

Now Leasing
Vista Paint Plaza



3010-3060 E Bonanza Rd, Las Vegas, NV 89101

Benjamin J. Super

NV License B.34588

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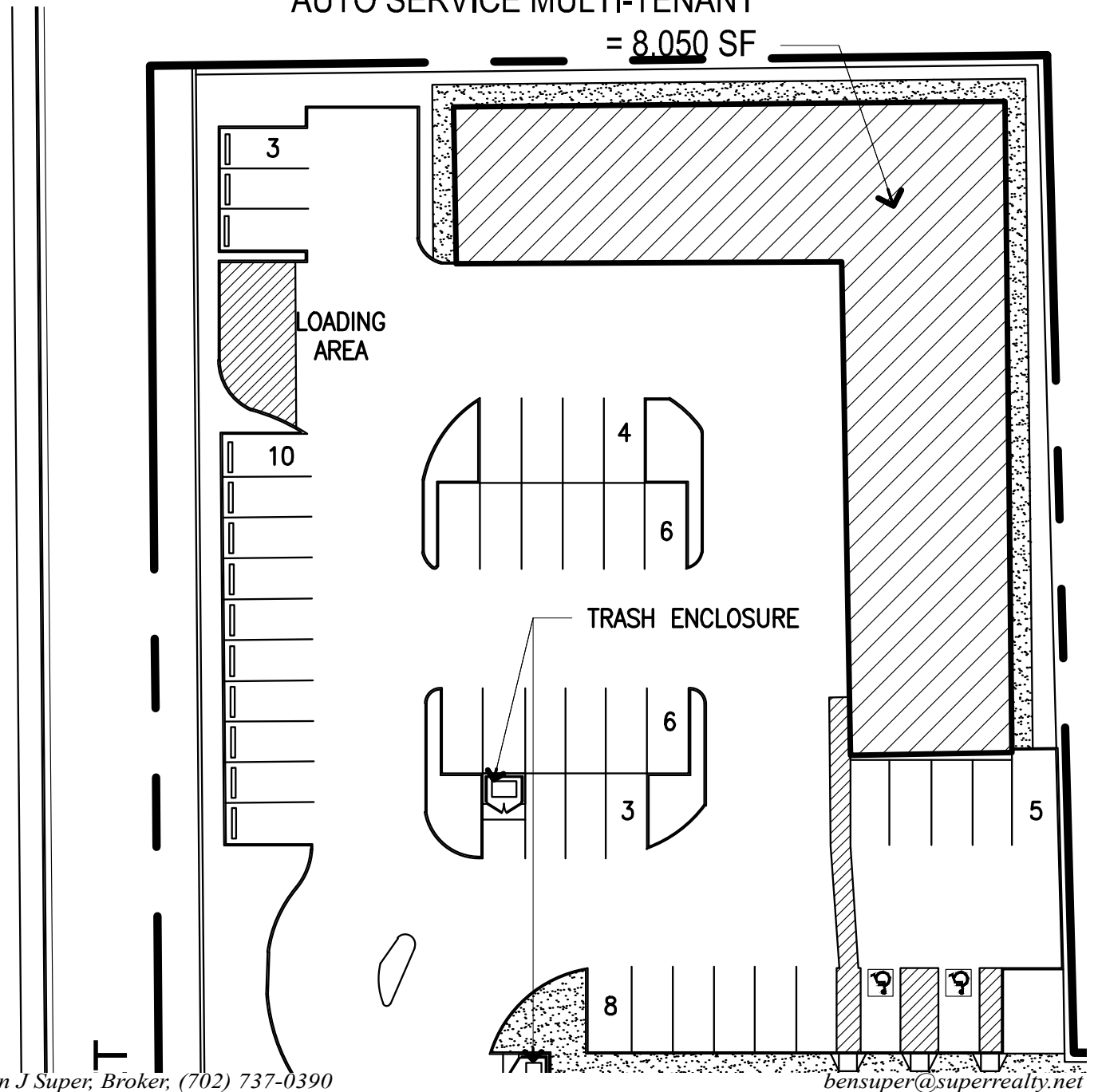
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Overview

