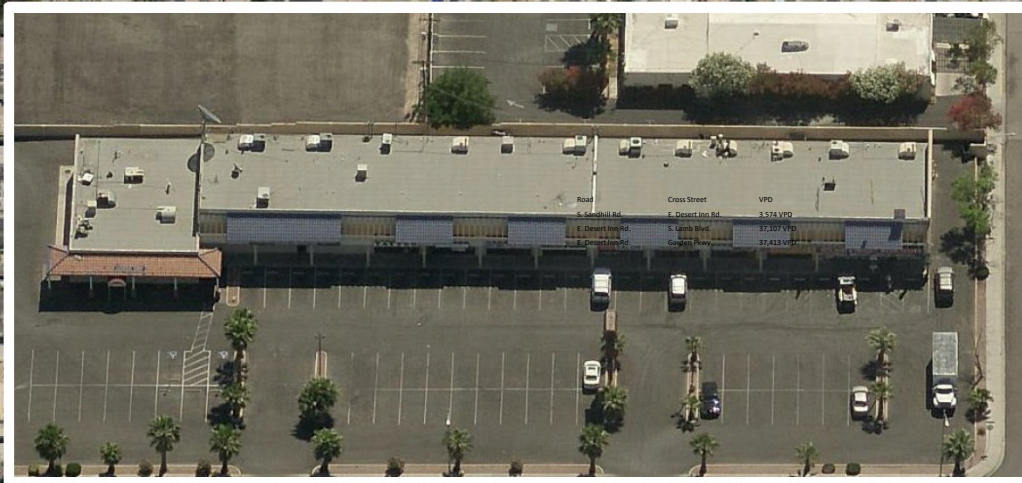
www.lpc.com

Vallejo Center

3342 S Sandhill Rd | Las Vegas, NV 89121

Retail Space for Lease

±1,200–3,600 SF



Vallejo Center is a great retail center on the busy corner of Desert Inn & Sandhill. The property features frontage on Sandhill. Abundant parking, pylon & building signage available.

Property Features

- Rates from 1.25 MG
- ±1,200–3,600 SF Available
- Modified Gross Retail Lease
- No Common Area Maintenance Fees
- Free Rent Available
- In-line Open Floorplan Retail
- Building and Pylon Signage Available
- Easy Access to US-95

Demographics

	1 mile	3 miles	5 miles
Population	20,556	218,941	438,740
Med. Household Income	\$54,358	\$46,450	\$43,838
Total Housing Units	8,156	81,373	159,790

Traffic Counts

S. Sandhill Rd.	E. Desert Inn Rd.	3,574 VPD
E. Desert Inn Rd.	S. Lamb Blvd.	37,107 VPD
E. Desert Inn Rd.	Garden Pkwy.	37,413 VPD

Suite	Square Feet	Description
Suite 5	±1,200	2nd generation retail space available
Suite 9,10	±1,200–2,400	1,200 SF each or can be combined – former tattoo shop

Laramie Bracken
 (702) 765-8888
 Laramie.Bracken@lpc.com

Lincoln