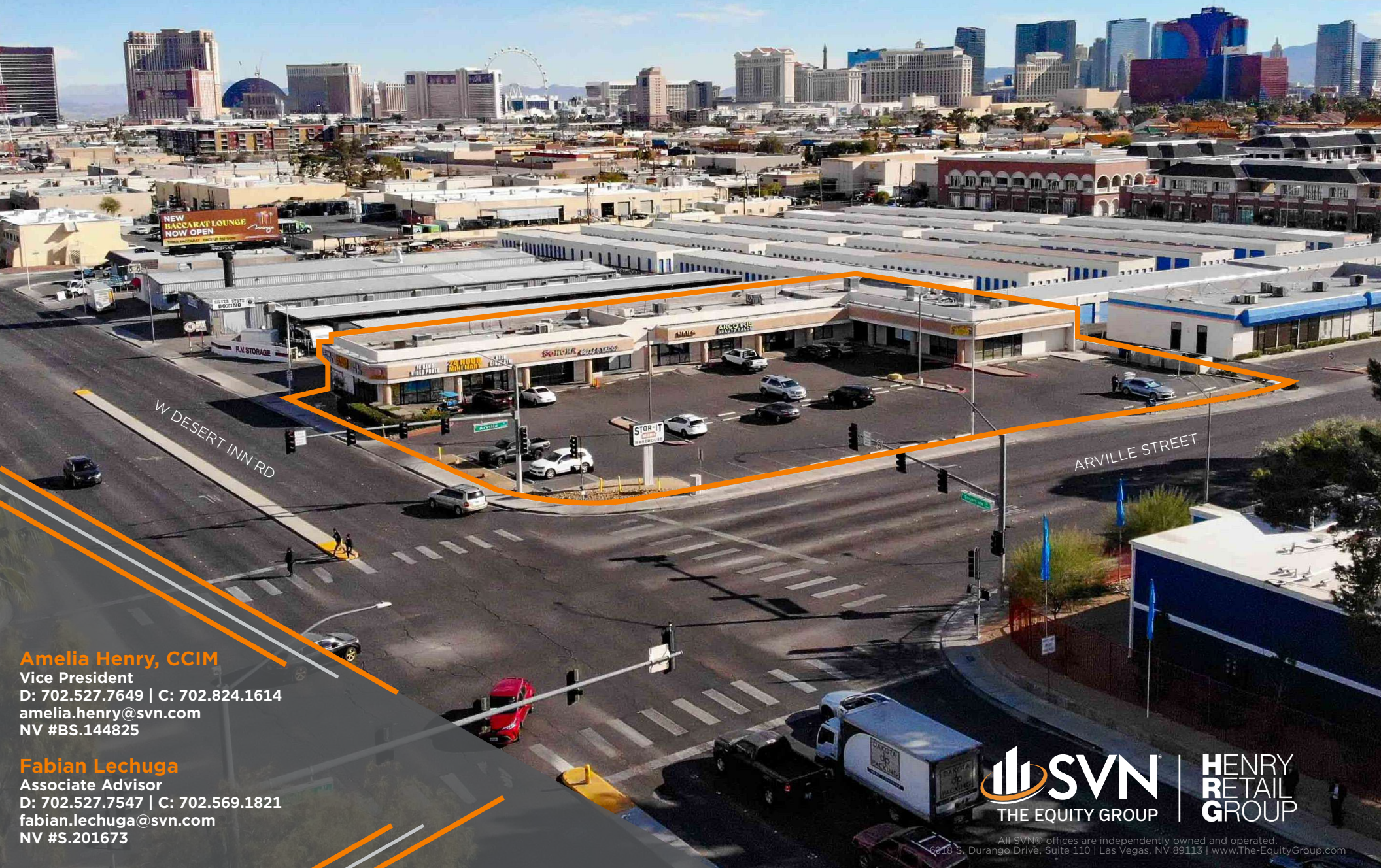


**FOR LEASE**  
**DESERT INN & ARVILLE RETAIL CENTER**  
4355 W Desert Inn Road, Las Vegas, NV 89102



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6018 S. Durango Drive, Suite 110 | Las Vegas, NV 89113 | [www.TheEquityGroup.com](http://www.TheEquityGroup.com)



