



RETAIL | FOR LEASE



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Las Vegas, NV 89106

NAIVEgas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110
Las Vegas, NV 89148

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Offered By:

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Property Details

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2018 Population	16,115	155,248	476,657
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	4,952	53,667	165,657
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$57,244	\$50,914	\$62,256

LEASING DETAILS

Inline Space:
\$1.25 PSF NNN
CAM CHARGES \$0.29

Space Available:
1,216 - 3,646 SF

> FOR MORE INFORMATION
<http://helloarti.com/view/29310>



Property Highlights

- Suite 150 has rear roll-up door
- Minutes from US 95
- Good demographics
- Signalized intersection
- Plenty of parking
- Strong Co-Tenants
- Well established area with high density residential

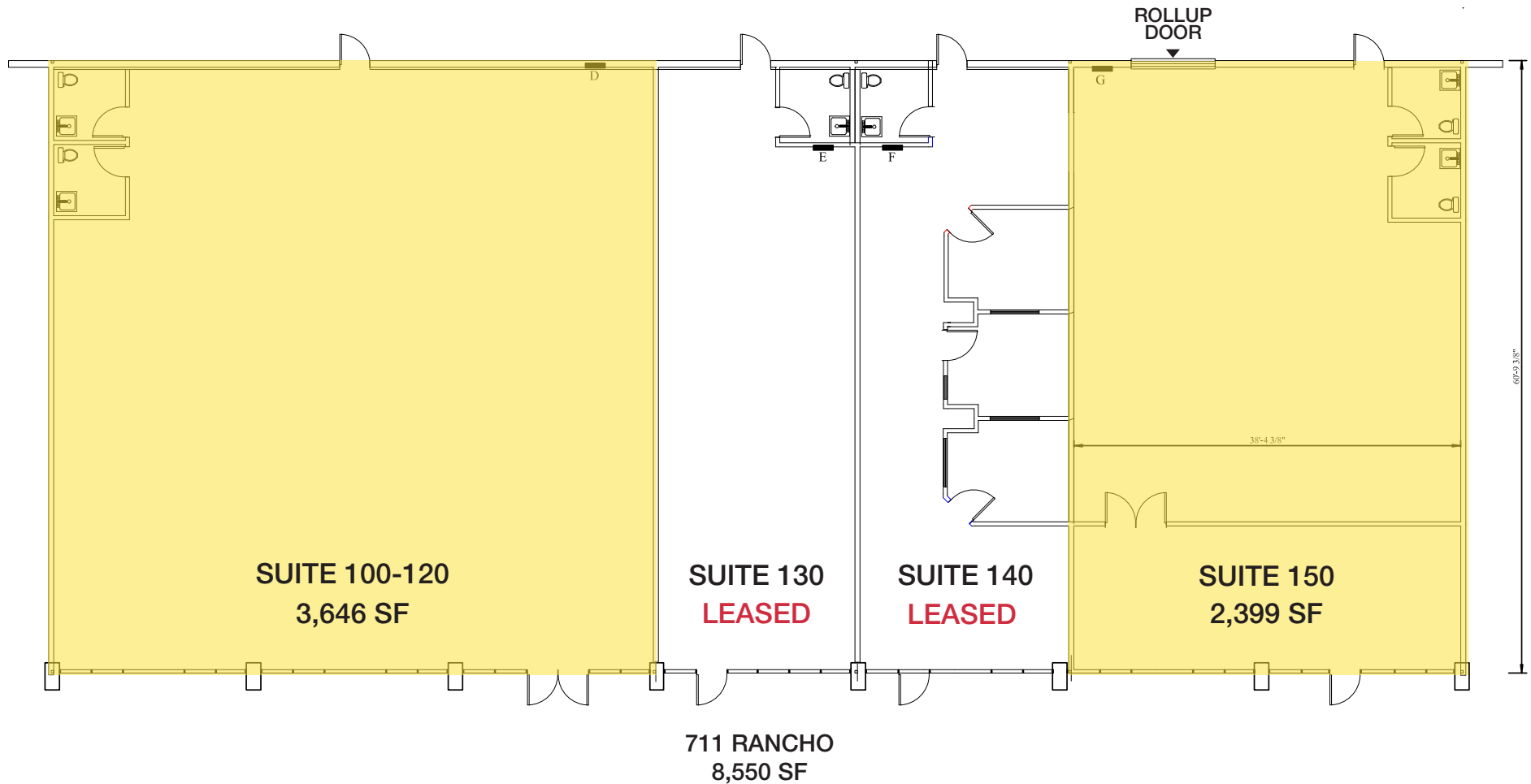
TRAFFIC COUNTS

STREET	CPD
N. Rancho Dr. / W Bonanza Rd.	52,925
N. Rancho Dr. / Ernest May Ln.	43,863
N. Rancho Dr. / Belrose St.	47,088



