

FOR LEASE



PROPERTY DETAILS

3720-3880 W. Lake Mead Blvd.
North Las Vegas, NV 89032

- **Join Walmart Anchored Shopping Center**
- Lease Rate: \$1.50- \$2.00 / SF NNN
- NNN: \$0.55/SF
- Available Suites: 2,800–3,247 SF
- Adjacent to Hylo Park Redevelopment Project
- 17,000 Vehicles Per Day on Lake Mead Boulevard
- 33,000 Vehicles Per Day on Rancho Drive
- Development Site Available
 - » 11.78 Total Acres for Sale or Ground Lease

2025 DEMOS



EST. POPULATION

1 MILE » 13,370
3 MILE » 179,706
5 MILE » 495,695



EST. HOUSEHOLDS

1 MILE » 4,778
3 MILE » 63,949
5 MILE » 182,683



EST. AVERAGE HH INCOME

1 MILE » \$62,906
3 MILE » \$81,122
5 MILE » \$88,878

NEWMARK



MOUNTAIN WEST

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FULL SERVICE

COMMERCIAL REAL ESTATE

241 West Charleston Blvd, Ste 103

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Walmart

Lake Mead Boulevard

DEVELOPMENT SITE
11.78 ACRES
AVAILABLE

HYLO PARK
DENTISTRY

3880

Soran
Health

3860

O.P.I.
NAIL SALON

3840

T-Mobile

THREE KINGS
SMOKE SHOP

Suite 115

Americare
Group

Suite 100

Suite 105

3820

Bourbon Street
Sports Bar

BLDG	SUITE	TENANT	SIZE
3820	100	Three Kings Smoke Shop	2,653 SF
3820	105	AVAILABLE	3,247 SF
3820	110	T-Mobile	2,500 SF
3840	100	AVAILABLE	3,000 SF
3840	105	OPI Nail Salon	1,411 SF
3840	110	Americare Insurance	1,201 SF
3840	115	AVAILABLE	2,800 SF
3860	110-115	Soran Health	8,141 SF
3880	100	Hylo Park Dentistry	2,125 SF
3880	105	Jimmy John's	3,000 SF
Development Site		AVAILABLE	11.78 Acres

Available
Leased

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MOUNTAIN WEST

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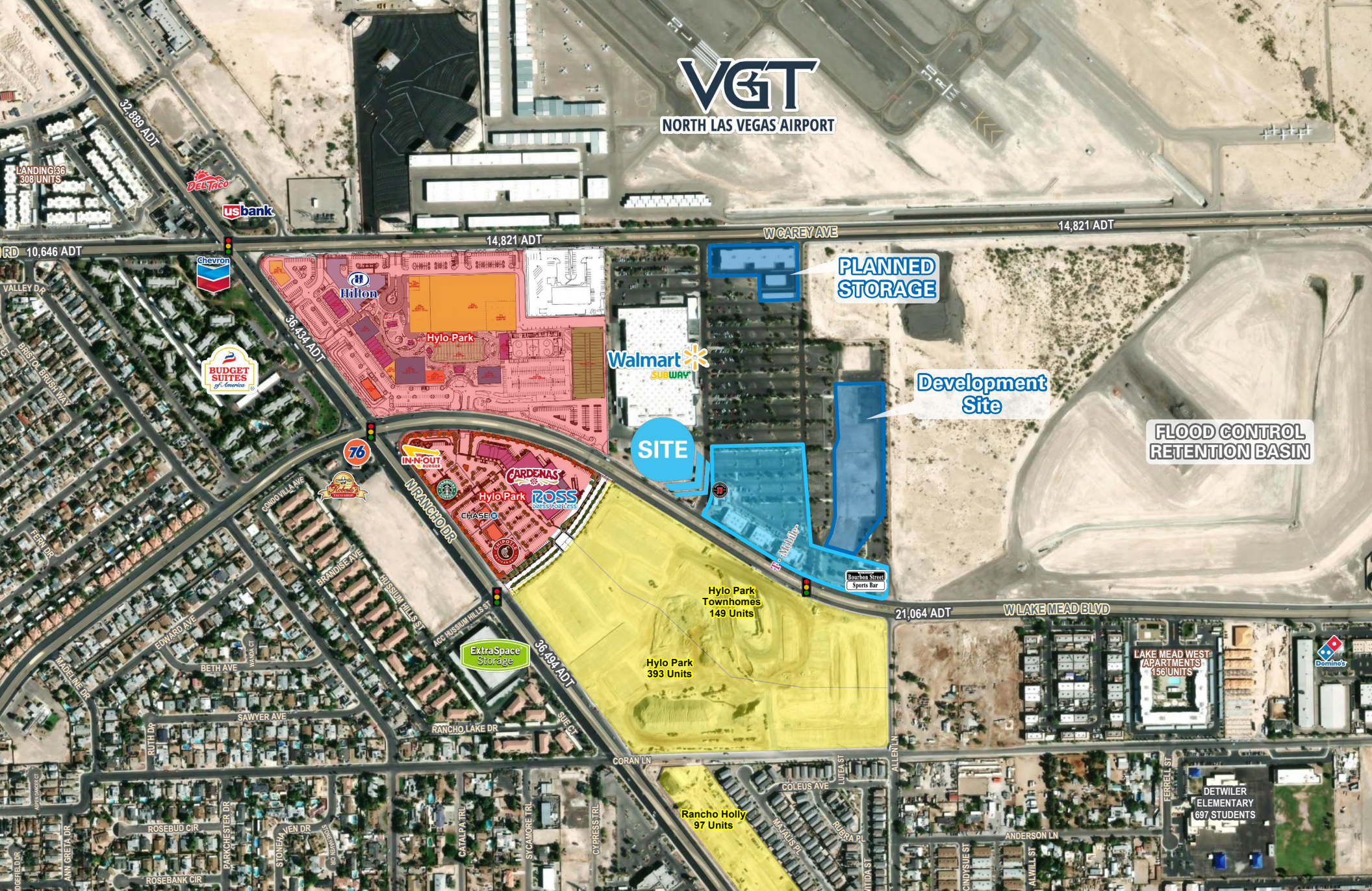
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VGT

NORTH LAS VEGAS AIRPORT



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