

4180 S. JONES BLVD.



FOR LEASE

PROPERTY FEATURES

Lease Rate:	\$2.50 SF/Mo
NNN/CAM:	\$0.68 SF/Mo (estimated)
Lease Type:	NNN
Size:	+/- 1,300 SF
Term:	3-5 Years
Year Built:	1975
Zoning:	CG - Commercial General
Amenities:	Pylon Sign
Use:	Retail/ Office

OVERVIEW

4180 S. Jones Blvd. is a multi-tenant commercial property built in 1975 comprising approximately 10,050 square feet on a 1.2 acre parcel. The property is situated along the highly trafficked Jones Boulevard corridor in the Southwest Las Vegas (Spring Valley) submarket.

Currently available for lease, this well-positioned asset offers a flexible dry retail use. Its prime frontage along Jones Boulevard provides exceptional visibility and exposure, further enhanced by ample surface parking and prominent pylon signage

HIGHLIGHTS

- Access to Interstate cc 1-15 Freeway and 215 Highway
- Landlord Offering Tenant Improvement Allowance for Qualified Applicants.
- Located in the heart of The Southwest

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

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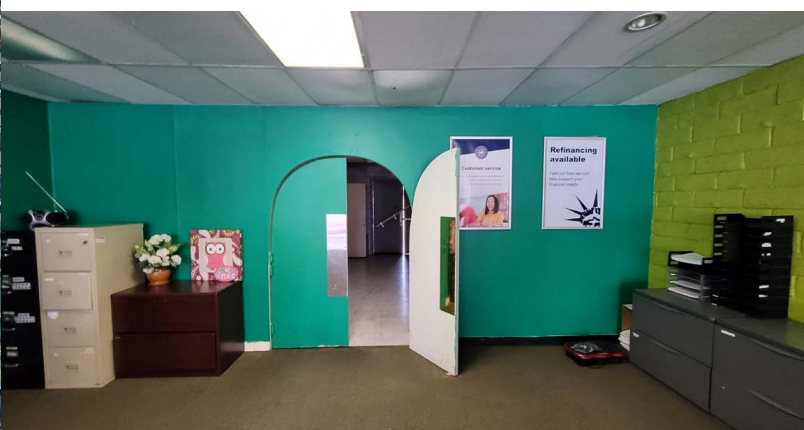
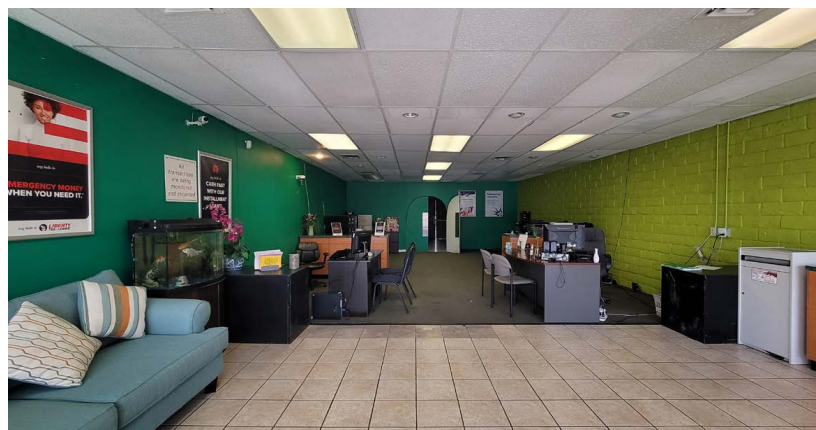
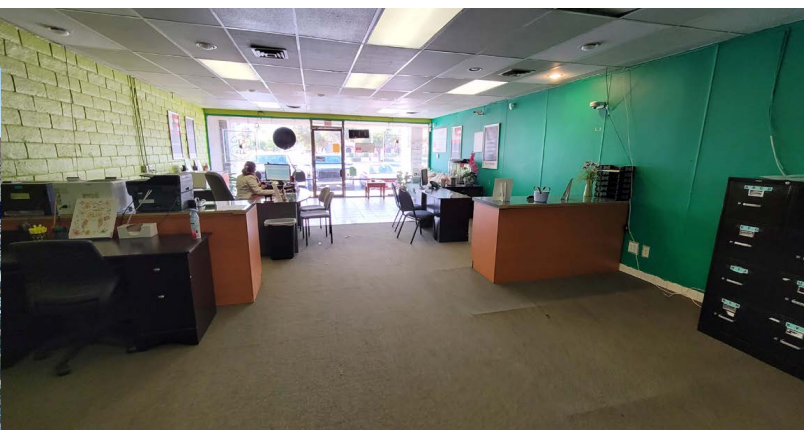
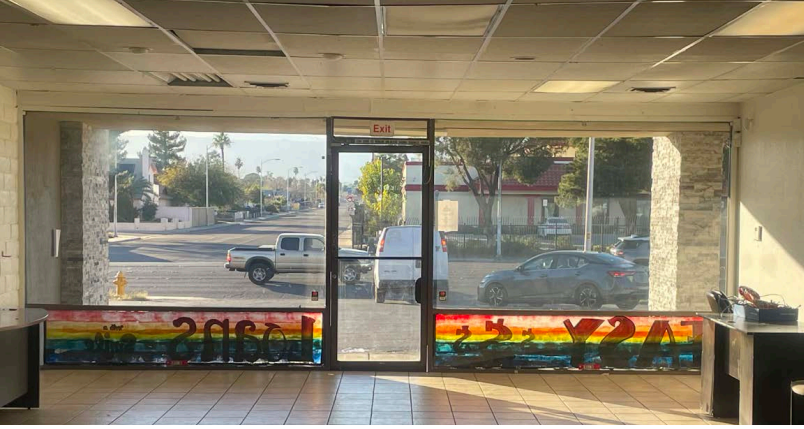
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