- Address: 3010 to 3060 E Bonanza Road, Las Vegas, Nevada 89101
- Overview: Vista Paint Plaza consists of four existing individual well-maintained and landscaped buildings situated on 4.76 acres. It also has two additional vacant development pads ready for the perfect “build-to-suit” opportunity.
- Location: Located in east Las Vegas below downtown, Vista Paint Plaza is situated at the northeast corner of Bonanza Road and Mojave Road between Eastern Ave and Pecos Road. Furthermore, it is surrounded by apartments, neighboring retail centers and private homes. Vista Paint Plaza is also easily accessed from the I-515 / Eastern freeway exit.
- Landlord: Vista Paint Corporation located in Fullerton, California
- Available: We currently have two vacancies available for lease in our shopping center:
3010 E Bonanza - Suite 100 is currently just dirt and an undeveloped “Super Pad.” All utilities are to the site. The Landlord will construct a 1,600 sq foot build-to-suit Quick Service Restaurant building shell plus drive thru for the perfect restaurant Tenant.
3030 E Bonanza - Suite 100 is also currently just dirt and an undeveloped “Super Pad.” All utilities are to the site. The Landlord will construct up to an 8,000 sq feet automotive building for the perfect Tenant.
- | | | | |
|---------------|--------------------------------------|--------------------------------------|------------|
| Monthly Rent: | 3010 E Bonanza, Suite 100 (1,600 Sf) | \$8,800.00 per month including CAMs | \$5.50 NNN |
| | 3030 E Bonanza, Suite 100 (8,000 Sf) | \$26,880.00 per month including CAMs | \$3.00 NNN |
- CAM's: Our Common Area Maintenance Charges (CAM's) charges our currently \$0.36 per square foot per month and will be reconciled annually.
- Features: Busy Bonanza Frontage
The back two buildings are fire sprinklered
Overnight security is provided
- Property: Vista Paint Plaza is situated on 4.76 acres. APN: 139-25-411-002 and 139-25-810-001
- Zoned: Built in 2008, the property is currently zoned Limited Commercial (C-1) and located in City of Las Vegas, Nevada 89101
- Neighbors: Vista Paint, The Tamale Factory, , Belmont Pharmacy, Good Choice Pediatrics, Apex Family Practice, Los Paisanos Bus Company, Adult Day Care, Zumba, and our neighborhood Church. Opportunity Village and Impact Fitness are ready to open once their build-outs are completed.
- Coop Fee: 3% Broker cooperation encouraged.

