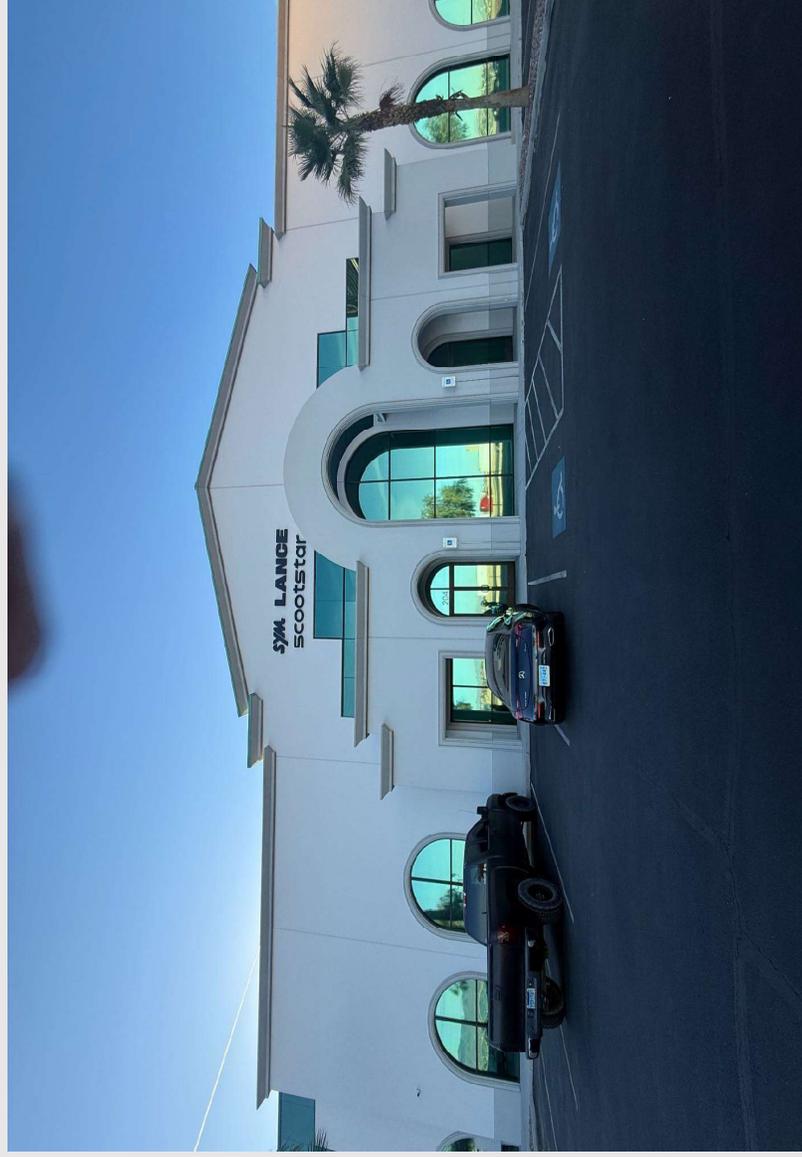


# 7660 Dean Martin

Lance Power Sports  
Las Vegas, NV 89139



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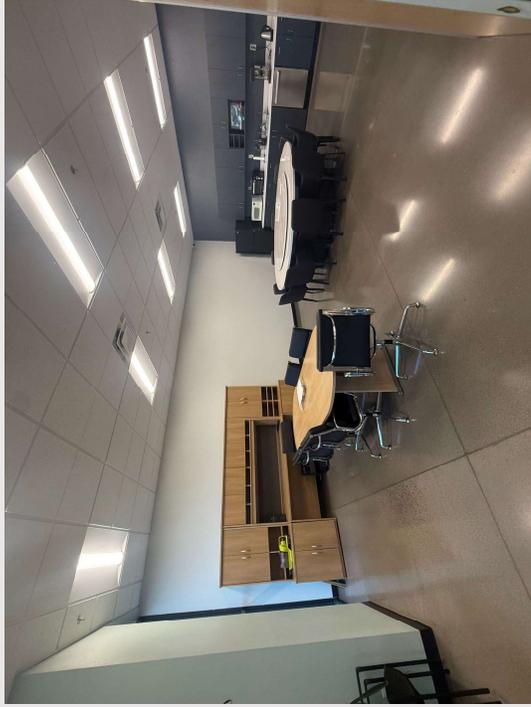
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# Property Information

