



# FOR LEASE

## 3304 S. McCARRAN BLVD. #102

### PRIME SPACE IN MIRA LOMA SHOPPING CENTER



#### PROPERTY OVERVIEW

<b>Available Space</b>	Suite 102: 1,890 Square Feet
<b>Lease Rate</b>	<b>\$2.25 NNN</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>Flexible Open Floor Plan with Office &amp; Storage Room</li> <li>Excellent Retail Location</li> <li>Direct &amp; Easy Access from Mira Loma &amp; S. McCarran</li> <li>Close and Convenient to the Sparks Connector</li> </ul>



This prime retail space is located within a highly desirable, well-established shopping center featuring strong daily traffic and excellent visibility. Surrounded by a complementary mix of excellent retail tenants, the center draws consistent consumer activity and offers an ideal environment for a variety of users. The space benefits from prominent storefront exposure, convenient access points, and ample on-site parking, creating an exceptional customer experience. Positioned in a thriving area with strong demographics and easy access to major roadways, this location provides an outstanding opportunity for businesses seeking long-term growth and brand presence.

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