

# JADE APARTMENTS RETAIL

3150 W TWAIN AVE., LAS VEGAS, NV 89103

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

## JOANNA ZIRBES, CCIM

Principal

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## BRENDAN LEAKE

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**\$2.25 - \$3.00 NNN**

Lease rate



**±1,261 SF**  
space available

## PROPERTY HIGHLIGHTS

- Grease trap and tenant improvement allowance available
- Only retail space on first floor of apartment building with 287 units offering a built-in client base
- Located next door to Club Wyndham Desert Blue
- Visibility from I-15 freeway
- New LED billboard to be installed along I-15 with advertising opportunity available to retail tenant
- APN: 162-17-311-003

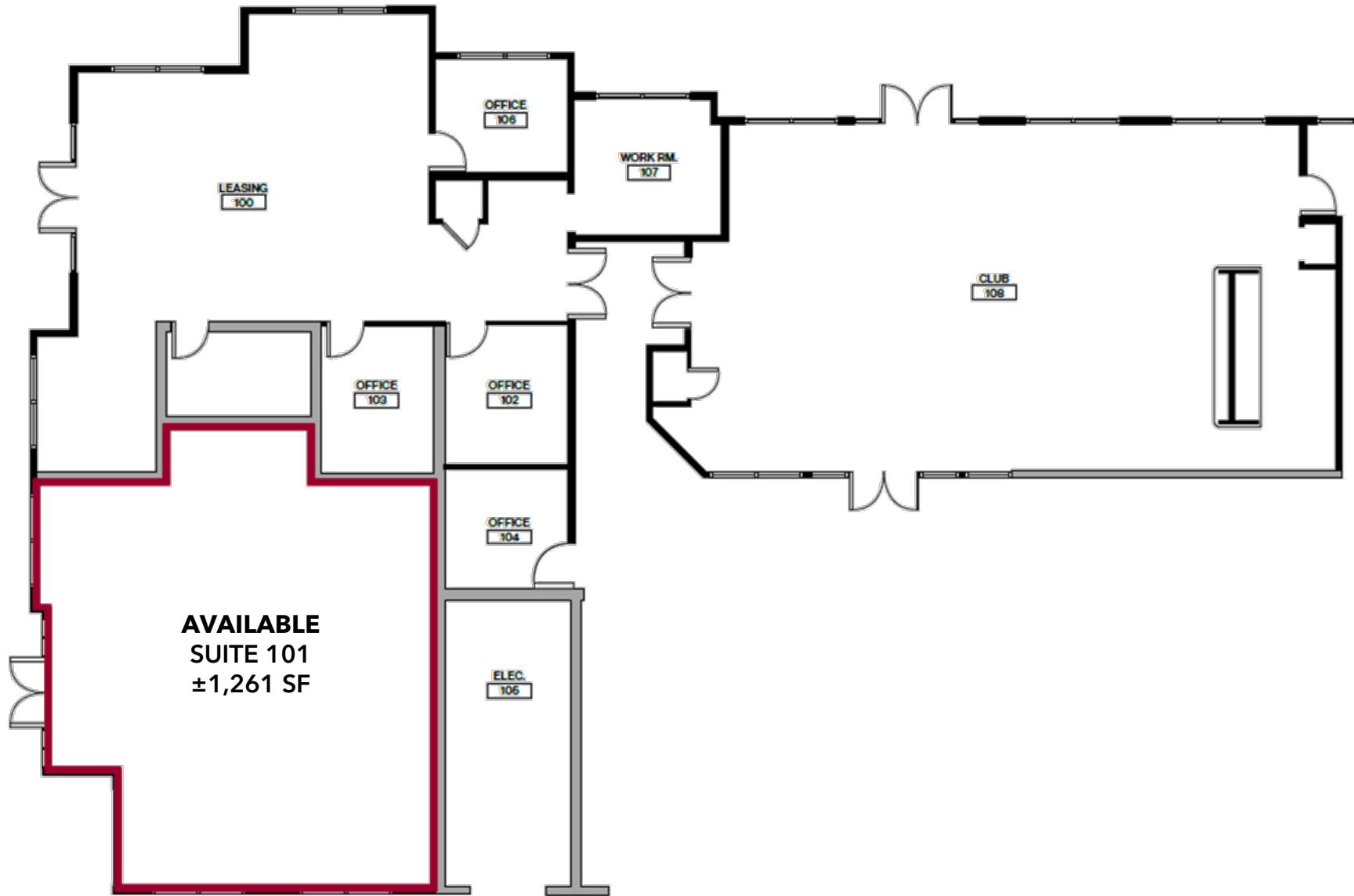


## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<b>2024 POPULATION</b>	9,115	151,602	400,756
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$59,550	\$71,447	\$75,234
<b>2024 TOTAL HOUSEHOLDS</b>	4,398	69,158	165,856

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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