PROPERTY SUMMARY

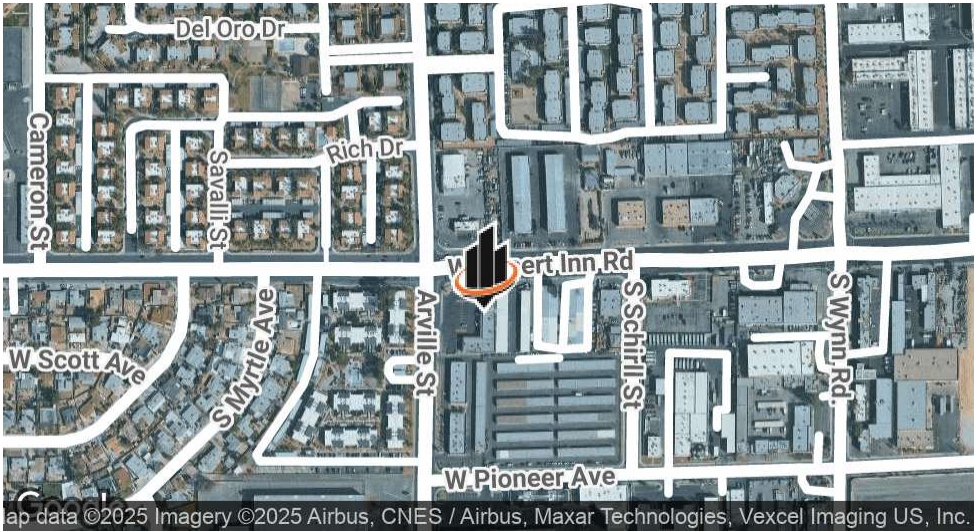


OFFERING SUMMARY

|                |                              |
|----------------|------------------------------|
| LEASE RATE:    | \$1.85 - 2.50 SF/month (NNN) |
| BUILDING SIZE: | 10,066 SF                    |
| AVAILABLE SF:  | 1,936-4,200 SF               |
| LOT SIZE:      | 1.46 Acres                   |
| YEAR BUILT:    | 1990                         |
| ZONING:        | CG                           |

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PROPERTY HIGHLIGHTS

- Second Generation Restaurant Available - ±4,200 SF
- Second Generation Retail Available
- Minutes from the Las Vegas "Strip" & Chinatown
- Excellent Visibility and Traffic Flow | Traffic Count ±50,000 CPD
- 500-Gallon Grease Interceptor
- Strong Daytime Population
- Zoned Commercial General (CG)
- Ample Parking
- NNN's \$0.68/SF/Mo



# AERIAL



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FLOOR PLAN - SUITE A-B: ±4,200 SF



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FLOOR PLAN - SUITE B: ±1,936 SF