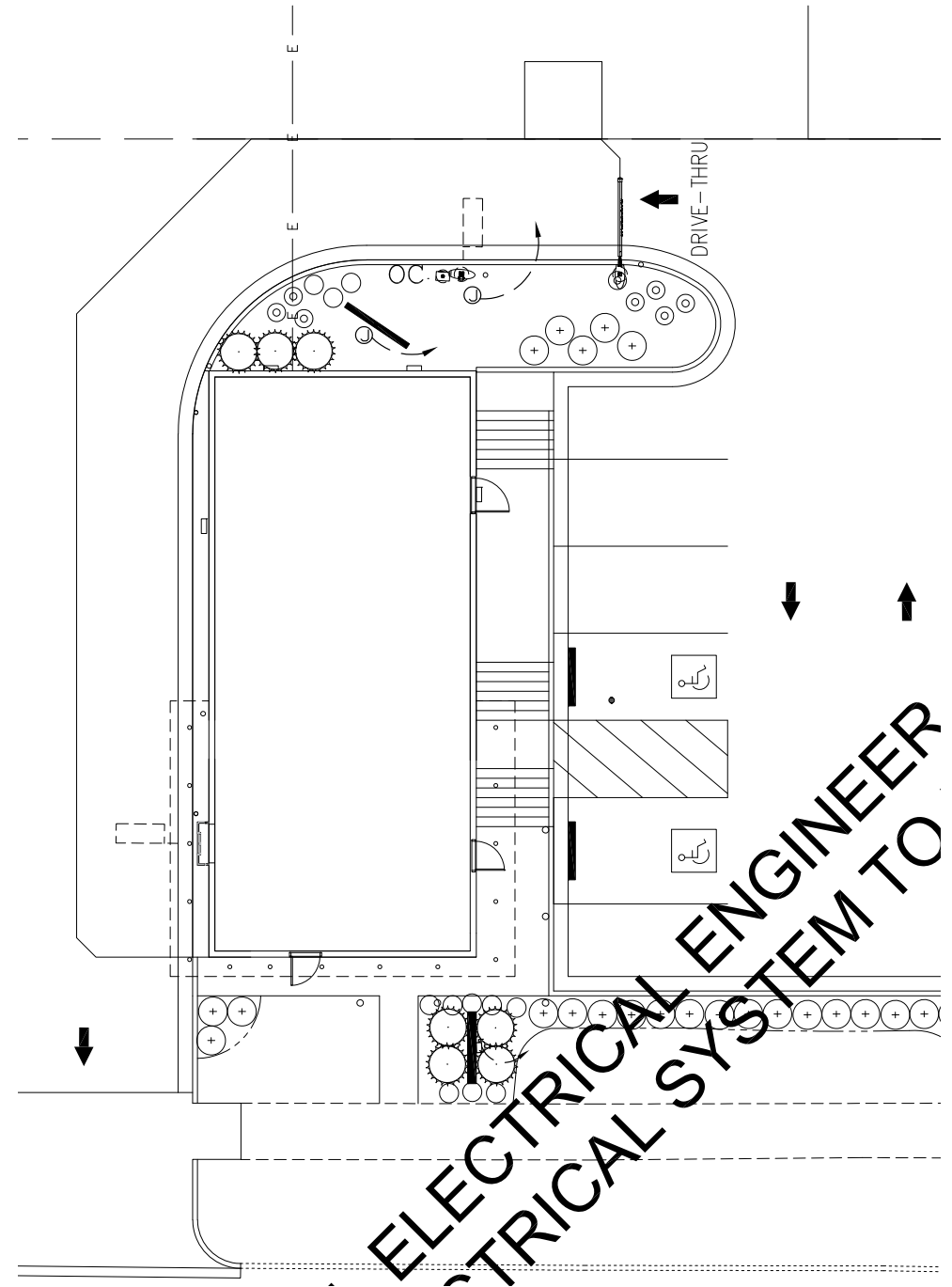
Floorplans

“Just Dirt”
3030 E Bonanza Rd
Suite 100
8,000 Sq Feet
Automotive
Build-to-Suit

