



FOR LEASE

6250 Mountain Vista Ave  
Henderson, NV 89014

● Four Suites Available

## Property Specs

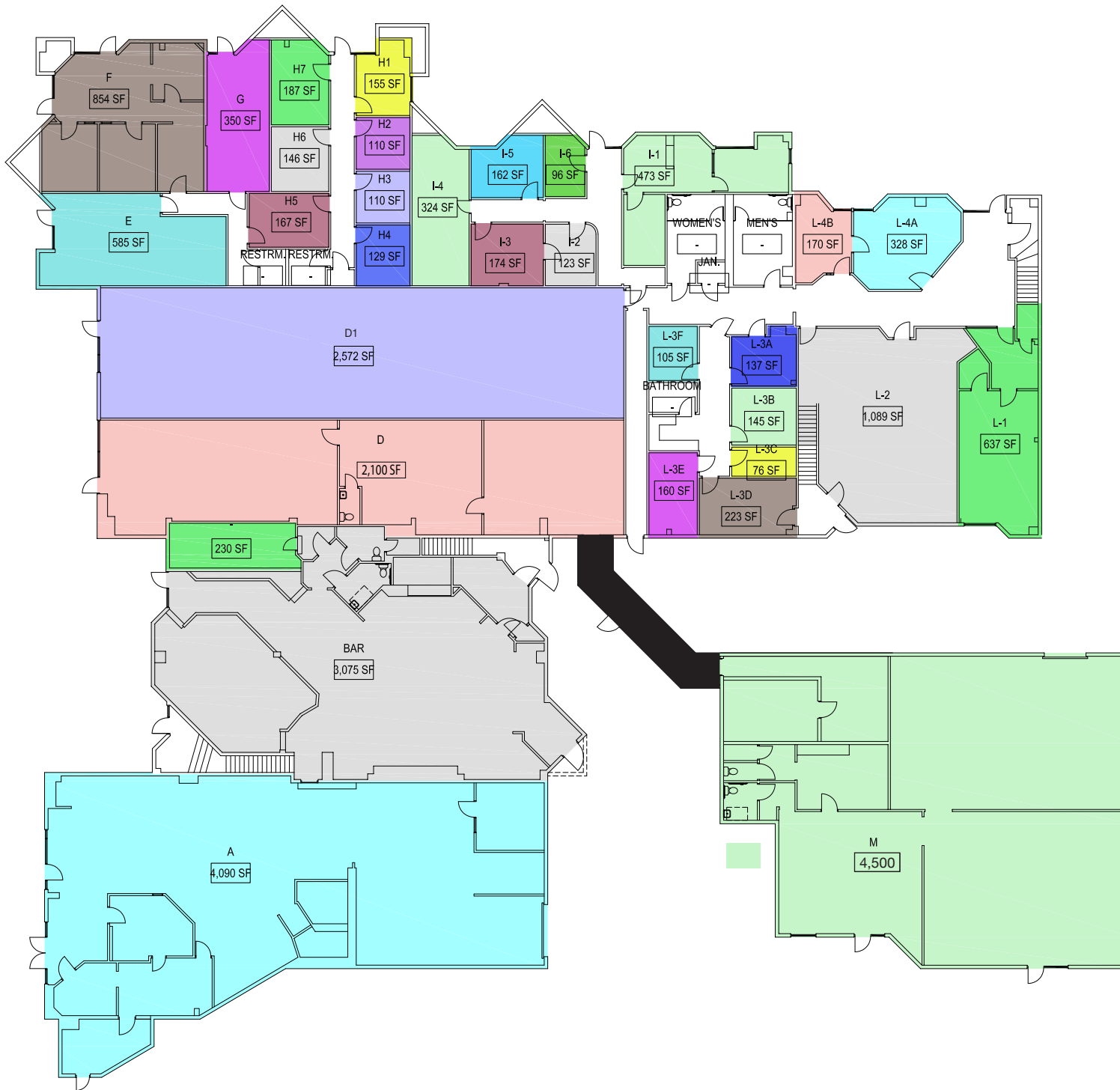
LEASE RATE	Suite A   \$1.50/SF/NNN Suite D   \$1.50/SF/NNN Suite D1   \$1.50/SF/NNN Suite M   \$1.25/SF/NNN
CAMS	Suite A   \$0.37 PSF Suite D   \$0.37 PSF Suite M   \$0.37 PSF
MONTHLY RENT	Suite A   \$7,878.31 Suite D   \$3,927.00 Suite D1   \$4,809.64 Suite M   \$7,290.00
AVAILABLE	Suite A   ±4,213 SF Suite D   ±2,100 SF Suite D1   ±2,572 SF Suite M   ±4,500 SF
LEASE TERM	3-5 years
ZONING	CC
TYPE	Retail   Community Center