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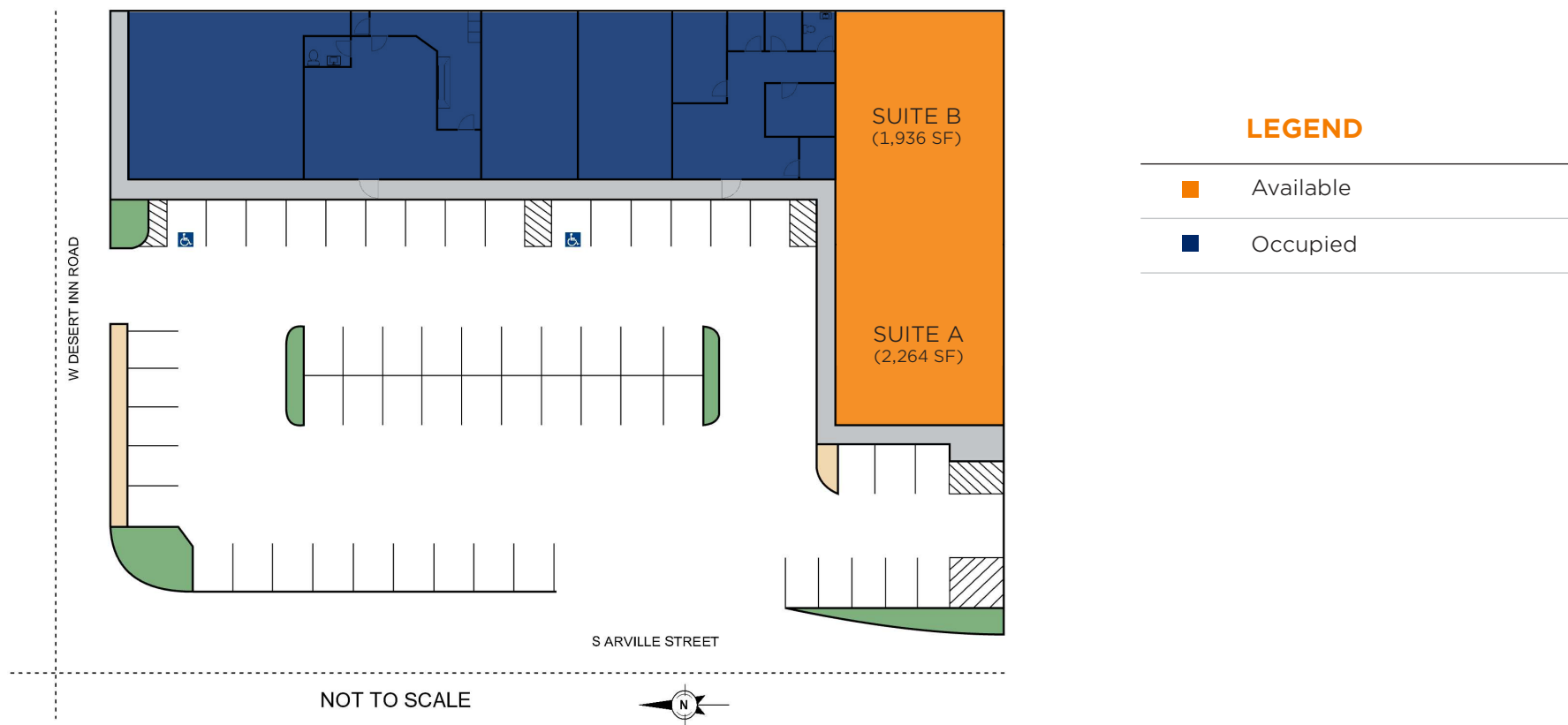
ADDITIONAL PHOTOS