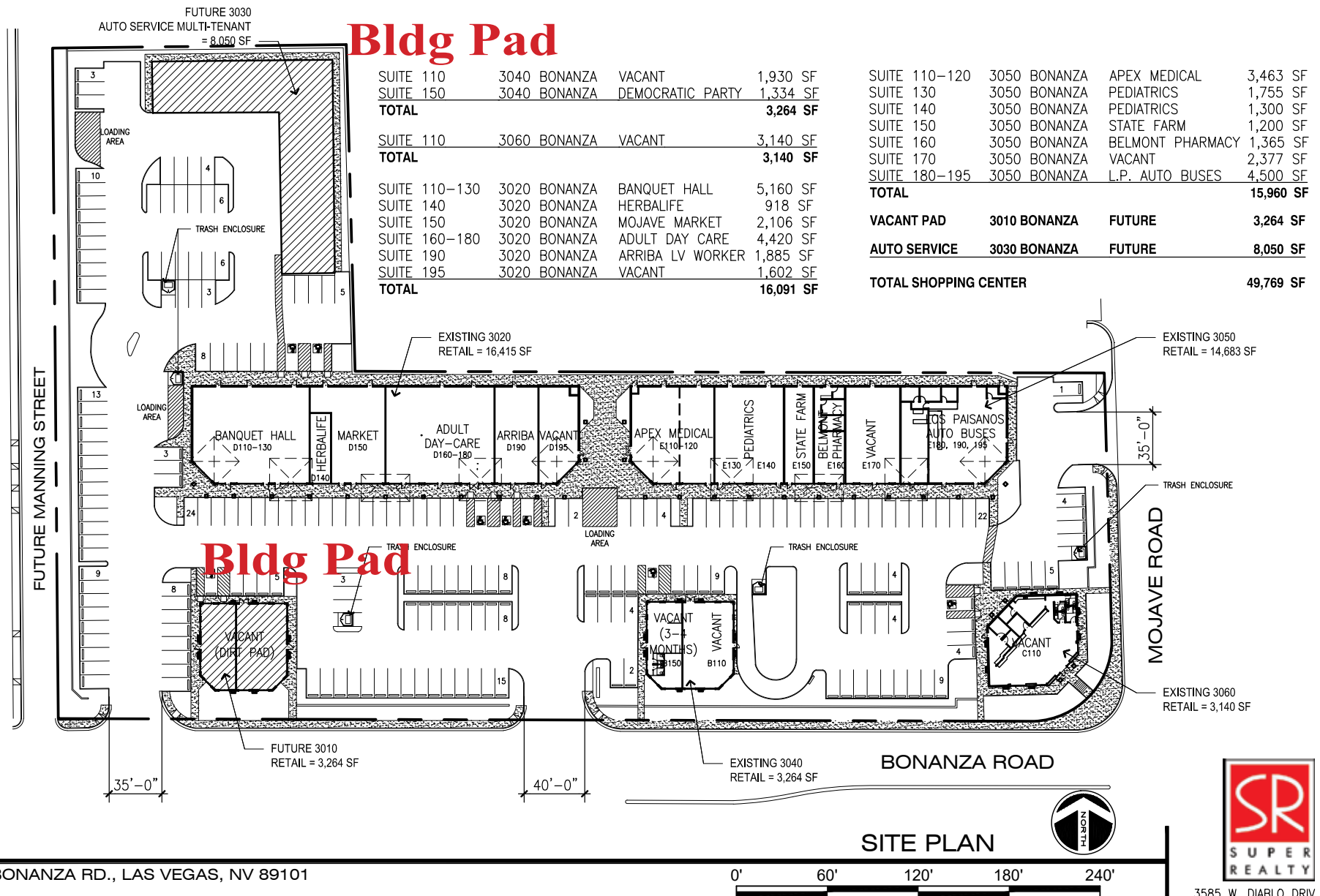


Floorplans

“Just Dirt”
3010 E Bonanza Rd
Suite 100
1,600 Sq Feet
Restaurant Build-to-Suit
With Drive Thru



Site Plan:

