

MONTELAGO VILLAGE AT LAKE LAS VEGAS

NEC Strada Di Villaggio & Lake Las Vegas Pkwy | 75 Strada Di Villaggio | Henderson, NV 89011



PROPERTY DESCRIPTION

The Village at Lake Las Vegas is a retail shopping galleria located in a beautiful lakefront setting, surrounded by housing and home to two hotels - The Westin Lake Las Vegas Resort and Spa and Hilton Lake Las Vegas Resort and Spa. The site offers tenants local customers as well as tourists traveling to attend one of the many conventions held here or just to soak up some sun and beauty that this area provides. Food and wine events, holiday celebrations, jazz festivals, live entertainment, and many other special events also draw visitors from all over the valley. New watersports on the lake including canoes, kayaks, electric boat rentals, hoverboarding, and a boatless cable system for wakeboarding attracts locals looking to enjoy the lake.

AVAILABLE SF	±498 SF - ±3,373 SF
ZONING	Tourist Commercial (CT); Henderson
LEASE RATES	\$2.40 - \$2.50 PSF
NNN	\$1.00 PSF
LAT/LONG	36.102463, -114.930154

PROPERTY HIGHLIGHTS

- Built out restaurant space available
- One-of-a-kind resort area
- Spaces available for immediate occupancy
- Beautiful build-outs
- Surrounded by Residential:
 - Ten new home communities under construction
- New Del Webb at Lake Las Vegas 55+ community with 9 designs and over 460 new homes coming soon!
- Two Hotels:
 - The Westin Lake Las Vegas Resort and Spa
 - Hilton Lake Las Vegas Resort and Spa
- New public school recently opened
- Two championship golf courses

