



FOR LEASE

6250 Mountain Vista Ave
Henderson, NV 89014

● Nine Suites Available

Property Specs

LEASE RATE

Suite A | \$1.50/SF/NNN
 Suite D | \$1.50/SF/NNN
 Suite H2 | \$3.00/SF/MG
 Suite H3 | \$3.00/SF/MG
 Suite H4 | \$3.00/SF/MG
 Suite H5 | \$3.00/SF/MG
 Suite L2 | \$3.00/SF/MG
 Suite M | \$1.25/SF/NNN

CAMS

Suite A | \$0.37 PSF
 Suite D | \$0.37 PSF
 Suite M | \$0.37 PSF

MONTHLY RENT

Suite A | \$7,878.31
 Suite D | \$3,927.00
 Suite M | \$6,983.82

AVAILABLE

Suite A | ±4,213 SF
 Suite D | ±2,100 SF
 Suite H2 | ±110 SF
 Suite H3 | ±110 SF
 Suite H4 | ±134 SF
 Suite H5 | ±167 SF
 Suite L2 | ±1,089 SF
 Suite M | ±4,311 SF

LEASE TERM

3-5 years

ZONING

CC

TYPE

Retail | Community Center

- Suite A is 4,090 sf and is a former discount store. This suite has a large open area, a storage room, a back room that contains an office and a rear roll up door for receiving merchandise.
- Suite D is a 2,100 SF former gun store.
- Suite M is a former appliance warehouse/store and contains 4,311 SF. This suite consists of two showrooms, a bathroom, a kitchen/break room, and a warehouse.
- Suites H3, H5, can be combined to create one suite
- Great generating factors that include close proximity to schools, a daycare, industrial businesses, office users, and many, many rooftops.
- Well established center that has stood the test of time.

