

# RETAIL FOR LEASE

## Rock Springs Retail



LOGIC



Las Vegas Strip

**STE. 1924**  
**+/- 7,462 SF**  
**AVAILABLE**

W. Lake Mead Blvd. // 27,200 CPD

US 95 // 189,000 CPD



FUTURE SENIOR HOUSING



Rock Springs Dr.

**AREBA MOTEN**  
Associate  
702.954.4168  
amoten@logicCRE.com  
S.0194559

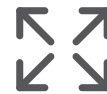
**DEANA MARCELLO**  
Executive Vice President  
702.954.4104  
dmarcello@logicCRE.com  
S.0174174



## Property Highlights

- Join In-N-Out, Raising Cane's, Arby's, Brake Masters, Sherwin Williams, and more!
- Large open flex/retail space available: 16' clear height, ability to add roll up door.
- Excellent freeway visibility with signage facing the US-95.
- High traffic location with traffic counts in excess of +/- 216,200 CPD.
- Services the affluent Summerlin, Pueblo, & Desert Shores master planned communities.

## Listing Snapshot



**+/- 7,462 SF**

Space Available



**\$2.25 PSF NNN**

Lease Rate

## Demographics

Population	1-mile	3-mile	5-mile
2021 Population	31,255	197,940	443,090
Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$60,470	\$71,426	\$82,018
Households	1-mile	3-mile	5-mile
2021 Total Households	11,795	73,385	165,892

LOGIC



The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Last Updated: 08.06.21



1910 - 1936 Rock Springs Dr.  
Las Vegas, NV 89128

# Maps, Aerial, & Plans



1910 - 1936 Rock Springs Dr.  
Las Vegas, NV 89128

## Property Photos



LOGIC [f](#) [t](#) [in](#)

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.