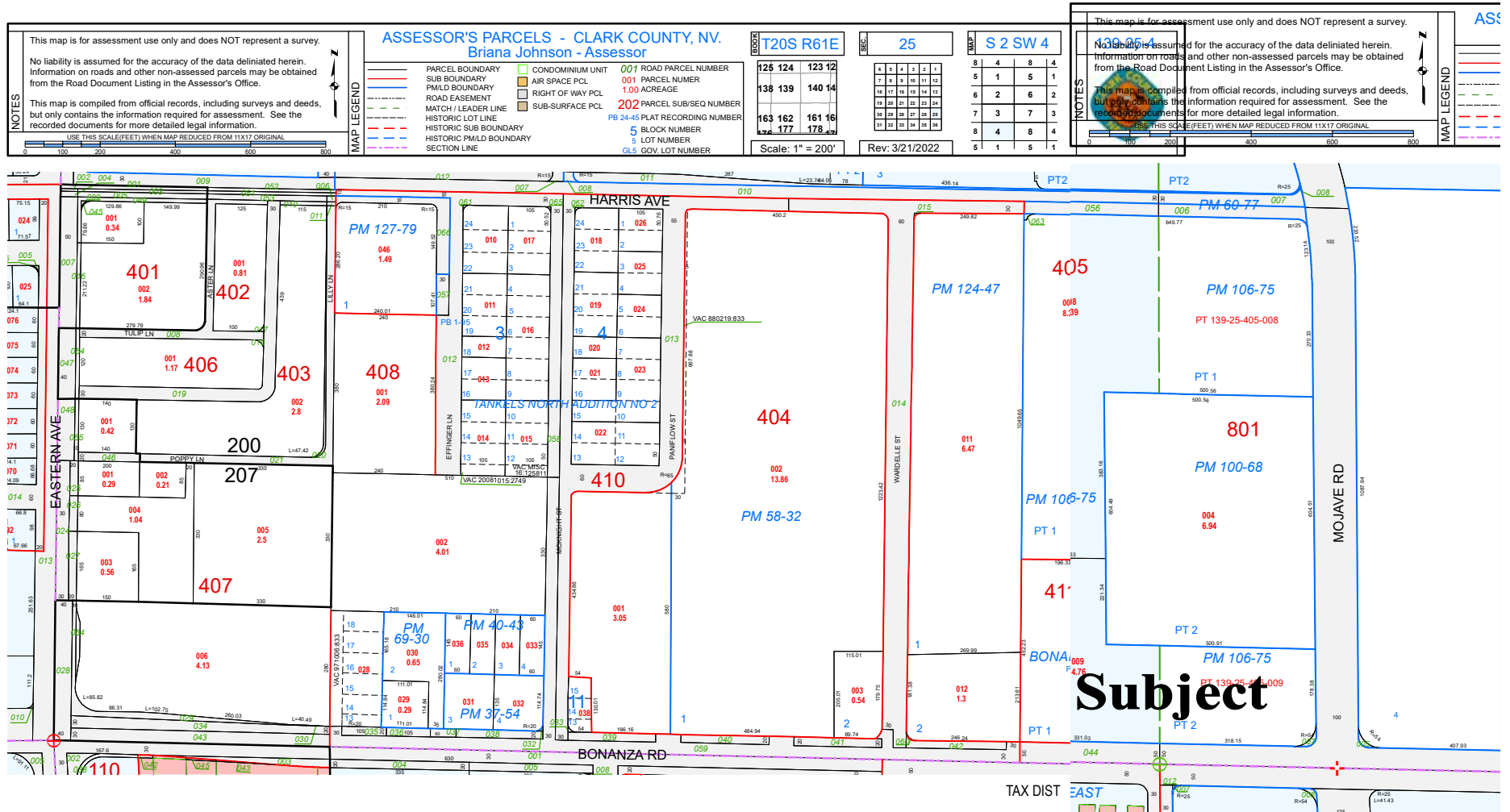


Aerial View



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 50 ft

Parcel Map



Assessor's Information



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 02/08/2024

Property Information

Parcel: 13925411002
Owner Name(s): FISCHER EDDIE R REVOCABLE TRUST
Site Address: 3020 E BONANZA RD
Jurisdiction: Las Vegas - 89101
Zoning Classification: Limited Commercial (C-1)
Planned Landuse: Incorporated Clark County (INCP)

Misc Information

Subdivision Name: BONANZA-MOJAVE
Lot Block: Lot:1 Block:
Sale Date: 02/2023
Sale Price: \$7,895,000
Recorded Doc Number: 20230221 00000444
Flight Date: 2024-02-03

Construction Year: 2008
T-R-S: 20-61-25
Census tract: 524
Estimated Lot Size: 4.38