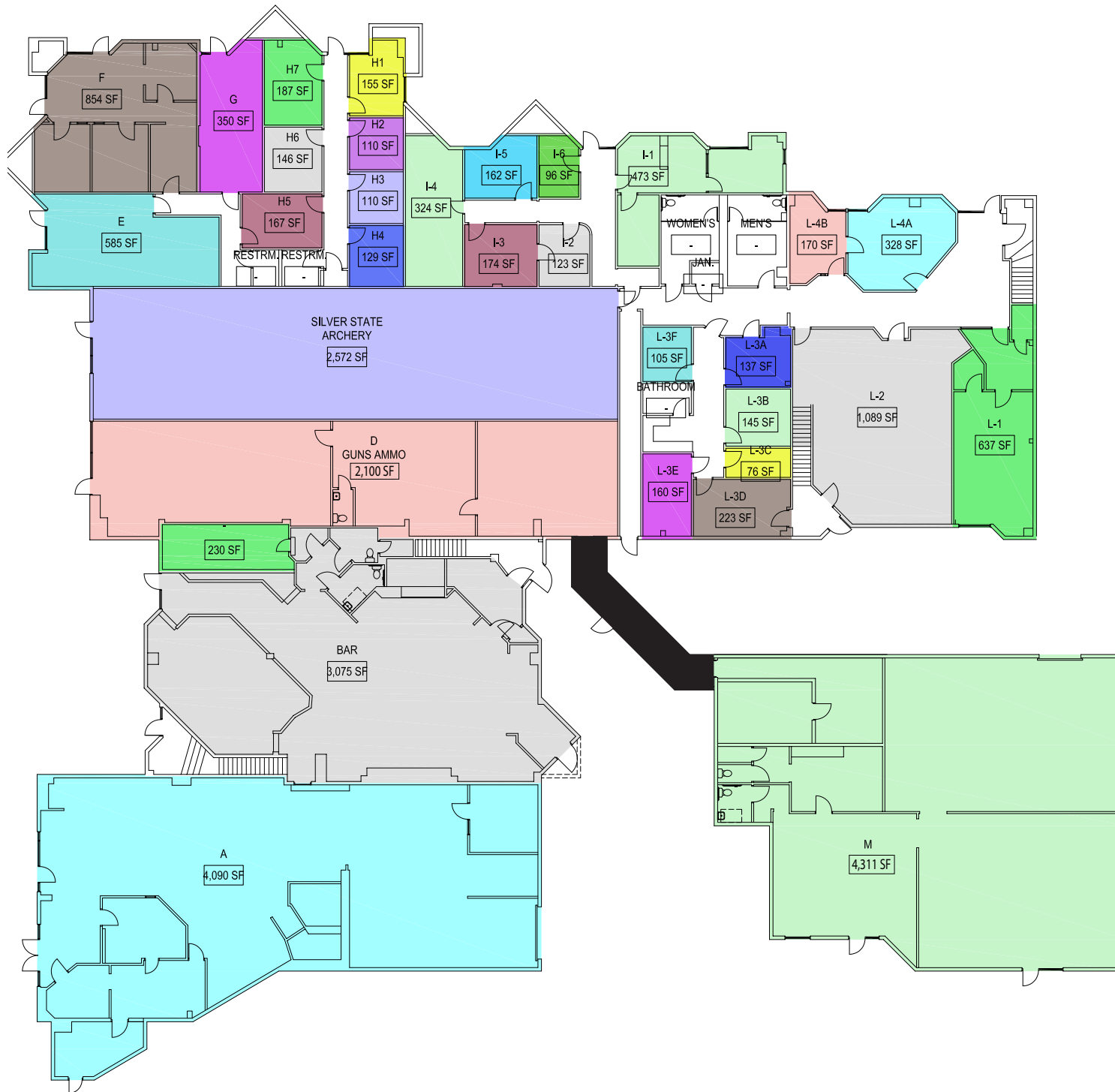


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SUMMARY

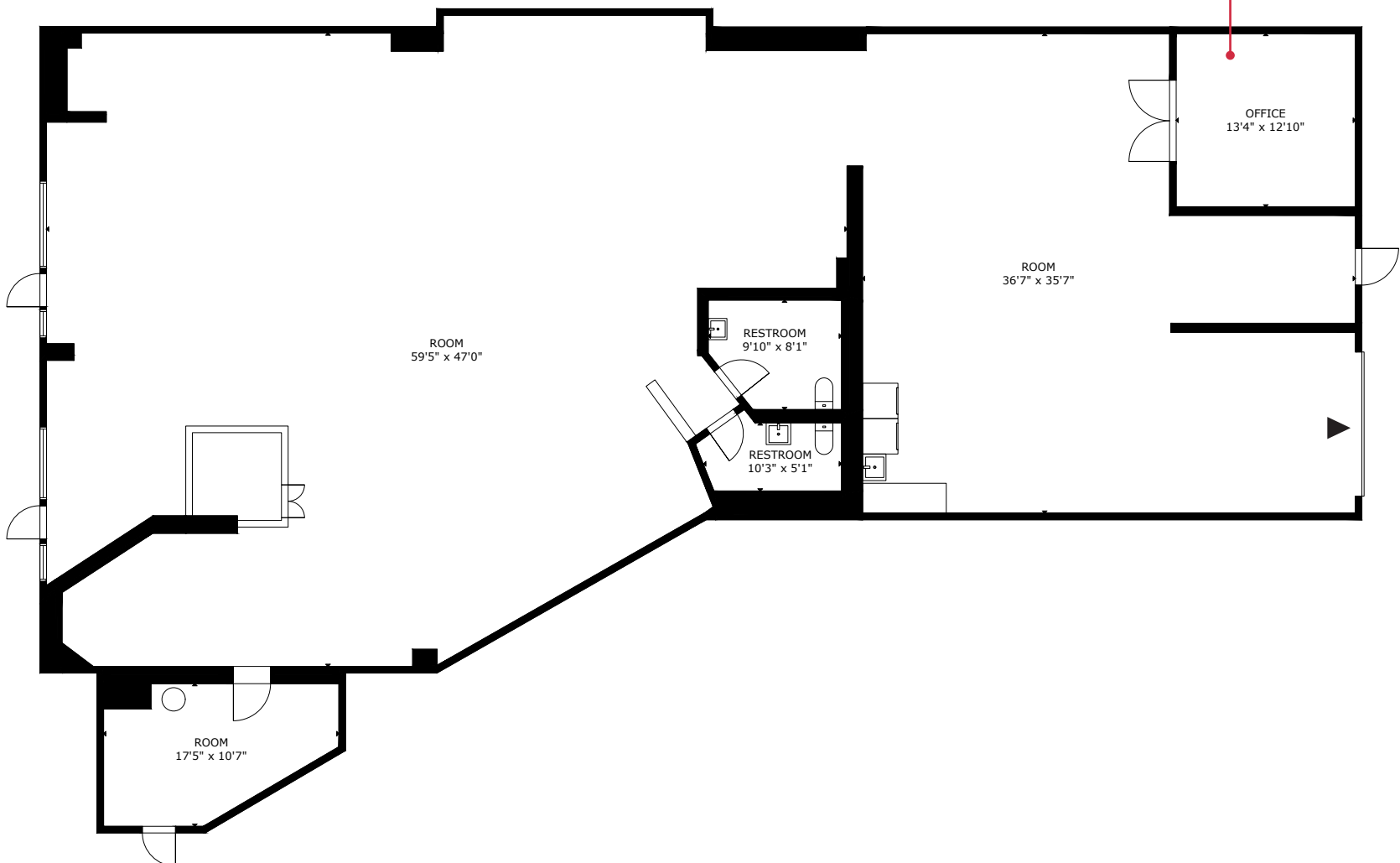
SITE PLAN