- Suite A is 4,090 sf and is a former discount store. This suite has a large open area, a storage room, a back room that contains an office and a rear roll up door for receiving merchandise.
- Suite D is a 2,100 SF former gun store.
- Suite M is a former appliance warehouse/store and contains 4,500 SF. This suite consists of two showrooms, a bathroom, a kitchen/break room, and a warehouse.
- Great generating factors that include close proximity to schools, a daycare, industrial businesses, office users, and many, many rooftops.
- Well established center that has stood the test of time.



SUMMARY

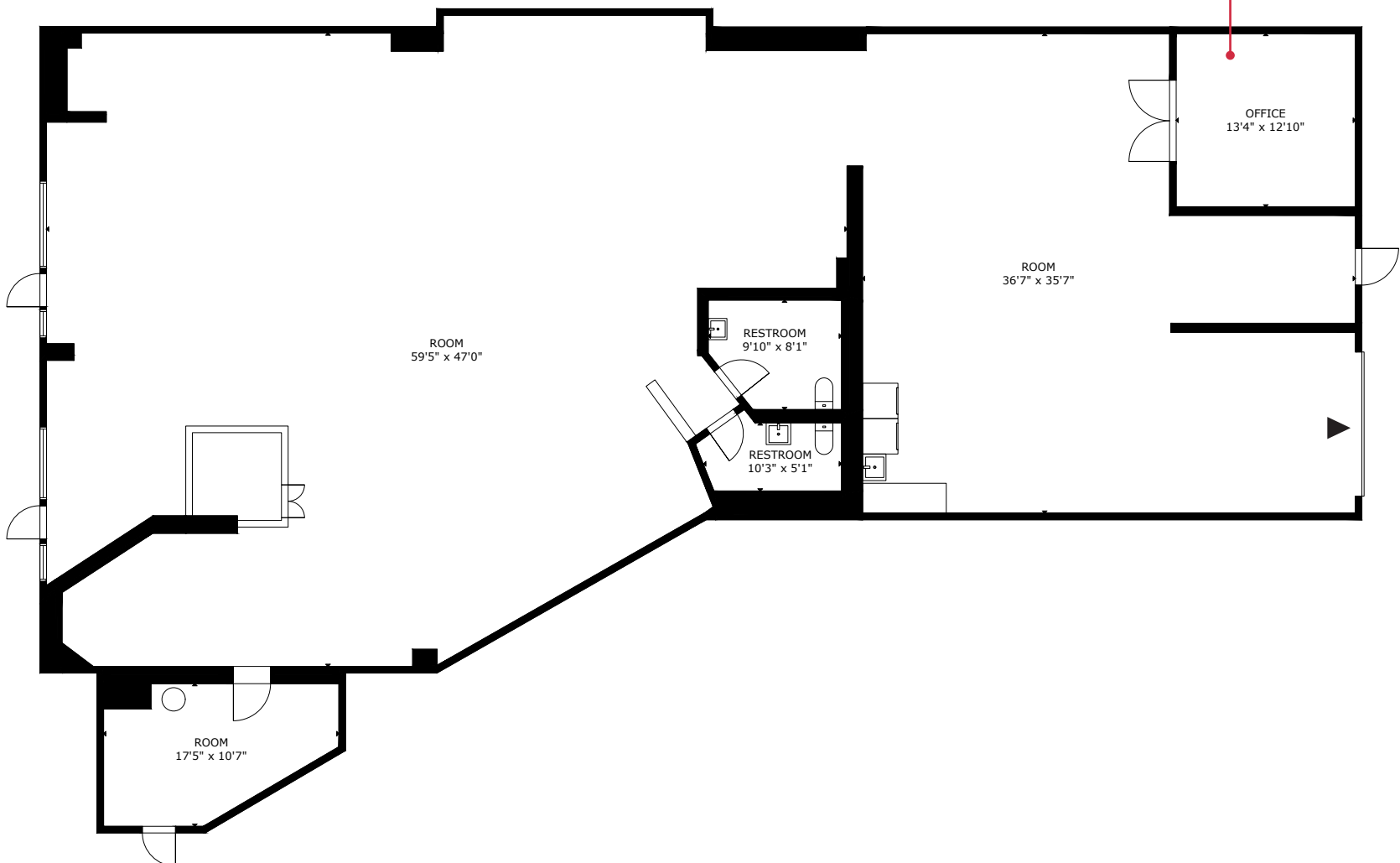
# SITE PLAN





CLICK HERE FOR A 3D TOUR

▲ ROLL UP DOOR



# FLOOR PLAN

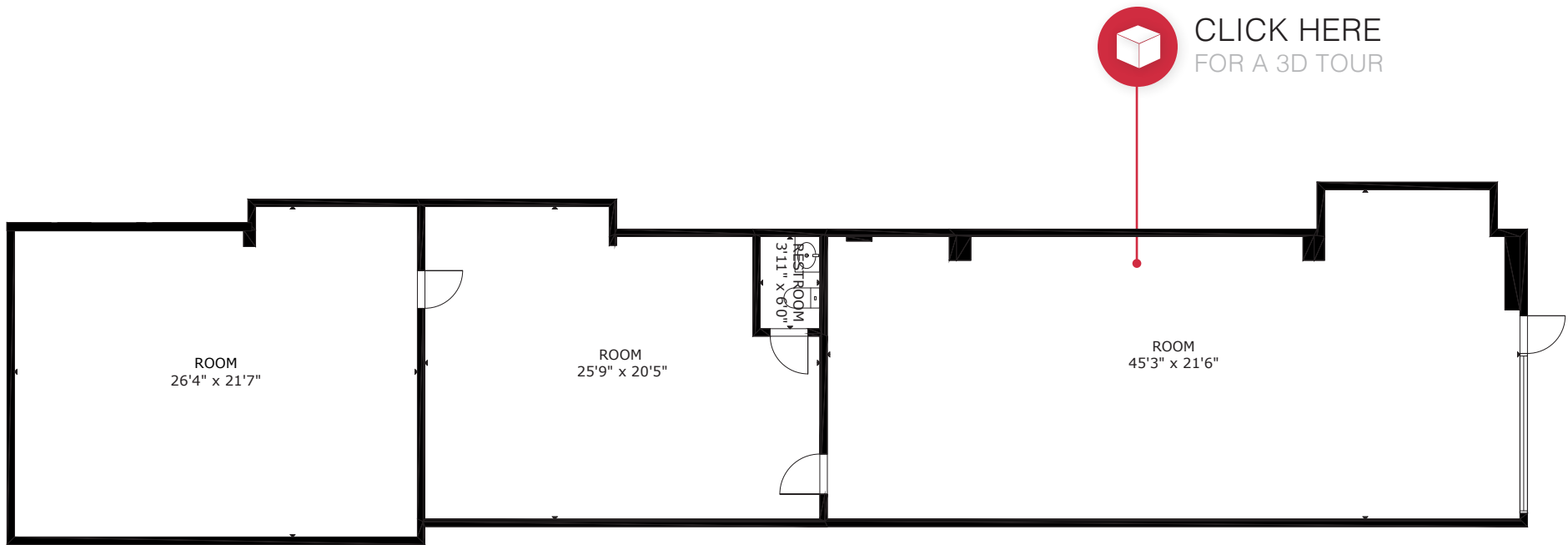
SUITE A



PHOTOS



# FLOOR PLAN



SUITE D



