

For Lease: ±3,412 SF

**8480 SOUTH LAS VEGAS BOULEVARD**  
**LAS VEGAS, NV 89123**



**Chris Renna**  
702.250.7594  
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First United Management Group, LLC  
NV License # S.0169212

For Lease:  $\pm 3,412$  SF

# 8480 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NV 89123

**8480 SOUTH LAS VEGAS BOULEVARD IS  
COMPRISED OF ONE SINGLE-STORY  
RETAIL BUILDING, TOTALING  $\pm 10,313$   
SQUARE FEET ON  $\pm 0.84$  ACRES.**

The property was built in 1999 and is located on the northeast corner of South Las Vegas Boulevard and East Wigwam Avenue, with excellent frontage and visibility along East Wigwam Avenue. The tenants benefit from this highly visible intersection with over  $\pm 39,000$  vehicles passing by per day.

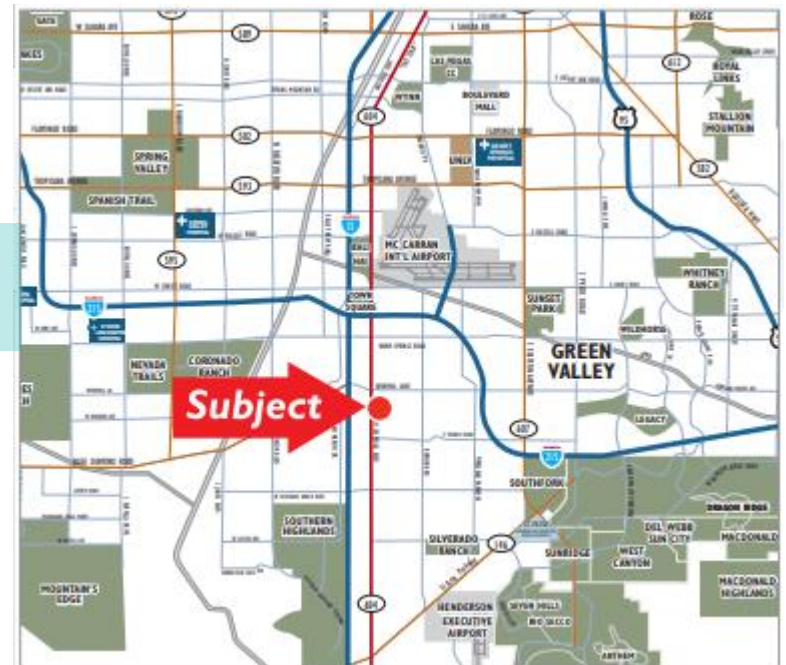
## PROPERTY FEATURES

- Year Built: 1999
- Estimated Lot Size:  $\pm 0.84$  Acres
- Daily Total Traffic Count:  $\pm 39,000$  vehicles per day
- Unobstructed visibility fronting South Las Vegas Boulevard and East Wigwam Avenue

$\pm 3,412$  SF CURRENTLY AVAILABLE

**Suite 110/120**

$\pm 3,412$  SF Wide open with 2 private restrooms



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## DEMOGRAPHICS

POPULATION AND INCOME				
	2020 ESTIMATED POPULATION	2020 AVERAGE HOUSEHOLD INCOME	2025 ESTIMATED POPULATION	2025 AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	10,681	\$70,996	11,717	\$76,688
3 MILE RADIUS	109,070	\$87,692	118,021	\$97,142
5 MILE RADIUS	306,657	\$92,816	336,021	\$103,873

POPULATION BY RACE (2020)				
	CAUCASIAN	AFRICAN AMERICAN	HISPANIC	ASIAN
1 MILE RADIUS	5,795	1,470	2,471	1,373
3 MILE RADIUS	61,033	10,420	24,956	17,592
5 MILE RADIUS	168,235	30,745	71,144	51,693