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▲ ROLL UP DOOR



FLOOR PLAN

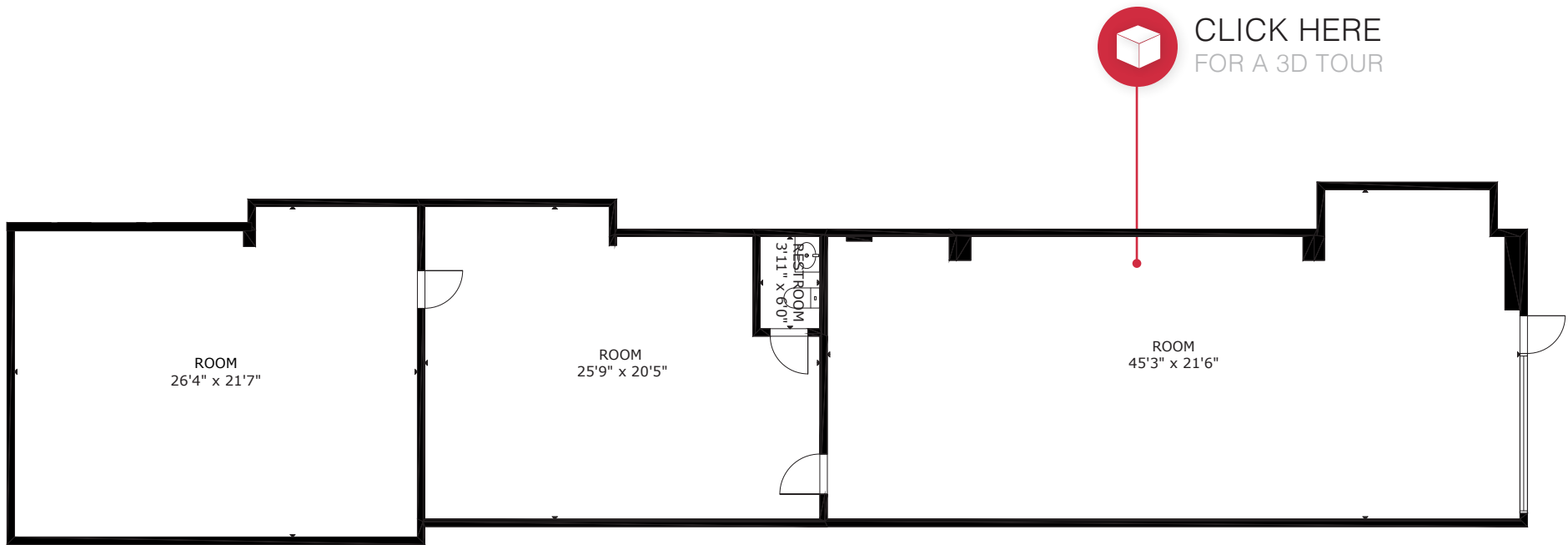
SUITE A



PHOTOS



FLOOR PLAN



SUITE D



