



Est. 1987

CAMBRIDGE GROUP LTD

EASTWIND CENTER

2381 E Windmill Ln. Suite 20 Las Vegas, NV 89123



EASTWIND CENTER IS ANCHORED BY SMITH'S FOOD AND DRUG WITH MULTI-PUMP GAS SERVICE. THIS LOCATION IS THE SECOND HIGHEST PRODUCING SMITHS LOCATION IN LAS VEGAS, BOASTING 178,000 CUSTOMERS A MONTH. FURTHER TENANT MIX INCLUDES MAJOR NATIONAL TENANTS SUCH AS, JACKPOT JOANIES, ROBERTOS TACO SHOP, WALGREENS, AND AFFORDABLE DENTAL. THE PROPERTY IS LOCATED AT A SIGNALIZED HARD CORNER OF EASTERN AND WINDMILL WITH TRAFFIC COUNTS IN EXCESS OF 39,000 VEHICLES PER DAY. CENTRALLY LOCATED NEAR THE 215, THE HARRY REED INTERNATIONAL AIRPORT AND THE LAS VEGAS STRIP.

LOCATION: 2381 E. WINDMILL LANE
CROSS STREETS: S. EASTERN AVE & WINDMILL
PROPERTY TYPE: RESTAURANT/RETAIL/OFFICE
ZONING DESCRIPTION: GENERAL COMMERCIAL C-2

HIGHLIGHTS:

- HIGH TRAFFIC COUNTS AT THE INTERSECTION
- EASY ACCESS OFF THE 215 BELTWAY
- SMITHS ANCHOR AND DRUG WITH GAS SERVICE
- FORMER PIZZA RESTAURANT
- GREASE TRAP AND HOOD SYSTEM (APPROX. 8FT)



AVAILABLE SPACES:

Suite #: 20 | Former Pizza Restaurant
Lease Rate: \$3.25/SF
Lease Type: NNN (.60/sf)
Size: 1,200+/- SF

FOR MORE INFORMATION:

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