Elected Officials

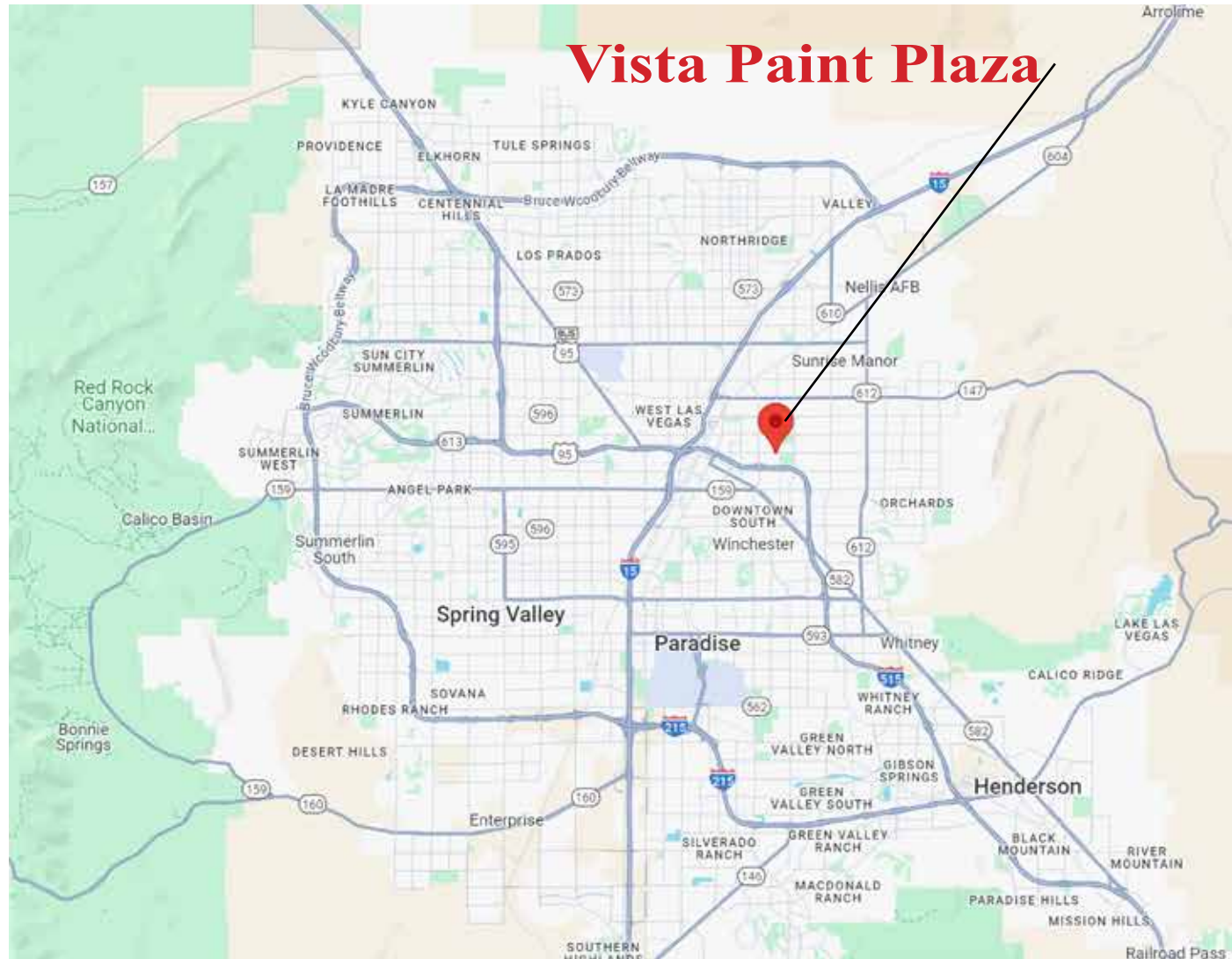
Commission:	D - William McCurdy II (D)	City Ward:	3 - Olivia Diaz
US Senate:	Jacky Rosen, Catherine Cortez-Masto	US Congress:	1 - Dina Titus (D)
State Senate:	2 - Edgar Flores (D)	State Assembly:	11 - Beatriz "Bea" Duran (D)
School District:	D - Brenda Zamora	University Regent:	5 - Patrick Boylan
Board of Education:	1 - Tim Hughes	Minor Civil Division:	Las Vegas

