

STATION PLAZA

3720 - 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:

Brendan Leake

Senior Associate

Lic#: S.0178140

702.245.2013

bleake@mdlgroup.com



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3720, 3840 & 3880 West Lake Mead Boulevard
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FOR LEASE



PROPERTY HIGHLIGHTS:

- 2nd Generation retail suites available ±1,201 - ±3,247 SF
- Zoning: C-2 (General Commercial)
- Shadow anchored by Wal-Mart
- Built in 2007
- Building and pylon signage available
- High traffic of ±22,463 on Lake Mead Boulevard
- Located right next to the Fiesta and Texas Station Casinos
- Easy access to US-95 Freeway
- Lease rate: \$1.50/PSF M NNN
- CAM's: \$0.47/PSF M



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Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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 = Available



AVAILABLE SUITE		
BUILDING 3820	SQUARE FEET	LEASE RATE
3820 Suite 105	±3,247	\$1.50/SF M NNN
BUILDING 3840		
3840 Suite 100	±3,000	\$1.50/SF M NNN
3840 Suite 110	±1,201	\$1.50/SF M NNN

*Drawings and plans are not to scale. Any measurements are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



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