2024 DEMOGRAPHIC SNAPSHOT



Population:
City of Henderson

331,922



**Average HH
Income:**
3-Mile Radius

\$197,897



Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com



CHAINLINKS
RETAIL ADVISORS

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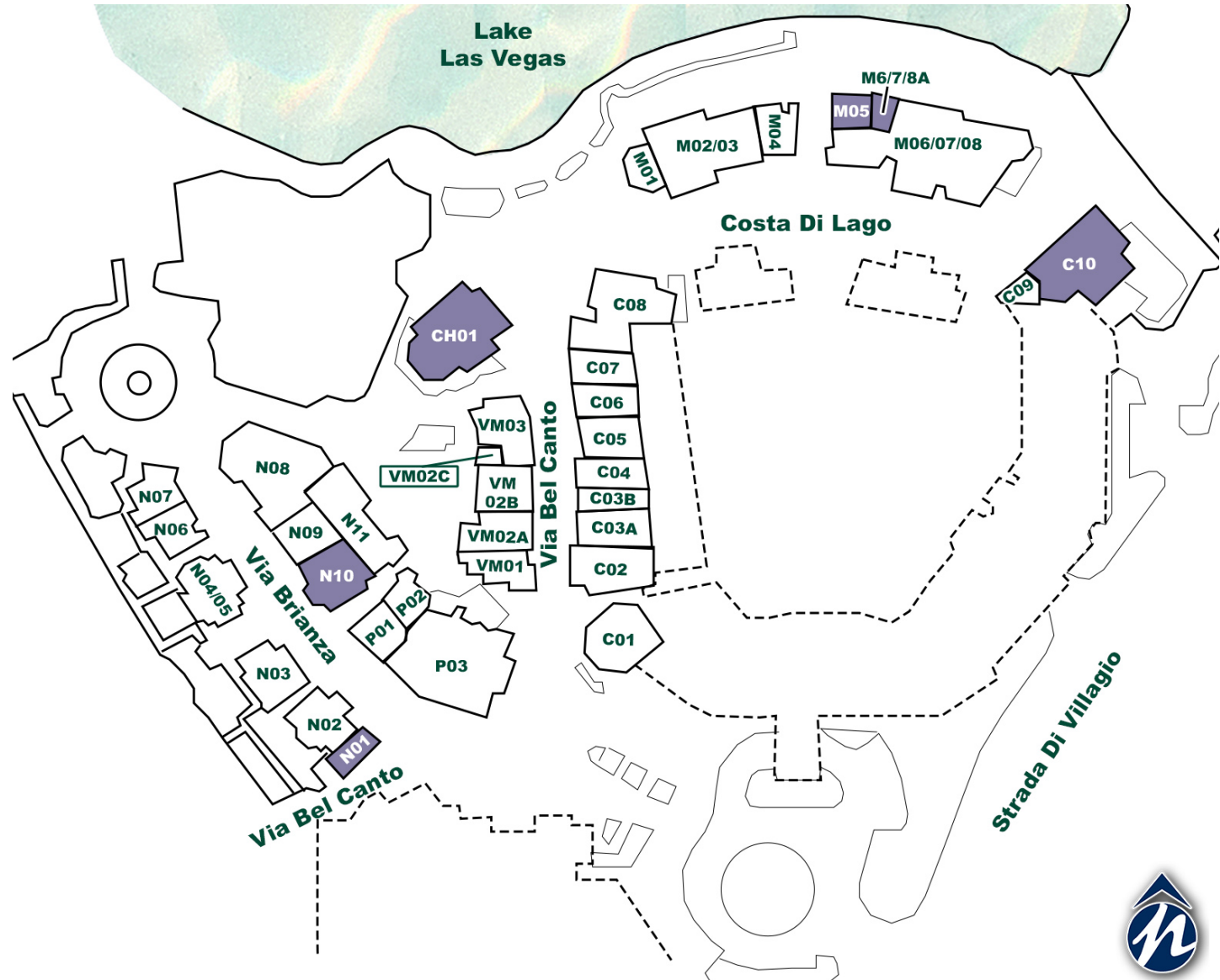
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SUITE	TENANT	SF
N01	AVAILABLE	±559
N02	Level Development Group	±1,207
N03	Sumiko	±1,122
N04/05	Maidenlane Designer Consignment	±1,524
N06	UPS Store	±1,030
N07	Perfect Paws Pet Boutique	±910
N08	Sonrisa Grill	±3,566
N09	Sonrisa Grill	±887
N10	AVAILABLE	±1,169
N11	Timeless Moments	±2,435
P01	Sol-Up	±781
P03	The Speakeasy	±6,440
VM01	Apricot Lane	±972
VM02A	LV Golf Cart Rentals	±859
VM02B	Nail Salon	±1,102
VM02C	A Moment In Time Events	±256
VM03	Pariz Salon	±1,209
C01	The Pub	±2,181
C02	Mrs. Coco	±1,496
C03A	Eugene Anthony Design Group	±1,070
C03B	Eugene Anthony Design Group	±1,055
C04	La Belle Med Spa	± 881
C05	Windermere Prestige Properties	±1,014
C06/08	Luna Rosa	±4,505
C07	A & M Pasta Lab	±835
C09	Marina Office	±440
C10	AVAILABLE	±3,373
CH01	AVAILABLE	±2,554
M01	BellaLinda Gelato	±736
M02/03	Mimi & Coco Bistro	±3,182
M04	Le Café Du Lac	±749
M05	AVAILABLE	±504
M06/07/08	Season's Grocery	±5,466
M6/7/8A	AVAILABLE	±498