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SITE PLAN



AVAILABLE SPACES

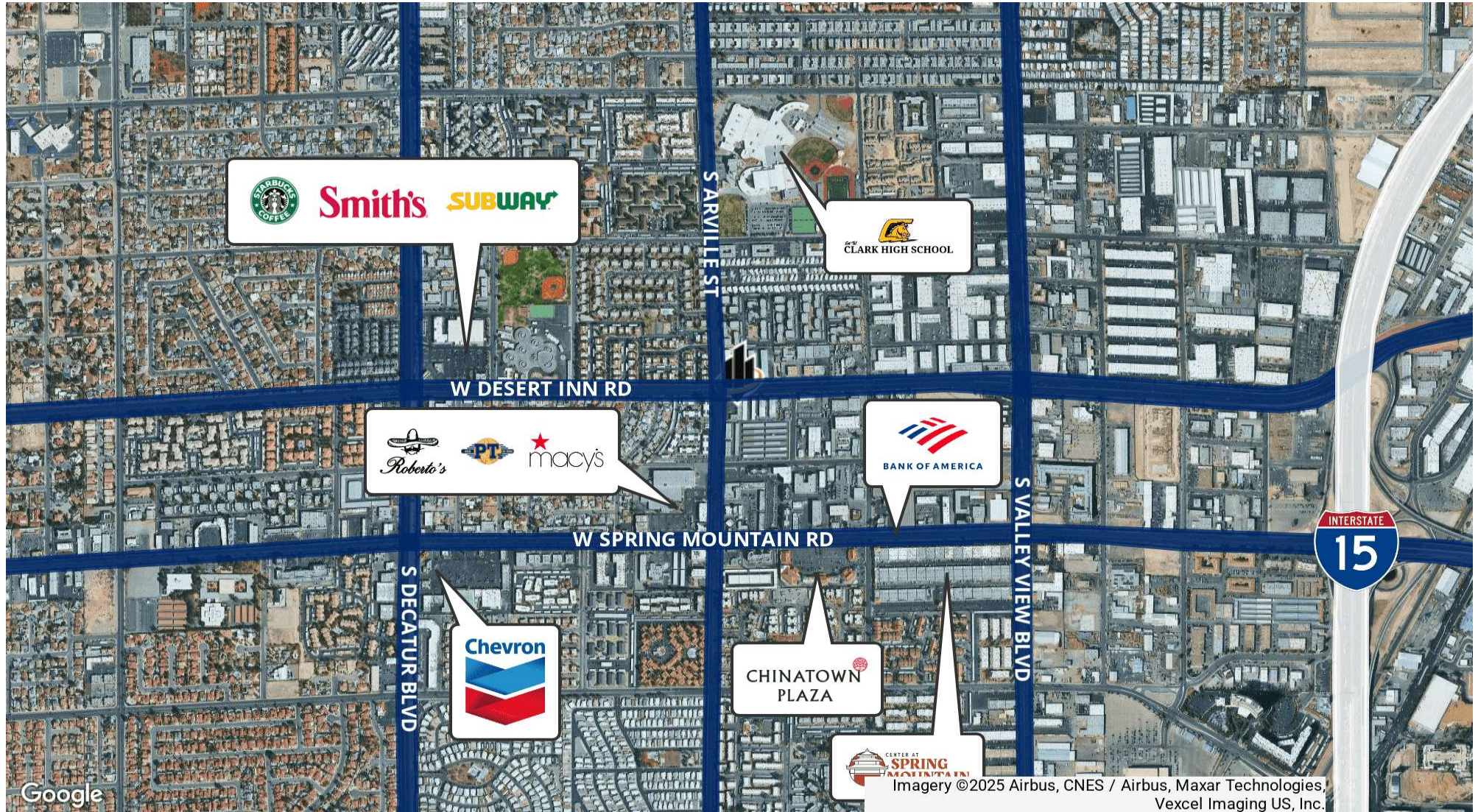
| SUITE       | TENANT    | SIZE           | TYPE | RATE            | DESCRIPTION                                                                         |
|-------------|-----------|----------------|------|-----------------|-------------------------------------------------------------------------------------|
| ■ Suite A-B | Available | 1,936-4,200 SF | NNN  | \$2.50 SF/month | Second generation restaurant with hood, grease interceptor, and renovated restrooms |
| ■ Suite B   | Available | 1,936 SF       | NNN  | \$1.85 SF/month | Second generation retail space with two fully renovated bathrooms a storage area    |

