



**+/- 1,794 RSF RETAIL SPACE FOR LEASE**


**7175 W. Lake Mead Blvd., Las Vegas NV 89128**

MILES SANSONE

Phone: (702) 768-1930

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

Email: [Leasing@SansoneCompanies.com](mailto:Leasing@SansoneCompanies.com)

 [www.SansoneCompanies.com](http://www.SansoneCompanies.com)



The information herein was obtained from sources deemed reliable; however SRES & Sansone Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



### LEASING DETAIL

SPACE AVAILABLE	+/-1,794 SF
LEASE RATE	\$3.25 PSF
NNN	\$0.82 PSF

- Superior location with property frontage on W. Lake Mead Blvd.. and Rock Springs Drive
- Significant visibility built to achieve maximum exposure and visibility for tenants
- Join some of the most popular retail tenants including Panera Bread, Chipotle Mexican Grill, The Joint, Massage Envy, etc.
- Located in a strong retail corridor with multiple entry points
- Busy retail center with high traffic counts
  - W. Lake Mead Blvd. // 27,200 Cars Per Day
  - US-95 Freeway // 159,000 Cars Per Day

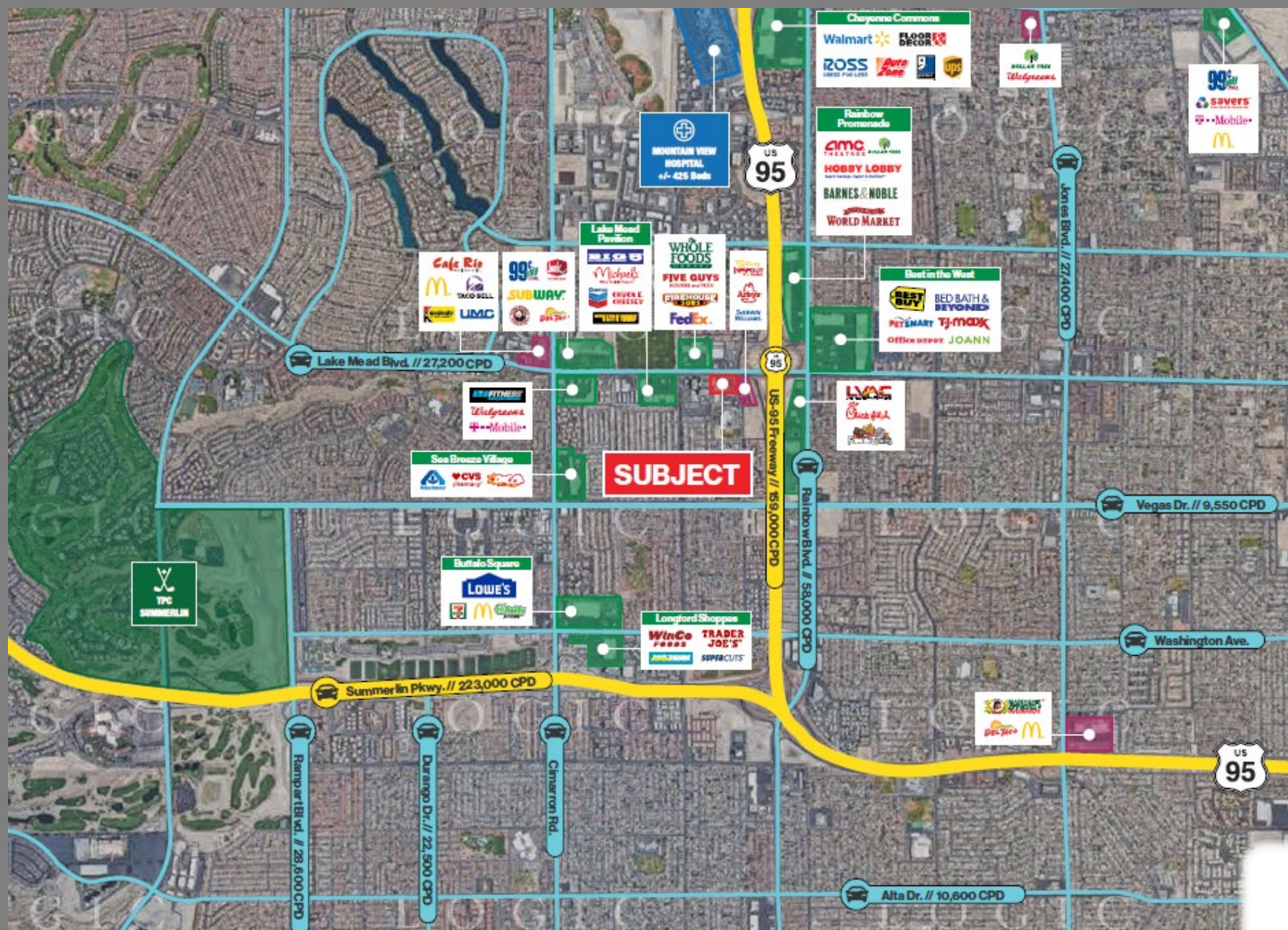
### DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2023 Population	27,321	197,626	450,425
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	10,314	74,276	170,974
INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$63,431	\$71,053	\$82,349