- — Tenant willing to share the space or tenant can vacate 4th quarter 2026
- — Flex Space with approximately 2000 sq ft of office space
- ---1 grade level dock and 3 high dock doors
- — Turn Key Flex space with 1 big office with work stations set up/fullbreakroom with multiple bathrooms

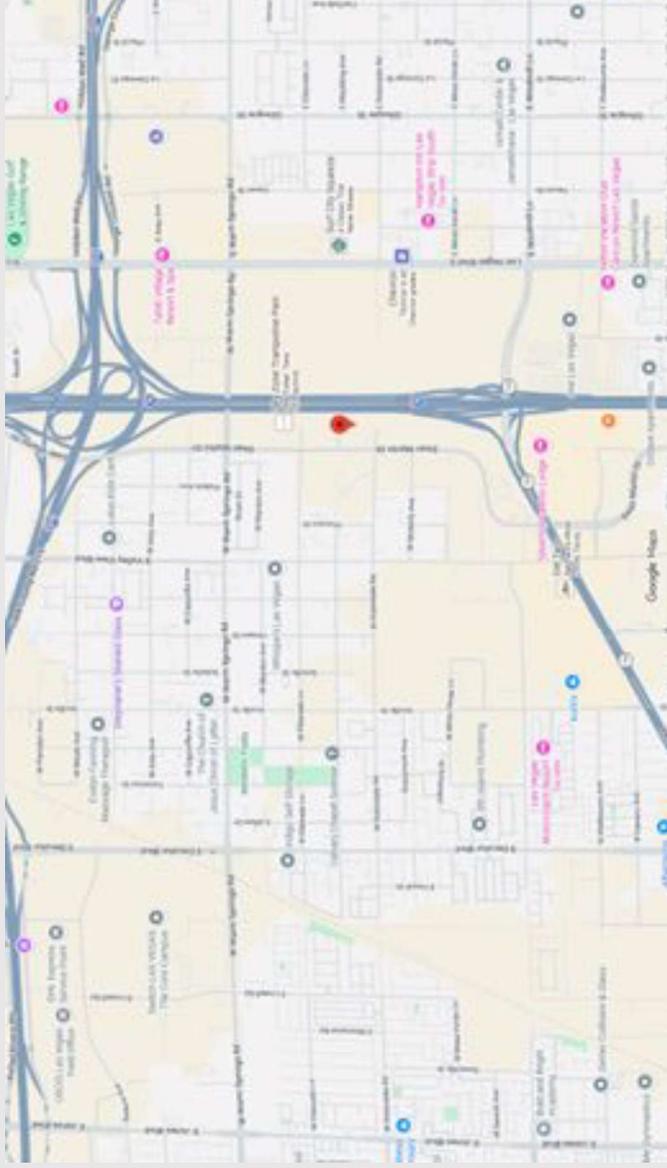


Address	7660 Dean Martin LV, NV 89139
Base Rent	\$1.41 a sq ft \$21,837.26
CAM Charges	\$.25 a sq ft =\$3,735.24
Building Size	15,175
Year Built	2002
Zoning	MD
Parking	Open Parking
Property Type	Industrial/Flex space