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## RETAILER MAP



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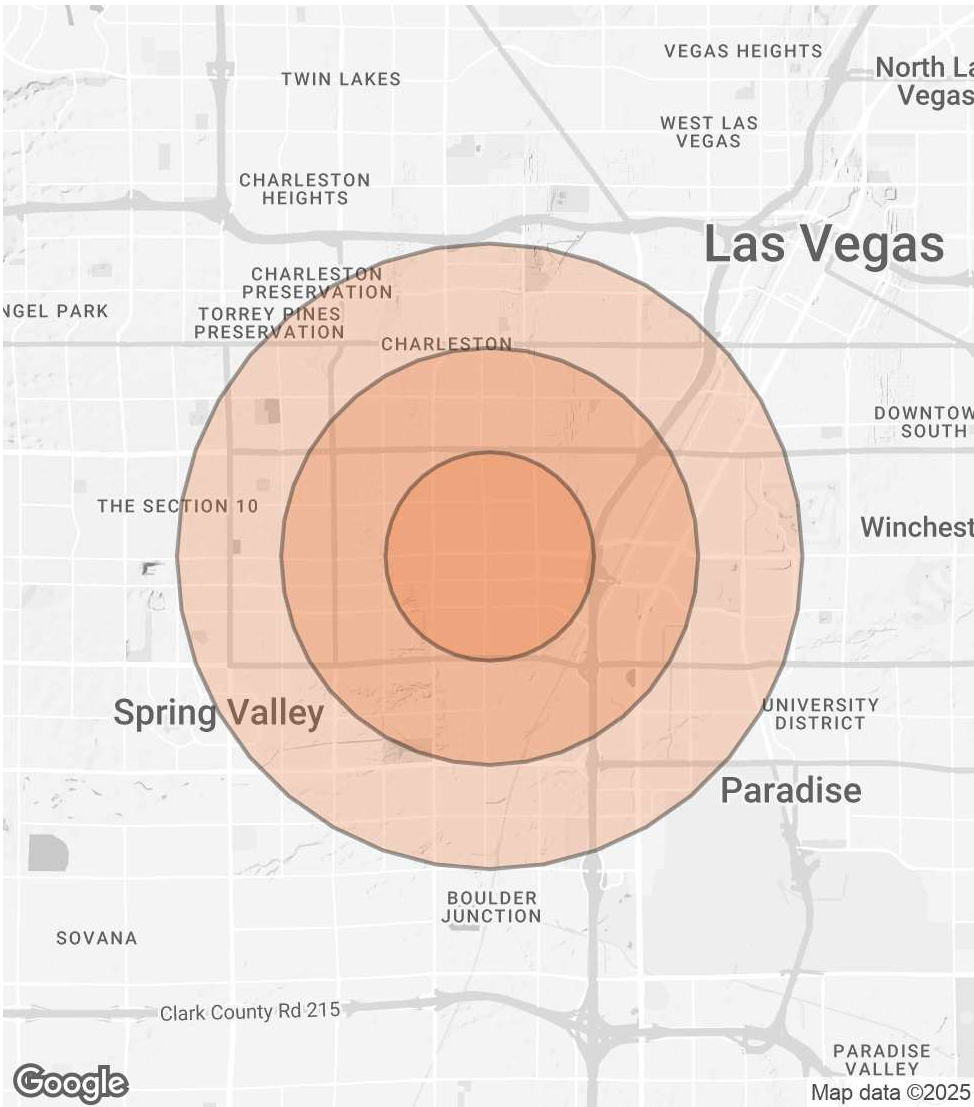


DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 33,445 | 79,214  | 154,202 |
| AVERAGE AGE          | 35.0   | 38.2    | 39.3    |
| AVERAGE AGE (MALE)   | 34.6   | 37.2    | 38.4    |
| AVERAGE AGE (FEMALE) | 34.6   | 38.9    | 40.2    |

| HOUSEHOLDS & INCOME | 1 MILE   | 2 MILES   | 3 MILES   |
|---------------------|----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 14,614   | 41,306    | 84,136    |
| # OF PERSONS PER HH | 2.3      | 1.9       | 1.8       |
| AVERAGE HH INCOME   | \$40,429 | \$45,713  | \$47,722  |
| AVERAGE HOUSE VALUE | \$65,235 | \$151,964 | \$188,786 |

2020 American Community Survey (ACS)



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