FRONT SHOWROOM



PHOTOS

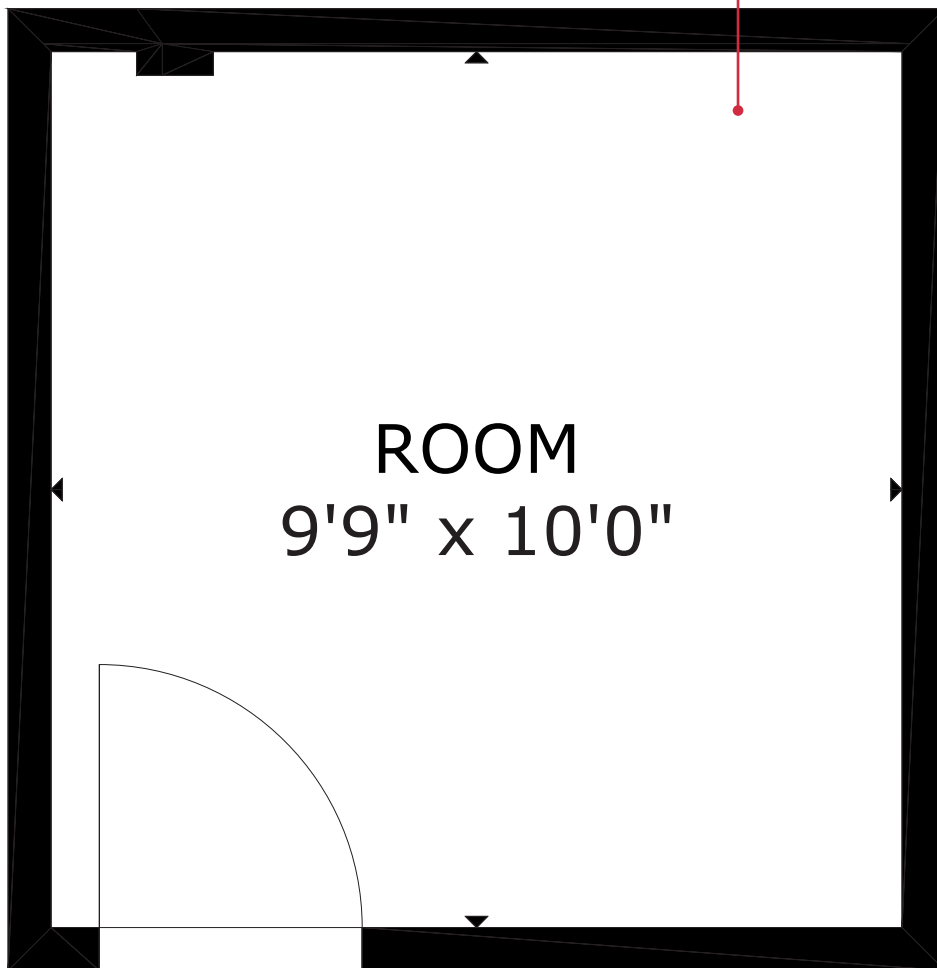


BACKROOM





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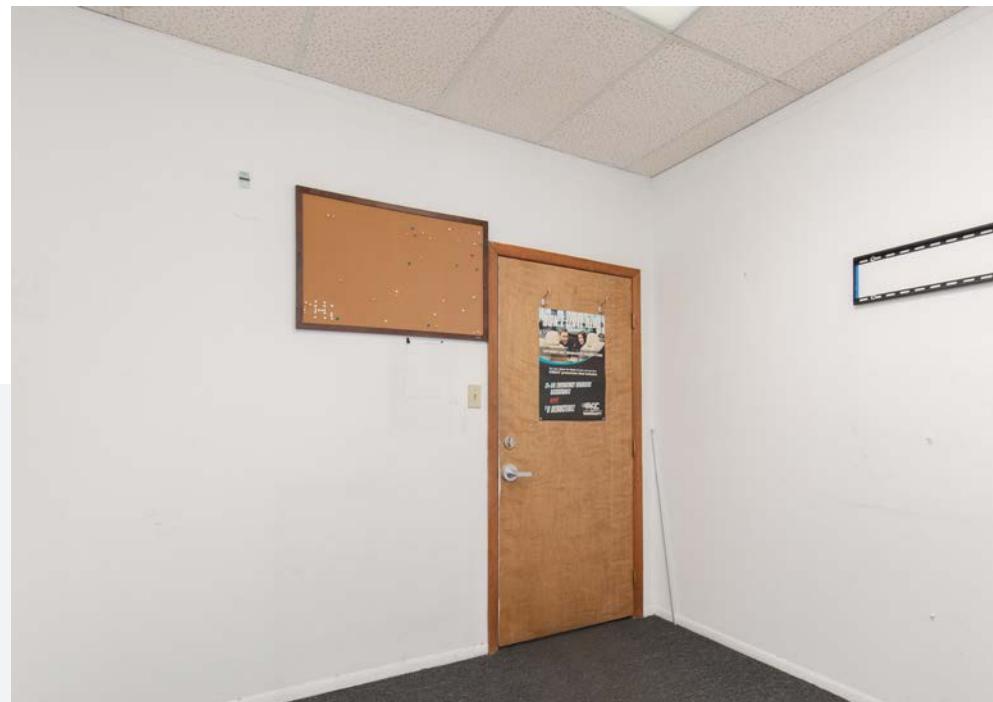