Map of Las Vegas

Vista Paint Plaza



Map of Las Vegas



Demographic Summary Report

Bldg D

3020 E Bonanza Rd, Las Vegas, NV 89101

Building Type:	General Retail	Total Available:	3,772 SF
Secondary:	Freestanding	% Leased:	76.56%
GLA:	16,091 SF	Rent/SF/Mo:	\$1.25
Year Built:	2008		



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	31,812	250,499	538,462
2023 Estimate	31,271	246,482	531,414
2010 Census	28,116	223,106	490,730
Growth 2023 - 2028	1.73%	1.63%	1.33%
Growth 2010 - 2023	11.22%	10.48%	8.29%
2023 Population by Hispanic Origin	25,016	165,846	295,839
2023 Population	31,271	246,482	531,414
White	25,569	186,578	374,058
Black	3,260	35,338	91,208
Am. Indian & Alaskan	597	4,678	9,243
Asian	734	9,700	30,833
Hawaiian & Pacific Island	206	1,632	4,284
Other	905	8,556	21,788
U.S. Armed Forces	10	123	470

Households				
2028 Projection	8,458	77,775	181,805	
2023 Estimate	8,293	76,444	179,204	
2010 Census	7,331	68,683	164,174	
Growth 2023 - 2028	1.99%	1.74%	1.45%	
Growth 2010 - 2023	13.12%	11.30%	9.15%	
Owner Occupied	2,942	35.48%	30,192	39.50%
Renter Occupied	5,350	64.51%	46,252	60.50%
			78,561	43.84%
			100,643	56.16%

2023 Households by HH Income				8,291	76,446	179,203			
Income: <\$25,000				3,023	36.46%	27,978	36.60%	55,180	30.79%
Income: \$25,000 - \$50,000				2,426	29.26%	20,896	27.33%	46,807	26.12%
Income: \$50,000 - \$75,000				1,398	16.86%	12,834	16.79%	32,040	17.88%
Income: \$75,000 - \$100,000				729	8.79%	6,850	8.96%	18,151	10.13%
Income: \$100,000 - \$125,000				325	3.92%	4,186	5.48%	11,761	6.56%
Income: \$125,000 - \$150,000				193	2.33%	1,687	2.21%	5,981	3.34%
Income: \$150,000 - \$200,000				69	0.83%	1,137	1.49%	5,024	2.80%
Income: \$200,000+				128	1.54%	878	1.15%	4,259	2.38%
2023 Avg Household Income				\$47,237		\$48,277		\$57,904	
2023 Med Household Income				\$34,521		\$35,892		\$42,748	

