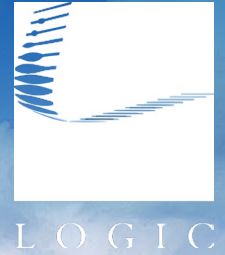


For Lease

Jade Apartments Retail



SUBJECT

±1,261SF

3150 W. Twain Ave.
Las Vegas, NV 89103

Joanna Zirbes, CCIM
Vice President
702.954.4163
jzirbes@logicCRE.com
S.0184741

Brendan Leake
Senior Associate
702.954.4132
bleake@logicCRE.com
S.0178140

Listing Snapshot



\$2.25-\$3.00 NNN
Lease Rate



± 1,261 SF
Available Square Footage



162-17-311-003
Parcel Number (APN)

Property Highlights

- Grease trap and tenant improvement allowance available.
- Only retail space on first floor of apartment building with 287 units - 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.

Demographics

	1-mile	3-mile	5-mile
2024 Population	9,115	151,602	400,756
2024 Average Household Income	\$59,550	\$71,447	\$75,234
2024 Total Households	4,398	69,158	165,856







Hotels / Casinos

Mirage
LAS VEGAS

Hotels / Casinos

Harrah's
CASINOS

Hotels / Casinos

Flamingo

Las Vegas Strip

Hotels / Casinos

CAESARS
PALACE

Hotels / Casinos

BELLAGIO
LAS VEGAS

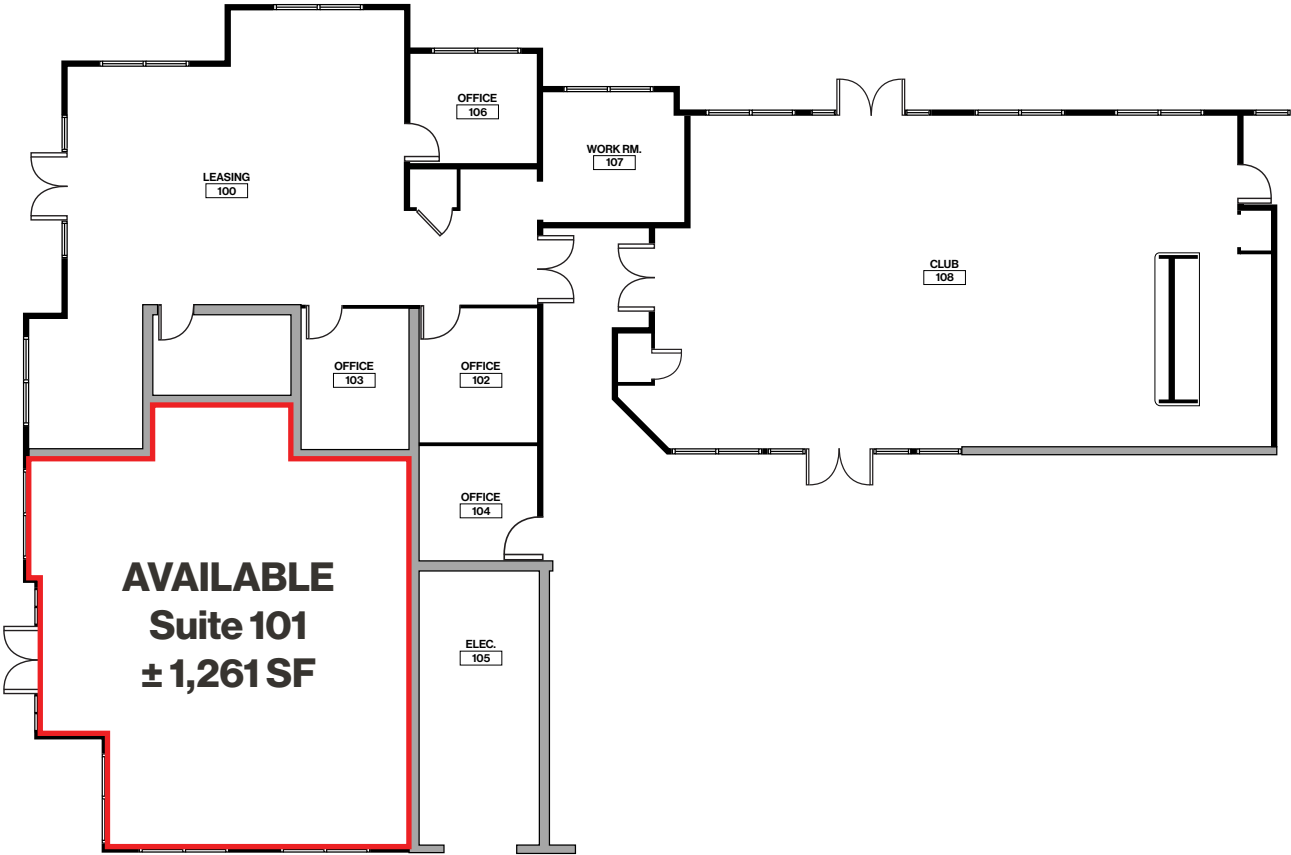
INTERSTATE
15

I-15 FWY. // 243,000 CPD

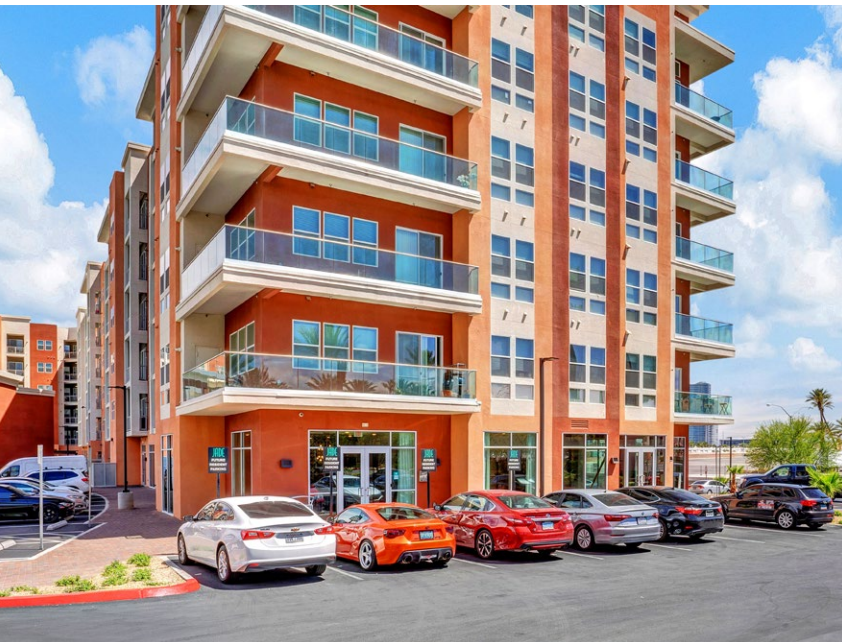
W. Twain Ave. // 15,700 CPD

AVAILABLE
± 1,265 SF

WYNDHAM
Desert Blue



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



LOGIC



Join our email list and
connect with us on LinkedIn

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.

For inquiries please reach out to our team.

Joanna Zirbes, CCIM

Vice President
702.954.4163
jzirbes@logicCRE.com
S.0184741

Brendan Leake

Senior Associate
702.954.4132
bleake@logicCRE.com
S.0178140