FRONT SHOWROOM



PHOTOS

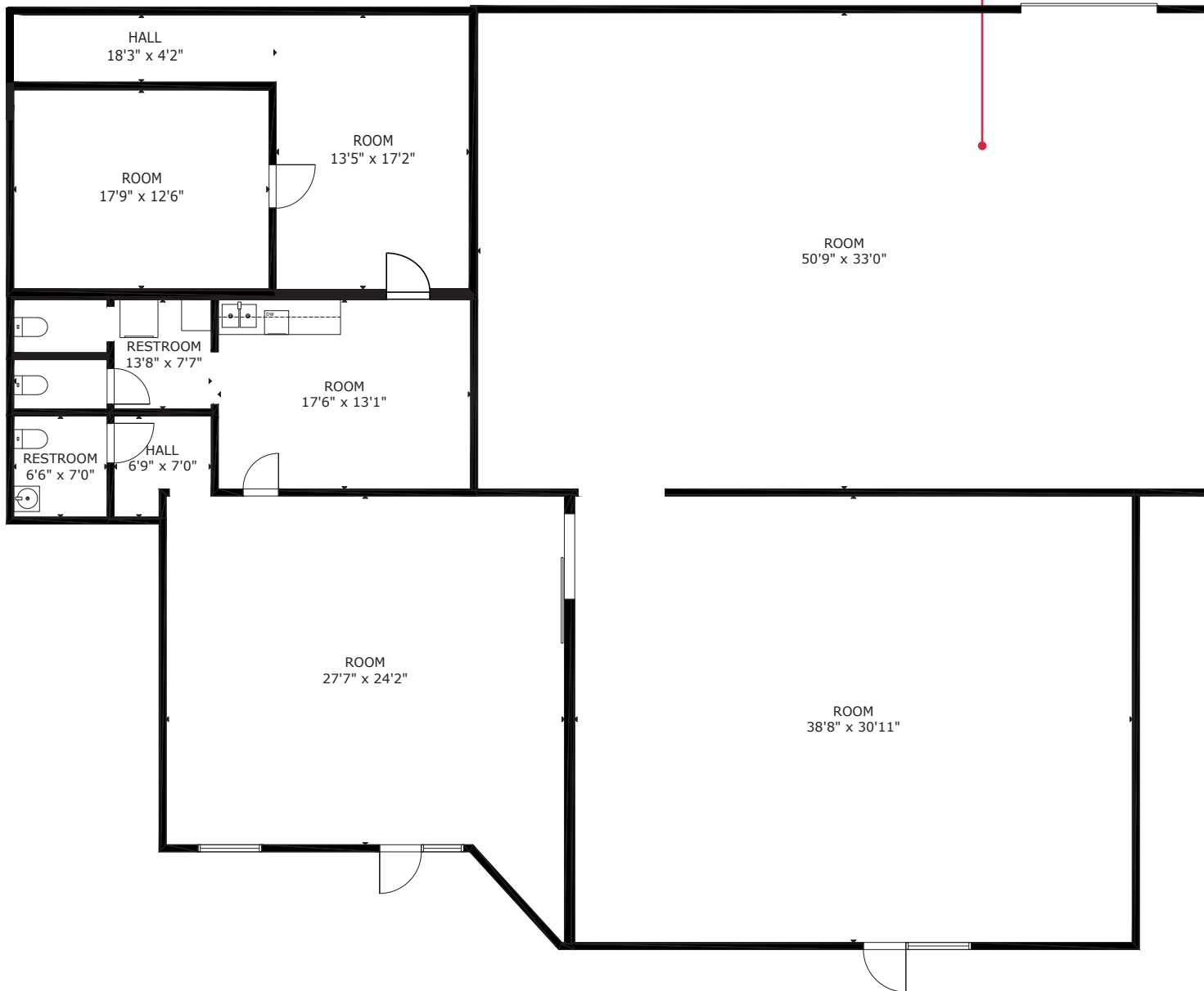


BACKROOM





CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

SUITE M



PHOTOS



# AREA MAP



**SITE**



W GALLERIA DR

THE GALLERIA MALL

W SUNSET RD

SUNSET STATION CASINO

WARM SPRINGS RD

N STEPHANIE ST

AUTOSHOW DR



EASTGATE RD



CORNERSTONE PARK



N GIBSON RD

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

**Bank of America**  
**WILDFIRE**  
**meineke**  
**HARBOR FREIGHT**  
**Starbucks**  
**Wendy's**  
**Chevron**  
**Quest Diagnostics**

**PT'S Taverns**  
**zerorez**  
**TRADER JOE'S**  
**MATTRESS FIRM**  
**Bedrosians Tile & Stone**  
**Dotty's**  
**H&R BLOCK**  
**AutoZone**  
**FRESENIUS SEKO**  
**La Bonita**  
**Olive Garden**  
**GALAXY THEATRES**  
**BR**  
**Smith's**  
**Ethel M. CHOCOLATES**  
**WELLS FARGO**  
**Black Bear Diner**  
**THE CHICKEN SHACK**  
**GREEN VALLEY ANIMAL HOSPITAL**

**BARNES & NOBLE**  
**HOBBY LOBBY**  
**Habit Burger & Grill**  
**SPROUTS FARMERS MARKET**  
**Michael's**  
**Total Wine & More**  
**TEXAS ROADHOUSE**  
**PET SMART**  
**ULTRA BEAUTY**  
**OUTBACK STEAKHOUSE**  
**Target**  
**NORDSTROM**  
**HomeGoods**  
**MARIANA'S SUPERMARKETS**  
**E6S FITNESS**



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	14,427	157,547	365,190
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,107	62,538	142,003
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$104,537	\$110,404	\$111,486

## Traffic Counts

STREET	AADT
Patrick Ln	30,500
Durango Dr	32,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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