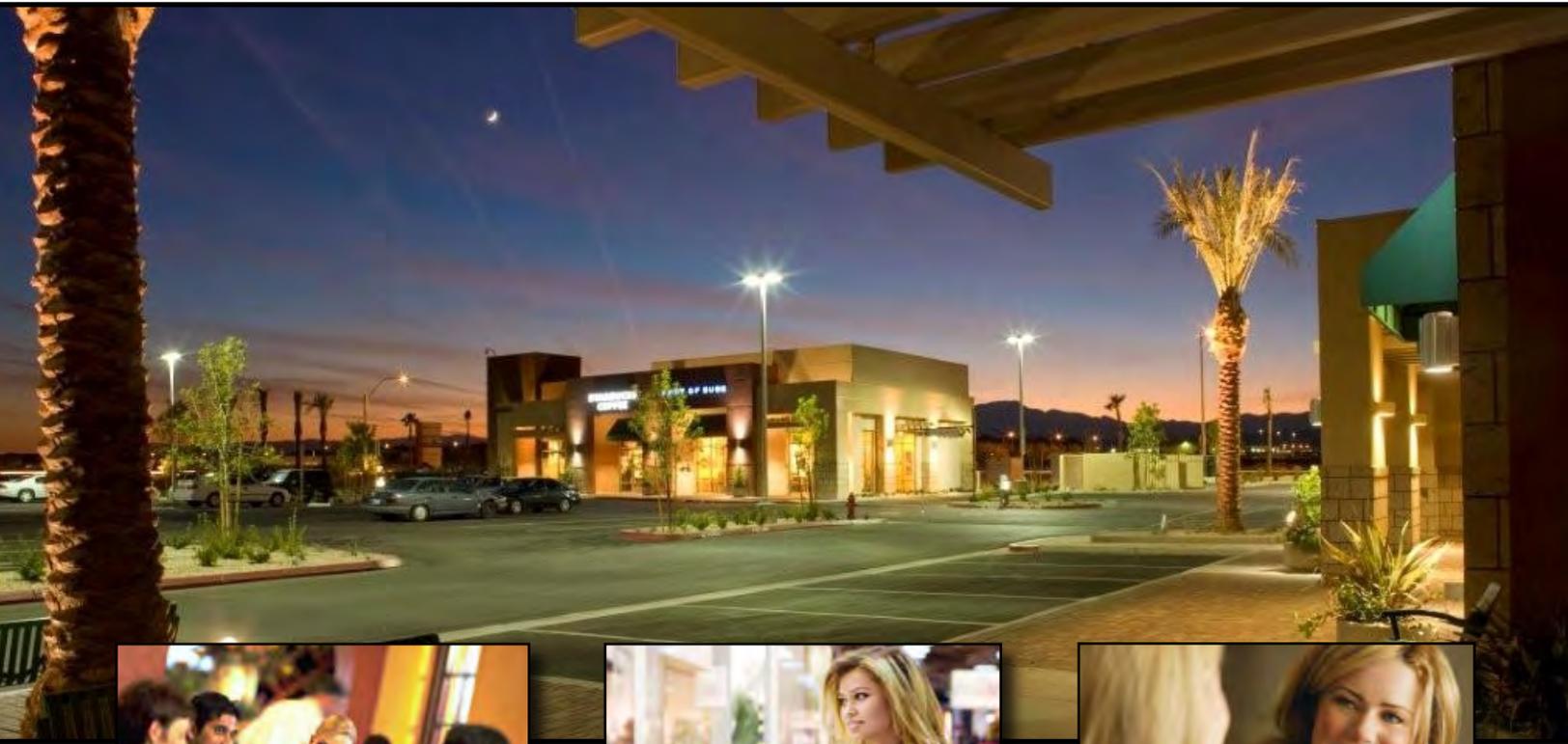


# BELTWAY COMMONS RETAIL CENTER



6020-6040 Badura Ave., Las Vegas, NV 89118

## PROJECT FEATURES

Pads Available for Build-to-Suit or Ground Lease  
 Two Parcels: ± 1 Acre and ± .65 Acre Available

Join Existing Tenants: Starbucks, Port of Subs, Soho  
 Sushi Burrito & Bourbon Street Sports Bar

Only Retail Center Servicing the Beltway Business Park,  
 a 350-acre Mixed Used Commercial Development

±25,000 SF Upscale Retail Center

Spaces are 60' Deep

## 2024 DEMOGRAPHICS

Population

- 3 Mile 102,922
- 5 Mile 369,016

Average Household Income

- 3 Mile \$104,636
- 5 Mile \$105,565

Source: Popstats 2024

## CONTACT INFORMATION

**MAJESTIC REALTY CO.**

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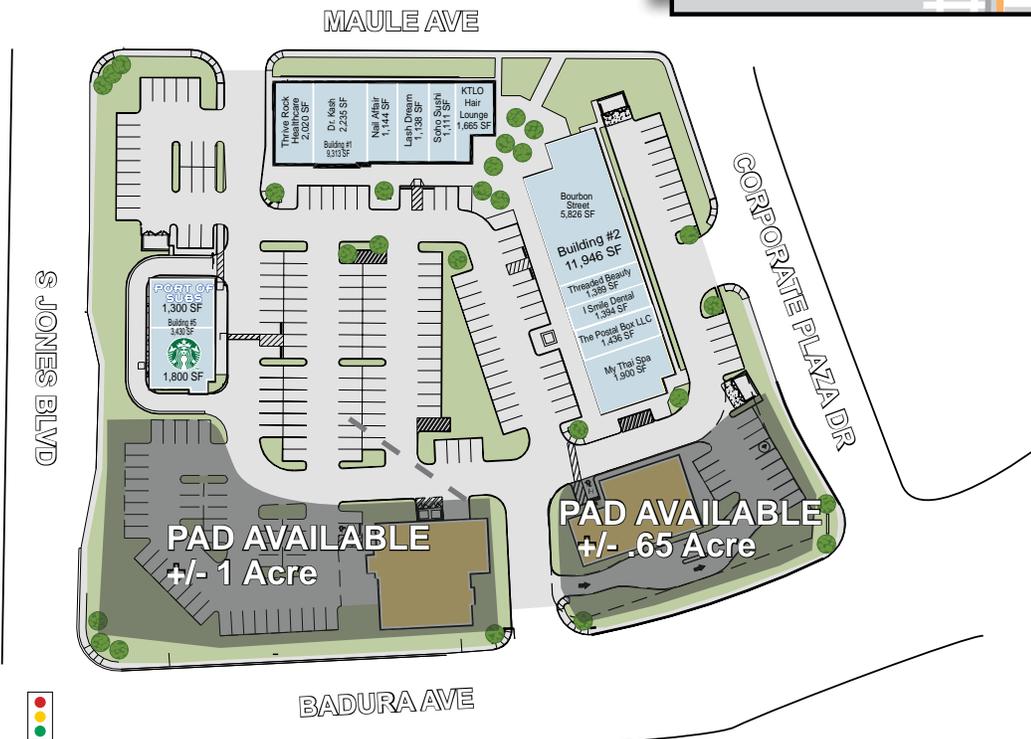
A Joint Development By:

**THOMAS & MACK CO.**



**MAJESTIC**  
 REALTY

**BELTWAY COMMONS RETAIL CENTER**



This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

A Joint Development By:

**THOMAS & MACK CO.**

**MAJESTIC**  
REALTY