

NELLIS BONANZA SHOPPING CENTER

FOR LEASE



PROPERTY DETAILS

601-725 N. Nellis Blvd., Las Vegas, NV 89110

- 895 SF Former Tax Office Available
- 1,200 SF Second Generation Restaurant
- \$1.50/SF/Month Plus (\$0.42) NNN
- Includes: Nevada Department of Welfare, Nevada Health Centers, Arby's, Potter's House, Anthony's Donuts, Check City, Thai Cuisine, Paradise Smoke & Vape, and Jalai Insurance
- Strong Traffic Counts: 60,000 Cars Per Day at Intersection
- Street Signage Available for Excellent Visibility

SURROUNDING TENANTS



2025 DEMOS



EST. POPULATION

1 MILE » **26,642**
3 MILE » **211,971**
5 MILE » **436,086**



EST. HOUSEHOLDS

1 MILE » **8,089**
3 MILE » **69,025**
5 MILE » **148,991**



EST. AVERAGE HH INCOME

1 MILE » **\$73,185**
3 MILE » **\$73,246**
5 MILE » **\$73,040**



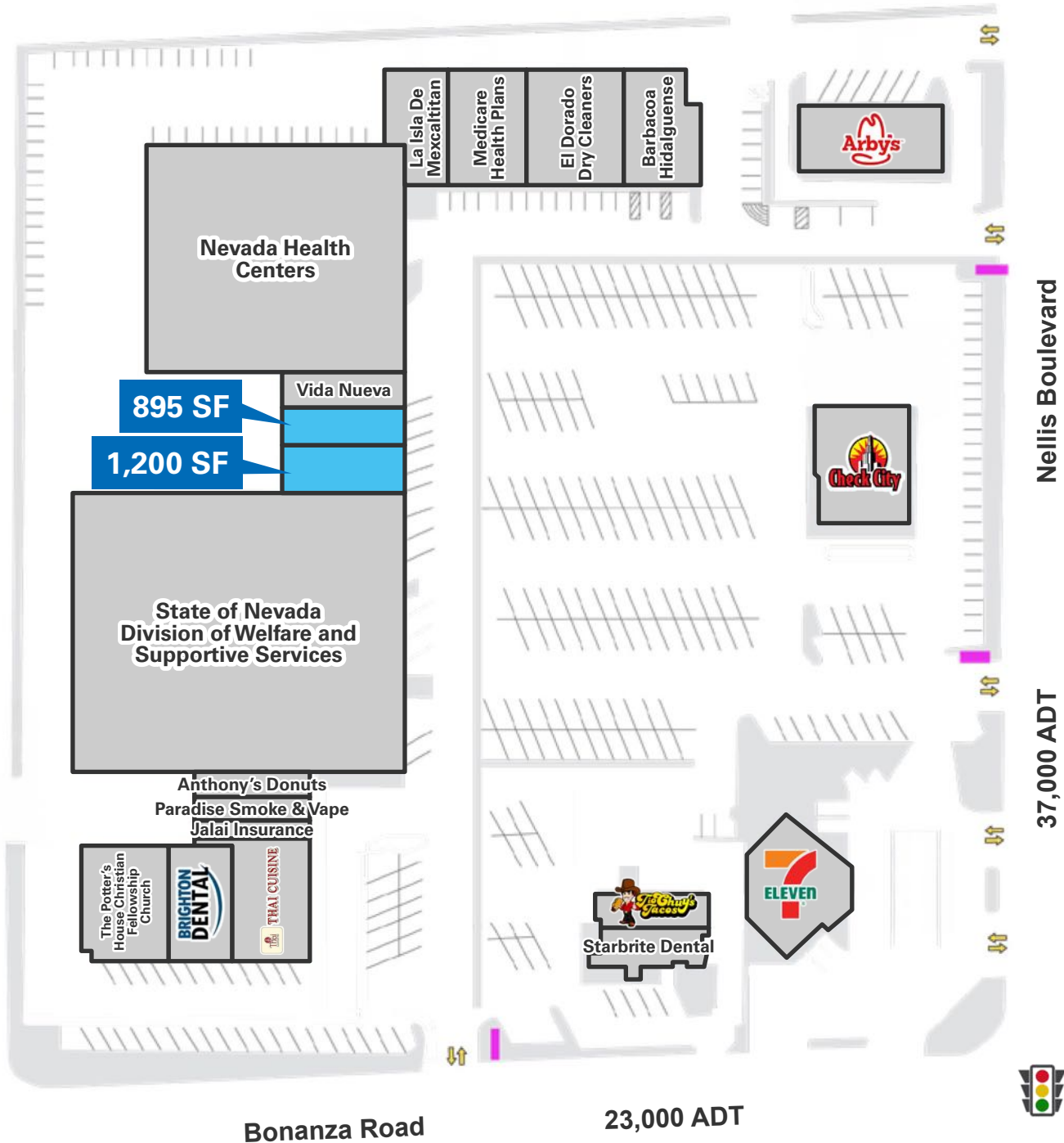
JAKKE FARLEY, CCIM
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BS.2802
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**FULL SERVICE
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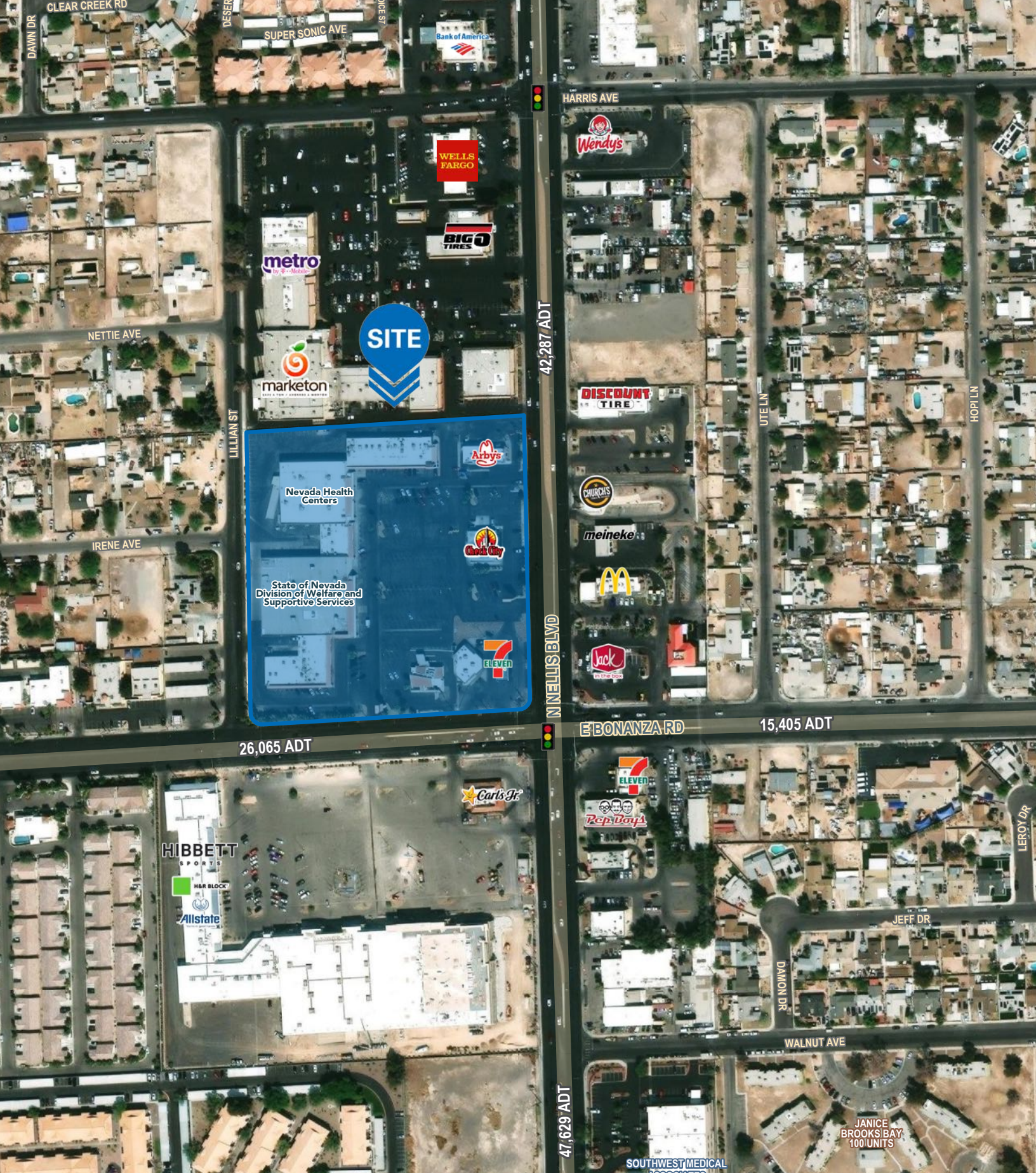
SITE PLAN



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