

For Lease

The Annex



7680 S. Las Vegas Blvd.
Las Vegas, NV 89123

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Listing Snapshot



\$2.50-\$3.50 PSF NNN
Lease Rate



± 1,500 - 19,681 SF
Available Square Footage

Property Highlights

- ± 19,681 SF of contiguous space available
- Located just off the I-15 Freeway / CC-215 Beltway, minutes from the World-Famous Las Vegas Strip and new Allegiant Stadium home of the Las Vegas Raiders
- Traffic counts exceeding ± 42,850 CPD
- Building is an outparcel to the South Premium Outlets Mall with over 145 stores and 17 restaurants
- Within walking distance of:
 - Manor Suites (± 260 rooms)
 - Tahiti Village (± 850 rooms)
 - Baymont Inn & Suites (± 110 rooms)
 - Marriott Residence Inn (± 131 rooms)

Demographics

	1-mile	3-mile	5-mile
2023 Population	4,953	84,319	354,915
2023 Average Household Income	\$105,547	\$101,435	\$97,621
2023 Total Households	2,321	33,831	143,405







Site Plan

Available

Suite	Tenant	SF
201	Black Bear Diner	± 5,400 SF
202	D'Pinoy Joint	± 2,600 SF
203	Las Pupas	± 2,000 SF
205	Goodwill	± 21,875 SF
207	AVAILABLE	± 5,681 SF
208	AVAILABLE	± 1,500 SF
209	AVAILABLE	± 2,500 SF
210	AVAILABLE	± 3,500 SF
211	AVAILABLE	± 6,500 SF



Property Photos



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For inquiries please reach out to our team.

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