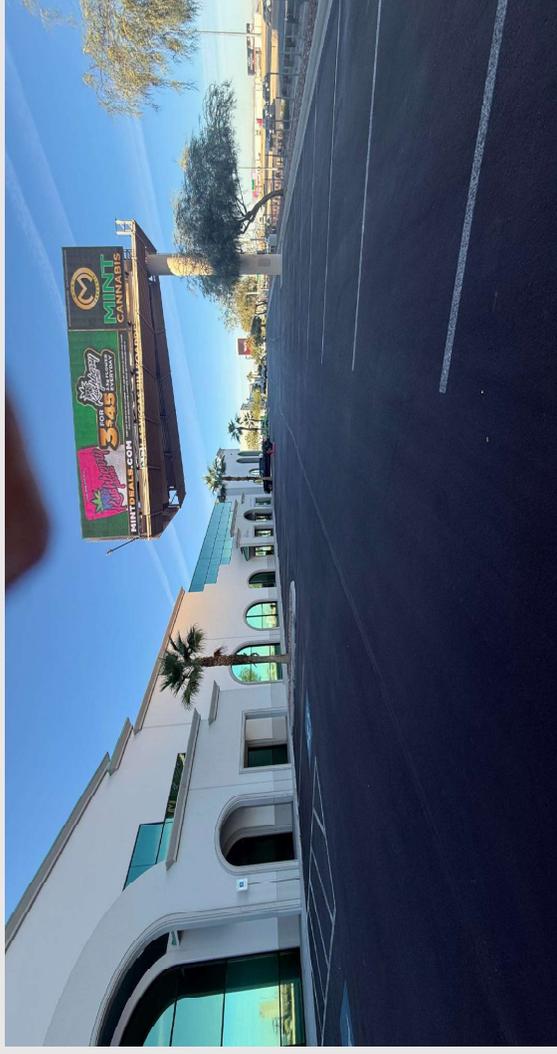
# Location Overview

- Located off of Blue Diamond and Dean Martin Drive
- Freeway Frontage



# Lease details

Tenant Name	Current Rate	Total Monthly	Rate