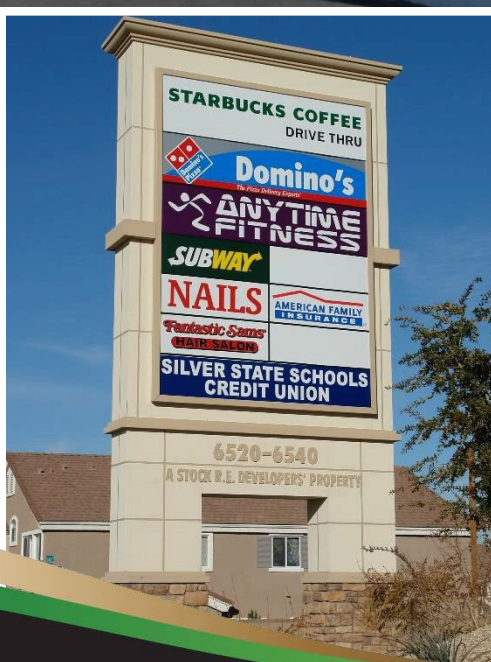


FOR LEASE

LAKE MEAD RETAIL CENTER
6520 & 6540 E. Lake Mead Blvd.
Las Vegas, NV 89156

Lincoln | **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES



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6520 & 6540 E. Lake Mead Blvd. are two great retail pads located in the Wal-Mart Neighborhood Market center on Lake Mead just west of Hollywood. Join existing tenants, Subway, Starbucks, Domino's and many more.

- **Rates from \$1.70 NNN**
- 3,350 SF
- Former Anytime Fitness
- CAM: \$0.59 PSF NNN
- Excellent East side location in the busy Lake Mead and Hollywood corridor
- *Join Taco Bell, Subway, Walmart, T-Mobile, Domino's Pizza and more*

***Available 3/10/2025**

Demographics	1 mile	3 miles	5 miles
Population	23,188	94,706	286,298
Med. Household Income	\$48,564	\$45,351	\$38,333
Total Housing Units	7,428	24,432	84,433

Traffic Counts		
E. Lake Mead Blvd.	Shatz St.	18,149 VPD
N. Hollywood Blvd.	E. Lake Mead Blvd.	13,919 VPD

Suite	Square Feet	Space Description
6520 #107	3,350	Former Anytime Fitness