

FOR LEASE

SMOKE RANCH PLAZA

6651-6673 SMOKE RANCH ROAD | Las Vegas, NV 89108



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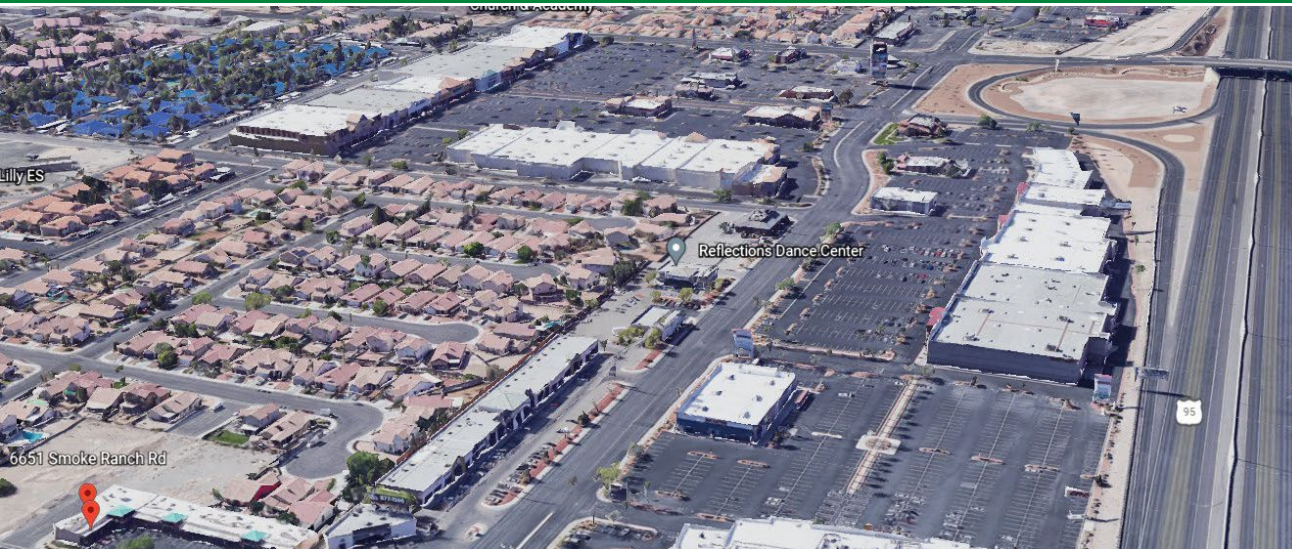


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Smoke Ranch Plaza is Class B storefront retail and office Strip Center located in the Central West Las Vegas submarket. The property features 10,139 square feet of gross lettable area on 0.68 acres. The retail center is situated in a very walkable location and with some transit nearby for clientele.

AVAILABLE SPACE

Suite	Square Feet	Space Description
6663-65	1,480	Vanilla Shell
6671-73	1,450	Vanilla Shell

PROPERTY FEATURES

Rates from \$1.35 NNN

- One-Story, Storefront Retail/Office
- 39 Surface Parking Spaces
- \$0.66 CAM
- Less than 20 Minutes to McCarran International Airport
- Zoned C-1, Las Vegas

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DEMOGRAPHICS

	1 mile	3 miles	10 Min. Drive
Population	26,704	195,289	365,554
Median Household Income	\$47,605	\$55,537	\$59,522
Households	9,634	71,841	134,643

TRAFFIC COUNTS

Collection	Cross Street	Volume
Smoke Ranch Road	N Rainbow Boulevard W.	15,941 VPD
Smoke Ranch Road	N Rainbow Boulevard E.	40,488 VPD