Traffic Count Report

Bldg D

3020 E Bonanza Rd, Las Vegas, NV 89101

Building Type: **General Retail**

Secondary: **Freestanding**

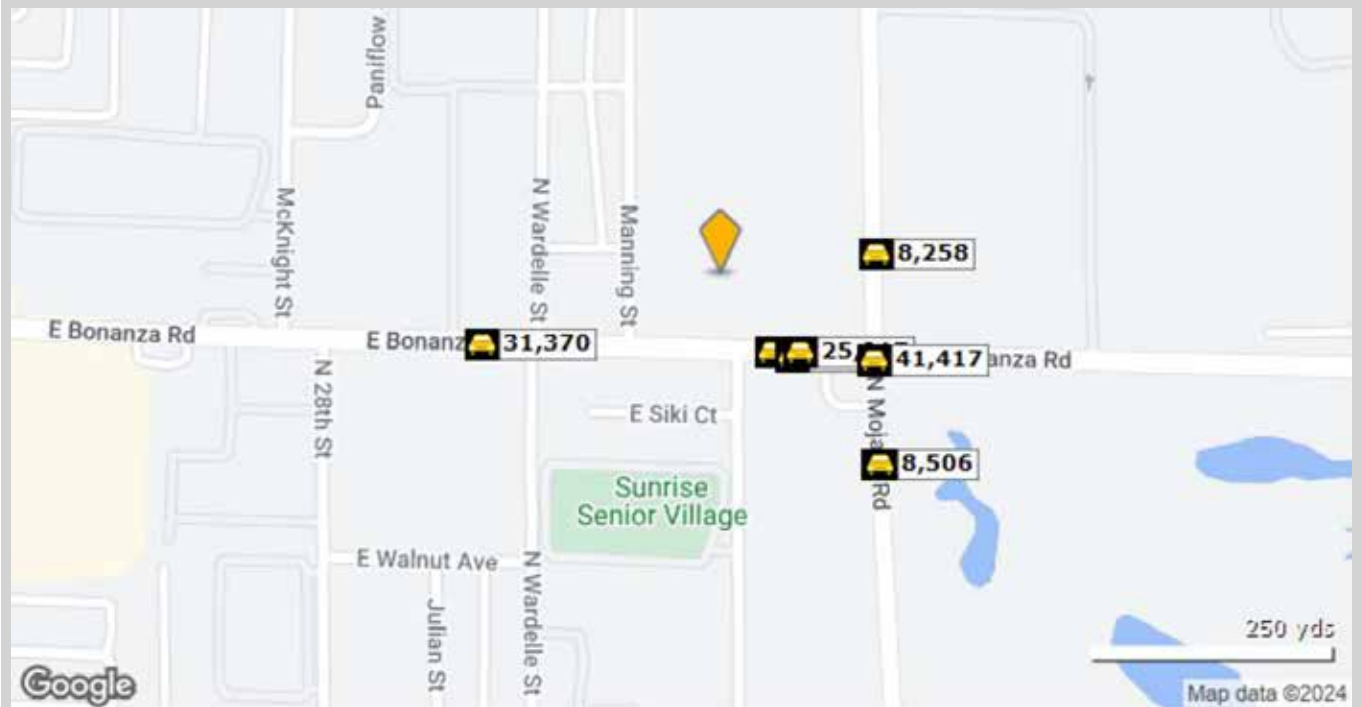
GLA: **16,091 SF**

Year Built: **2008**

Total Available: **3,772 SF**

% Leased: **76.56%**

Rent/SF/Mo: **\$1.25**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Bonanza Road	N 30th St	0.02 W	2020	27,103	MPSI	.05
2	Bonanza Road	N 30th St	0.02 W	2022	27,084	MPSI	.05
3	E Bonanza Rd	N 30th St	0.03 W	2018	28,074	MPSI	.06
4	E Bonanza Rd	N 30th St	0.03 W	2022	25,531	MPSI	.06
5	E Bonanza Rd	N 30th St	0.03 W	2020	25,917	MPSI	.07
6	N Mojave Rd	E Bonanza Rd	0.06 S	2022	8,258	MPSI	.10
7	Bonanza Road	E Bonanza Rd	0.00 N	2022	41,417	MPSI	.11
8	Bonanza Road	N Schnitzer St	0.03 W	2022	31,370	MPSI	.15
9	N Mojave Rd	E Bonanza Rd	0.07 N	2018	7,806	MPSI	.15
10	N Mojave Rd	E Bonanza Rd	0.07 N	2022	8,506	MPSI	.15



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2/12/2024

Offered for Lease By: Super Realty; Benjamin J Super, Broker; (702) 737-0390

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“Just Dirt” 8,000 Sq Feet Automotive Build-to-Suit



Offered for Lease By: Super Realty; Benjamin J Super, Broker, (702) 737-0390

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“Just Dirt” 1,600 Sq Feet Restaurant Build-to-Suit With Drive Thru



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Now Leasing:

Busy Bonanza Frontage

Overnight security is provided

Two Super Pads are ready to be built



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