Increases	Expiration and Options
Lance Sports	\$1.41	\$21,337.26 plus CAM	4% per year	November 2027



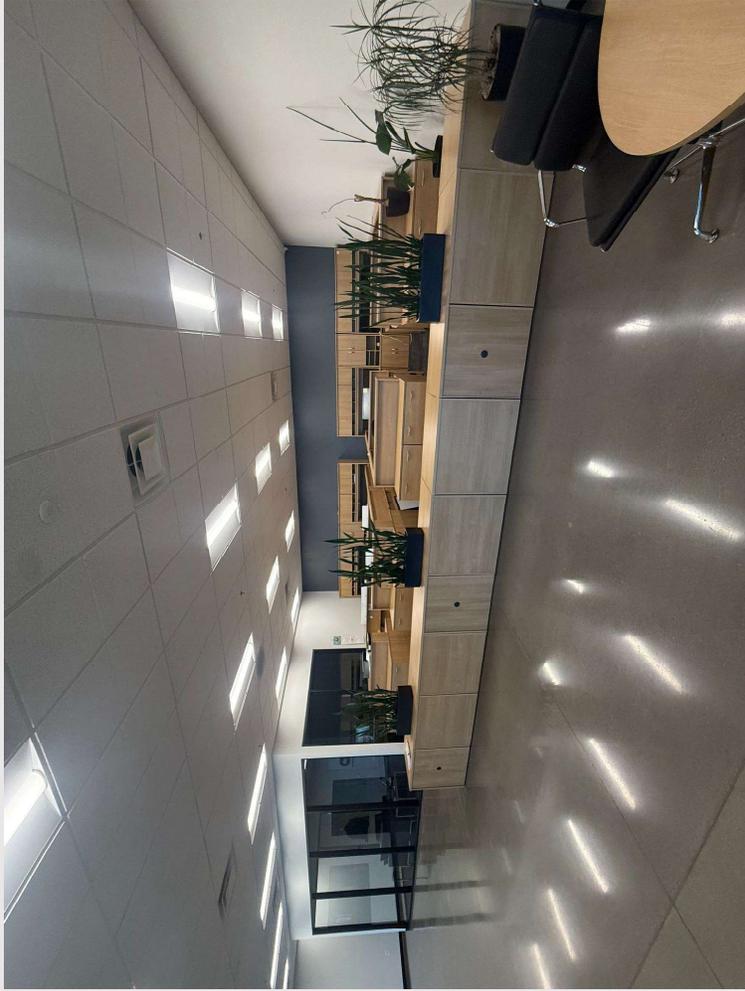
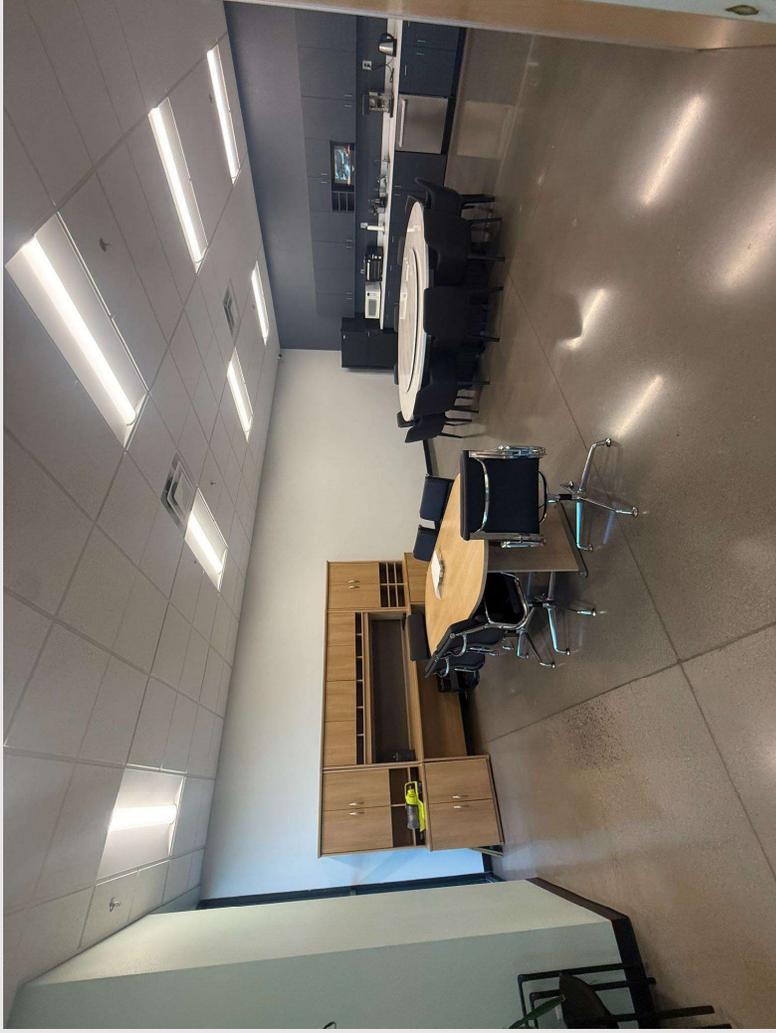
# Demographics