Floor Plan

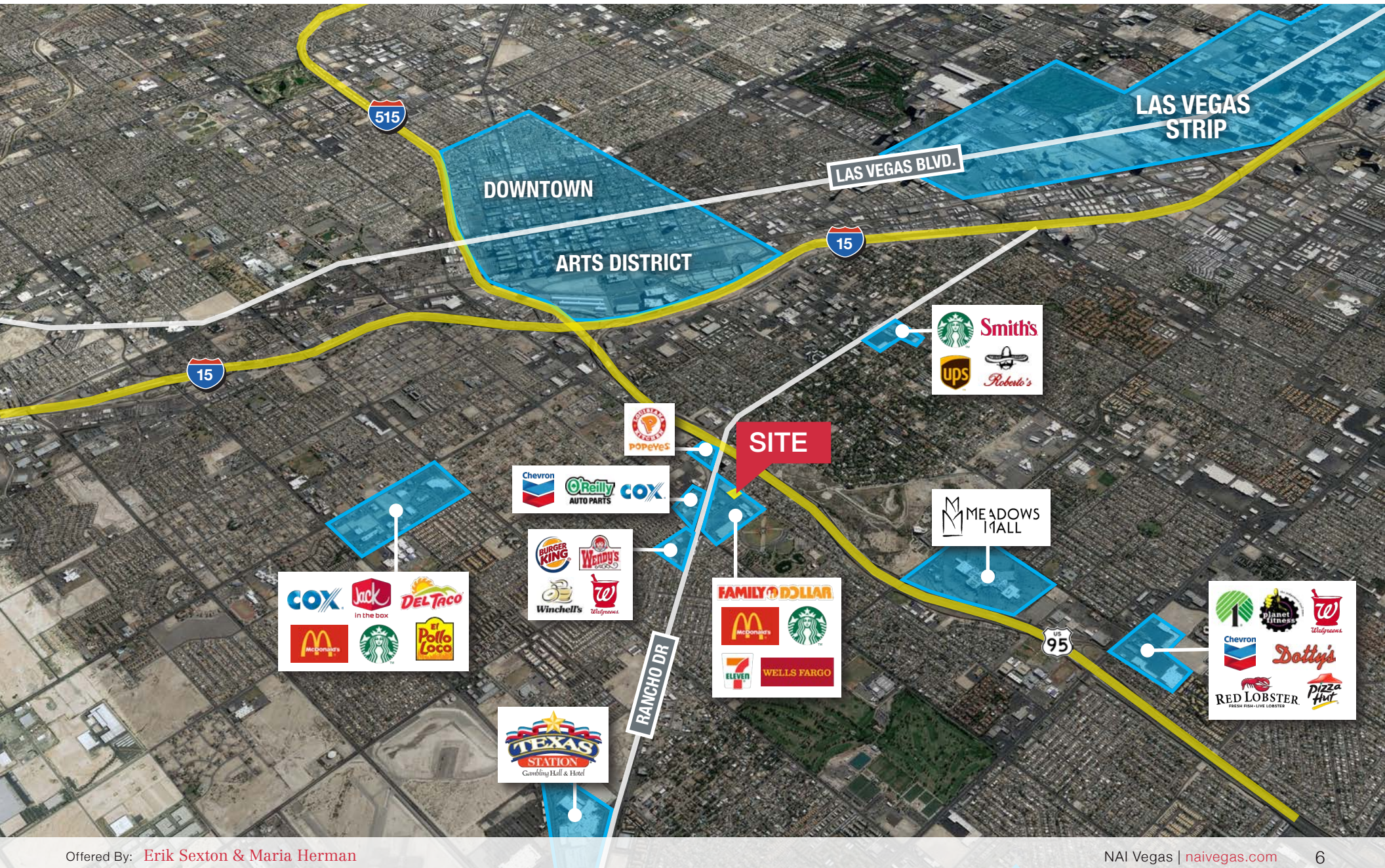
FIRST FLOOR	TOTAL RENTABLE SF	ASKING RATE	CAM	MONTHLY RENT	AVAILABILITY
Suite 100 - 120	3,646	\$1.25	\$0.29	\$5,614	Immediately
Suite 150	2,399	\$1.50	\$0.29	\$3,694	Immediately



Site Plan



Aerial Map







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