7175 W. Lake Mead Blvd.  
Las Vegas, NV 89128

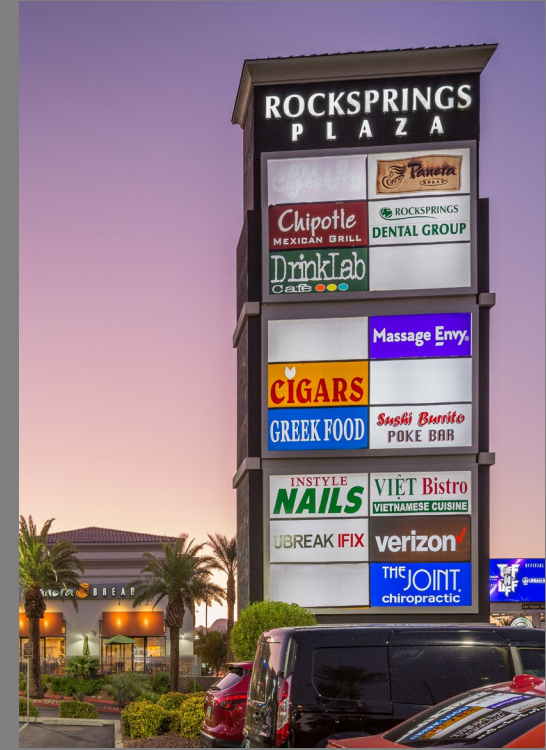




7175 W. Lake Mead Blvd.  
Las Vegas, NV 89128

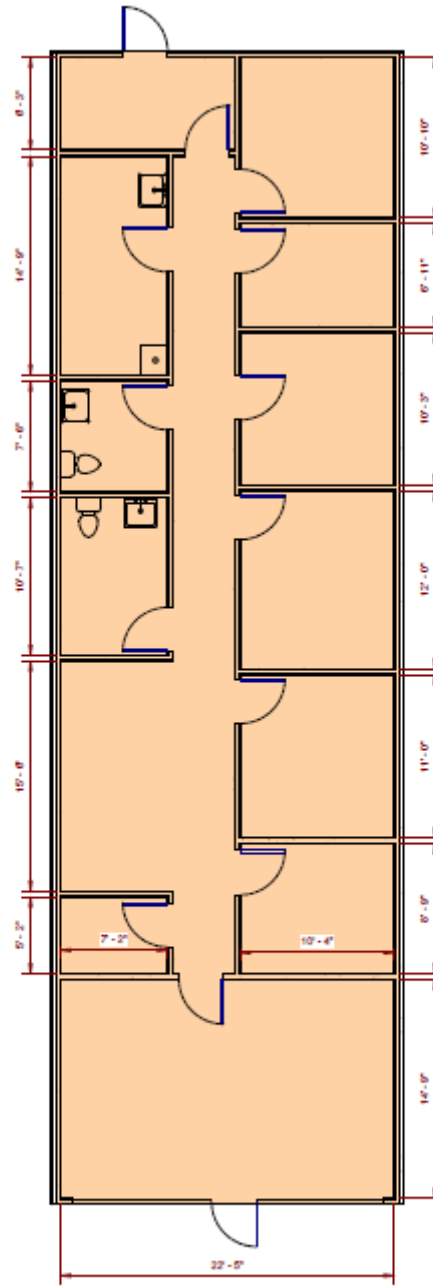


7175 W. Lake Mead Blvd.  
Las Vegas, NV 89128



7175 W. Lake Mead Blvd.  
Las Vegas, NV 89128

## FLOOR PLAN – SUITE # 168 - +/- 1,794 SF





7175 W. Lake Mead Blvd.  
Las Vegas, NV 89128

