



+/- 1,794 RSF RETAIL SPACE FOR LEASE

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

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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

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



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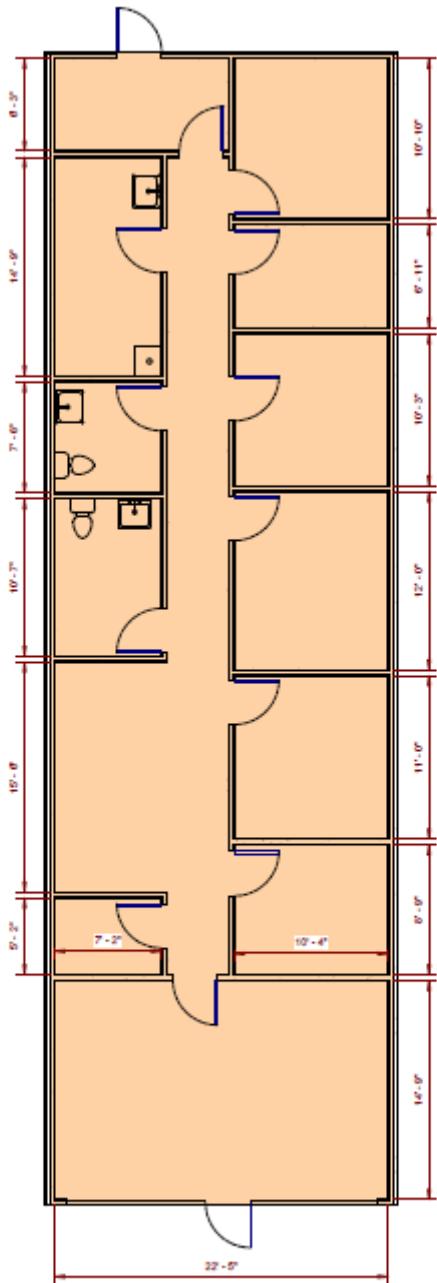
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