



For Lease

TUCSON PLAZA

9430 West Lake Mead Boulevard, Las Vegas, NV 89134

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Property Highlights

9430 West Lake Mead Blvd., Las Vegas, NV 89134

- ±995 SF Retail Space Available
- Summerlin submarket
- Pylon signage
- Zoning: P-C (Planned Community District)
- In Summerlin on West Lake Mead Blvd. at Del Webb Blvd.
- Multi-tenant retail and office park
- Easy access to CC-215 Beltway at Lake Mead Boulevard
- High traffic counts of ±22,500 VPD via Lake Mead Blvd.
- Asking Rate: \$2.00 PSF NNN
- \$0.43 PSF Estimated CAM's

Demographics

 Total Population	1-mile 13,742	3-miles 124,925	5-miles 337,275
 Median HH Income	1-mile \$91,776	3-miles \$84,549	5-miles \$77,907
 Median Home Value	1-mile \$362,826	3-miles \$365,980	5-miles \$367,517
 Total Households	1-mile 6,384	3-miles 51,617	5-miles 133,910
 Average Size Household	1-mile 2.1	3-miles 2.4	5-miles 2.5

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Site Plan

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Tenant	Suite	Sq. Ft.	Lease Rate
New York Chinese Restaurant	1	±1,276	
Janine's Artistry	3	±980	
Nails of Summerlin	5	±1,249	
AVAILABLE	7	±995	\$2.00 PSF M
Joey's NY Pizza	9	±1,249	
Anderson Audiology	11	±1,400	



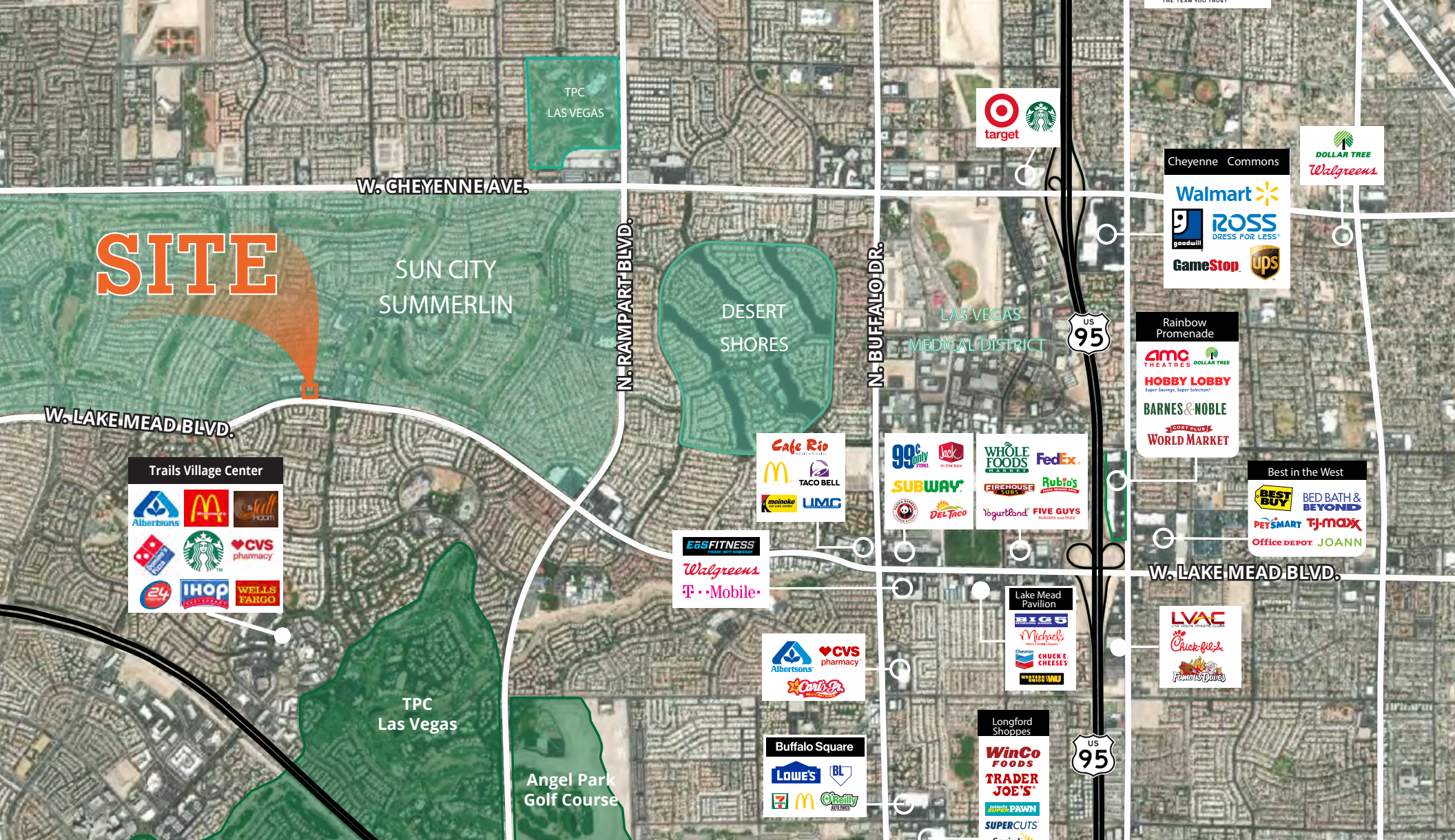
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