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2024 ESTIMATED DEMOGRAPHICS



Population

1-Mile	4,077
3-Mile	13,552
5-Mile	48,889



Average Household Income

1-Mile	\$227,333
3-Mile	\$197,897
5-Mile	\$138,587



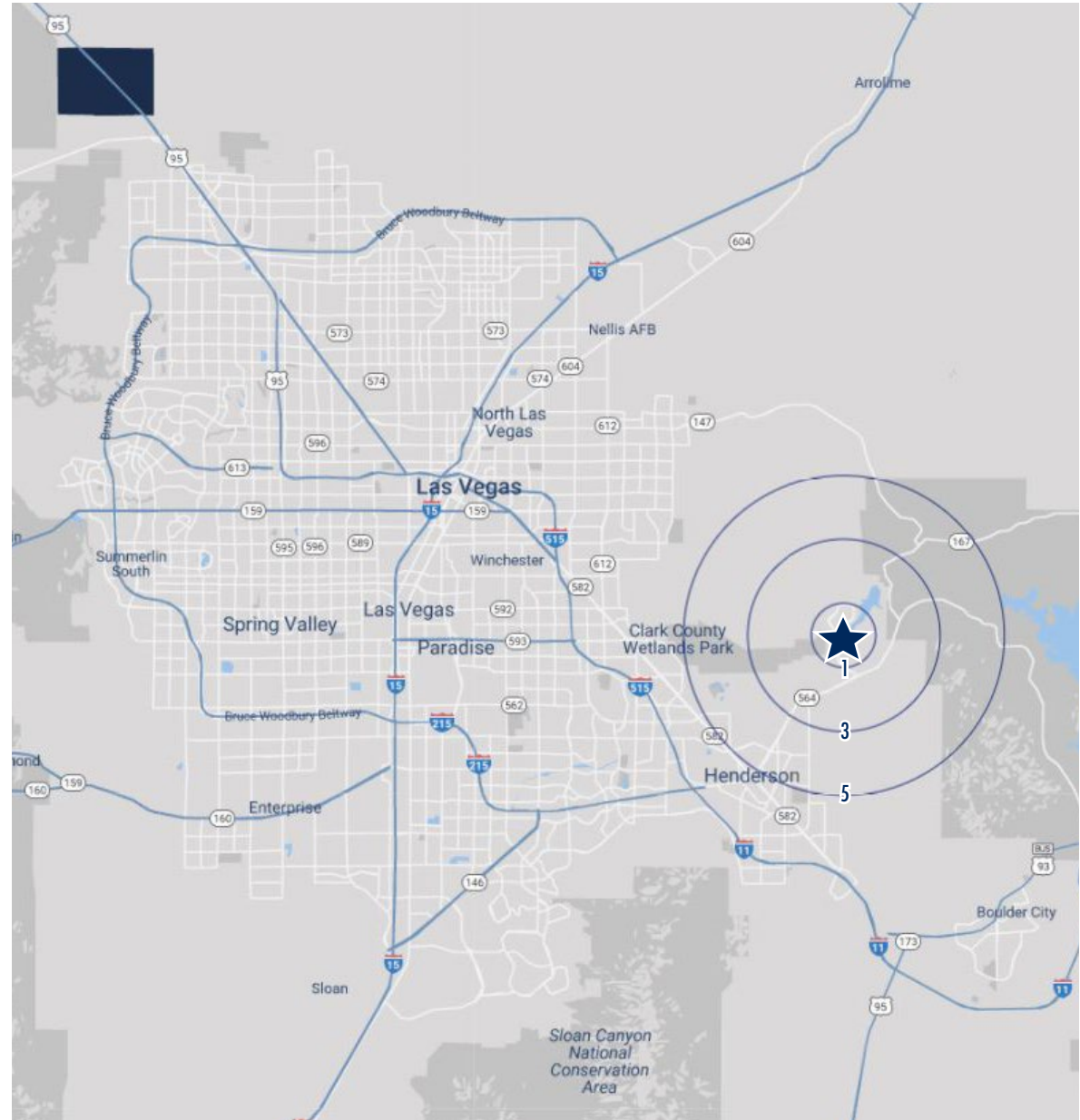
Number of Households

1-Mile	1,959
3-Mile	5,895
5-Mile	19,483



Daytime Population (Employees)

1-Mile	1,348
3-Mile	2,329
5-Mile	5,148



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf.

You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

*This information was taken from form 504 and 503
with the Nevada Real Estate Division.*

*When you choose to do business with us the proper form will be presented
for signature. To see these forms please visit NVRED.com.*



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