Population	2 miles	5 miles	10 miles
2020 Population	25,281	324,617	1,251,195
2024 Population	25,937	343,891	1,308,021
2029 Population Projection	27,858	371,339	1,409,321
Annual Growth 2020-2024	0.6%	1.5%	1.1%
Annual Growth 2024-2029	1.5%	1.6%	1.5%
Median Age	40.2	39	39.5
Bachelor's Degree or Higher	26%	25%	23%
U.S. Armed Forces	38	377	1,385

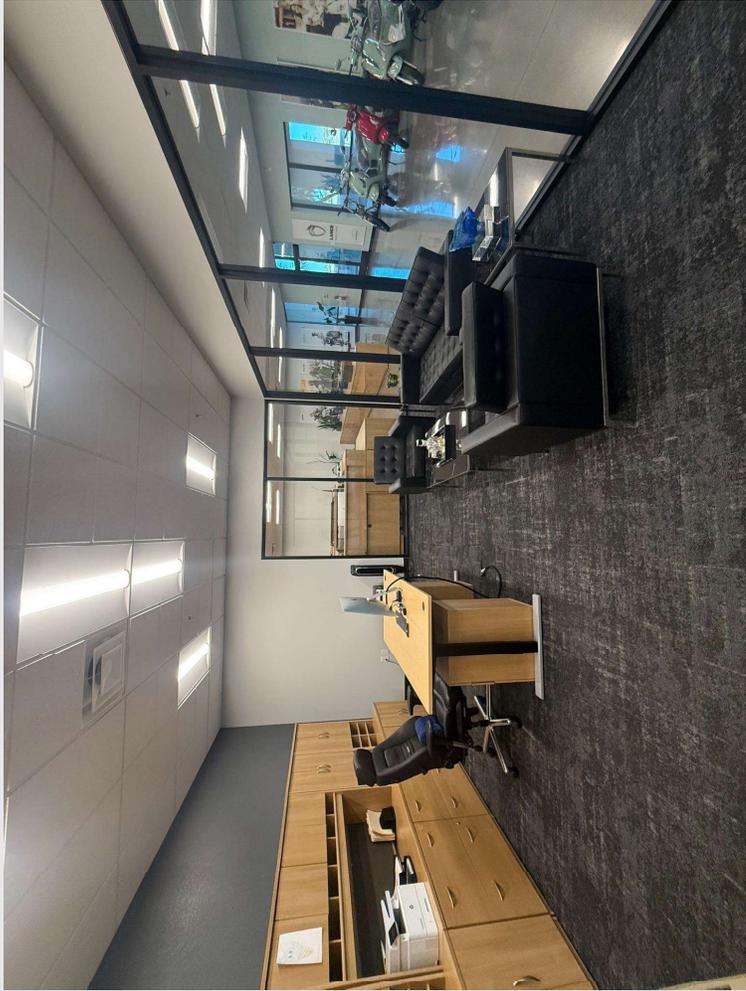
# Traffic Count

Traffic		
Collection Street	Cross Street	Traffic Volume
I-15 HOV Lanes (Heavy Traffic Route)	Dean Martin Dr W	132,270
Las Vegas Freeway	Dean Martin Dr W	134,141
Dean Martin Drive	W Maulding Ave S	8,655
West Robindale Road	Industrial Rd E	1,416
Dean Martin Dr	W Maulding Ave S	8,682
I- 15	W Warm Springs Rd N	142,674
I- 15	Blue Diamond Rd S	6,431
Dean Martin Dr	W Mesa Verde S	8,062
Warm Springs Road	I- 15 E	16,032
W Warm Springs Rd	I- 15 E	16,863