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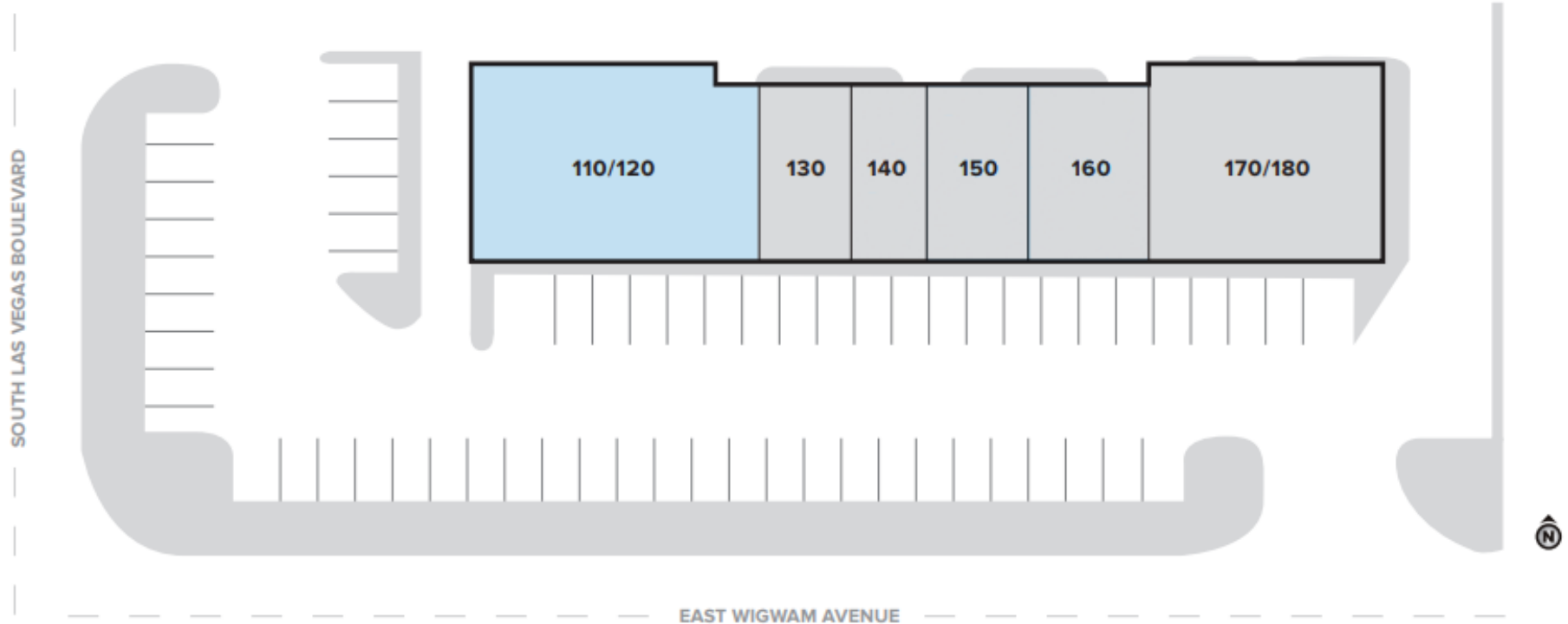
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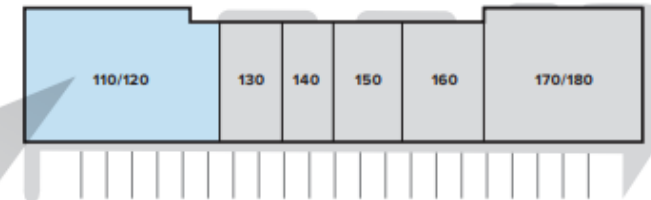
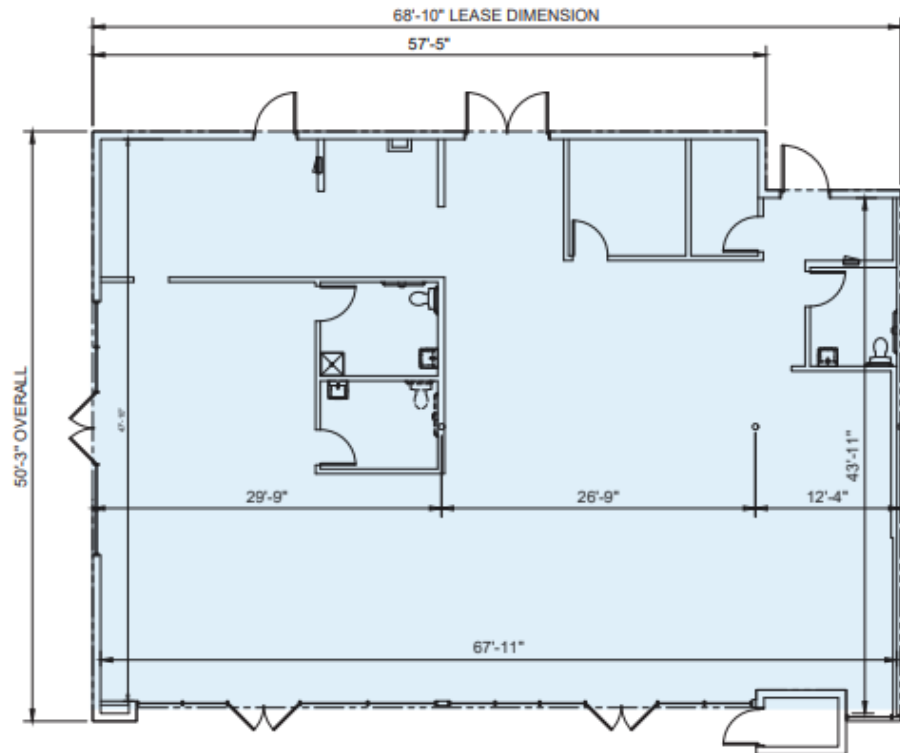
*Not to scale. For illustration purposes only.*

SUITE	TENANT	SF
110/120	AVAILABLE	±3,412
130	Beauty Boss LV	±880
140	Diamond Barber	±905

SUITE	TENANT	SF
150/160	Liquor Store	±2,286
170/180	Big V Mart	±2,810

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**SUITE 110/120 —  $\pm 3,412$  SF**



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**\$3.60/SF plus CAM**  
Drive-thru on Las Vegas Blvd.  
Can be split if needed



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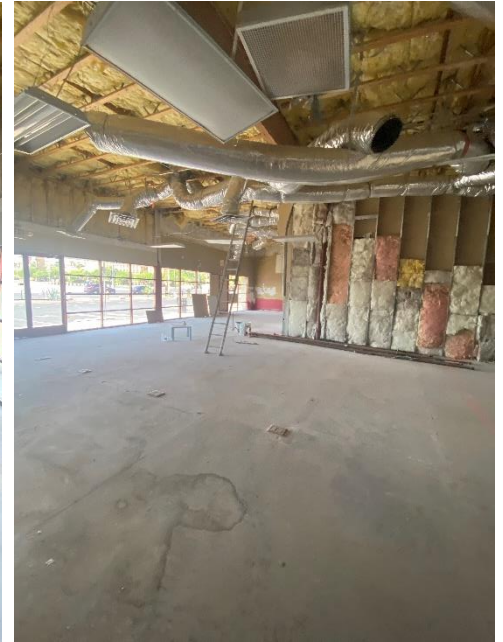


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