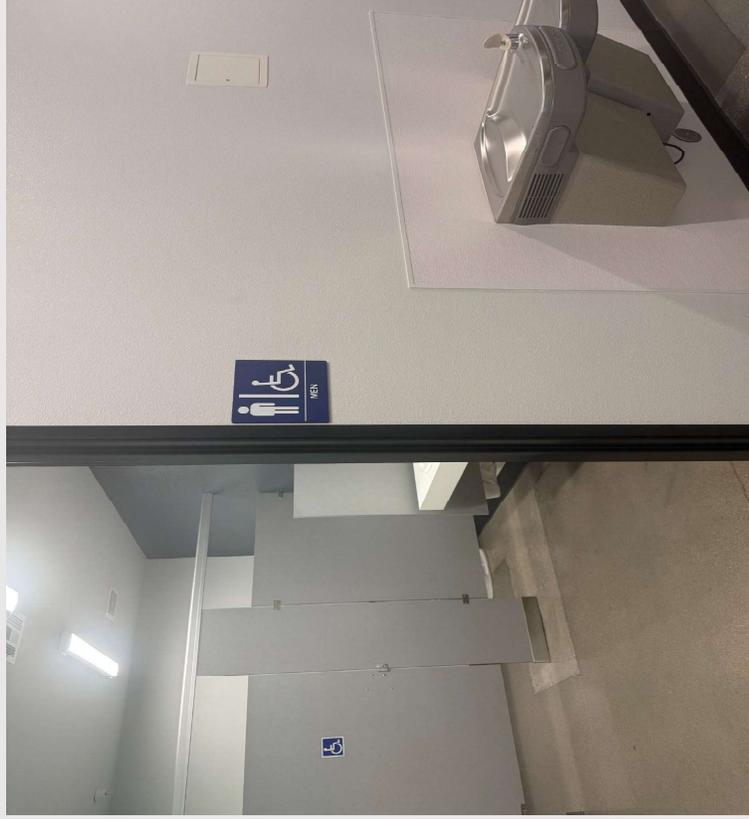
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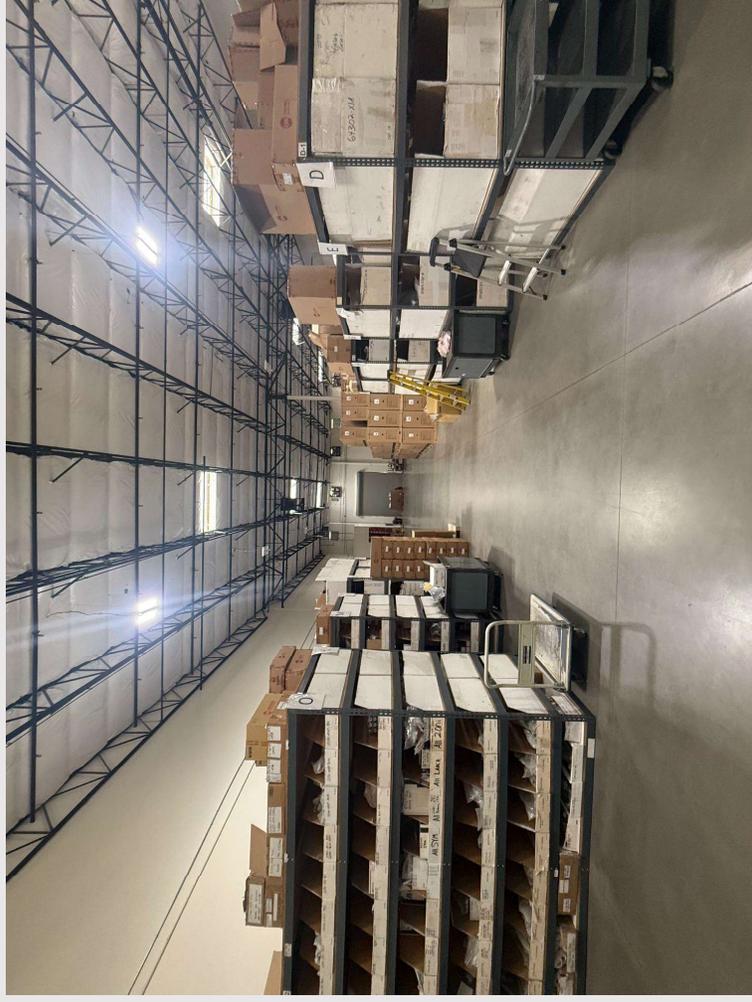
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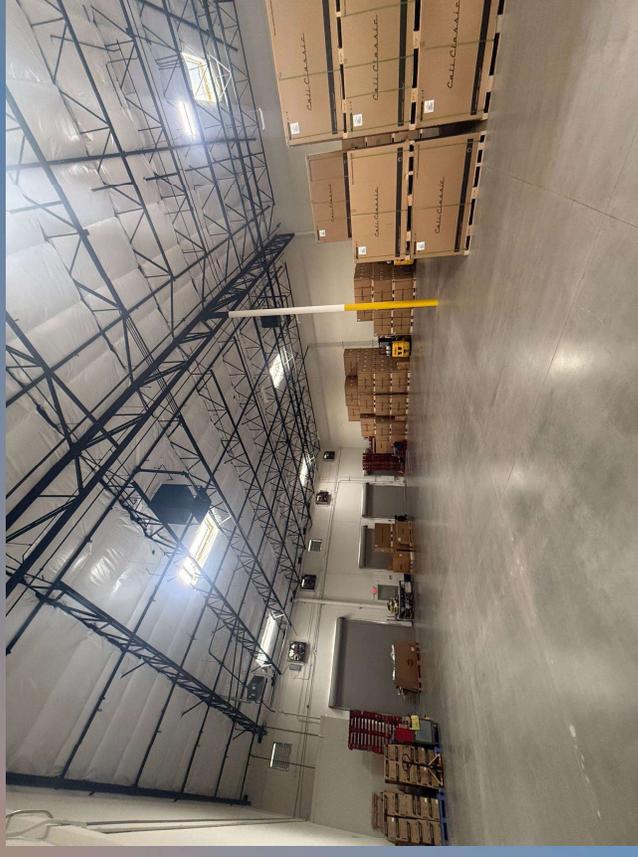
# Pictures



# Pictures



# Call To Schedule A Showing!



**Jennifer Weinberg** S.0046141

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702-326-1055

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