FLOOR PLAN

SUITE H2

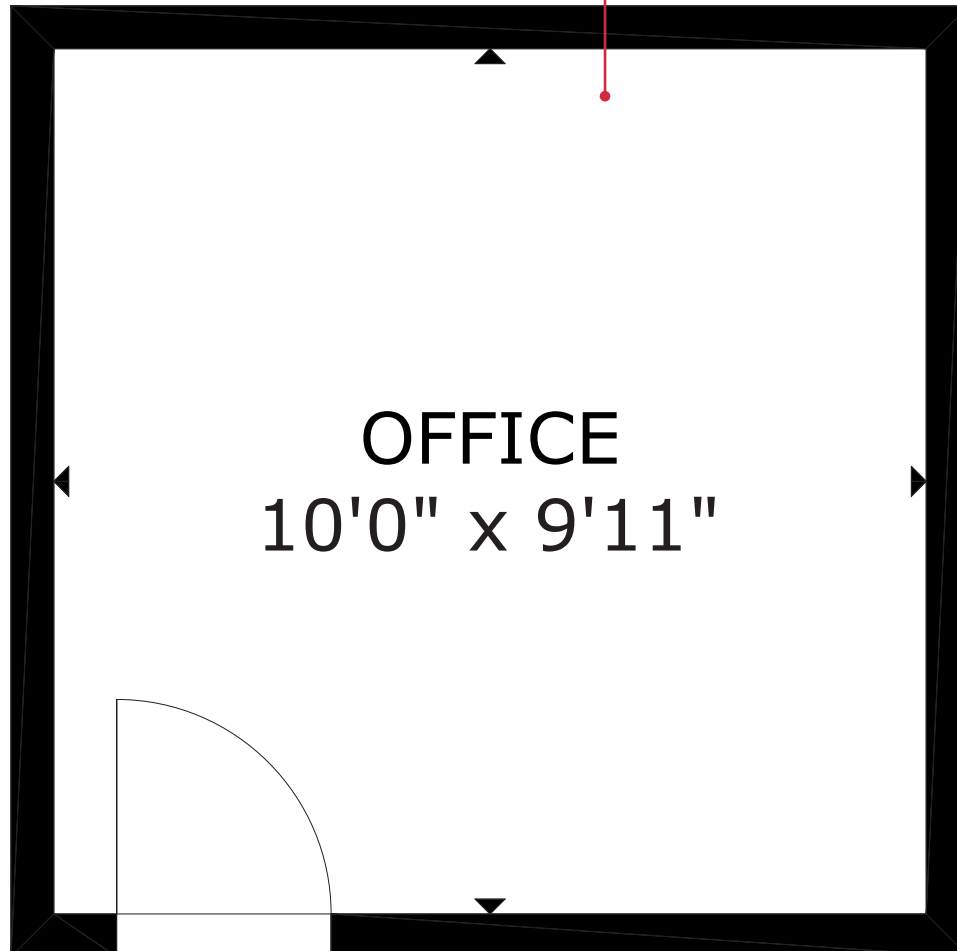


PHOTOS





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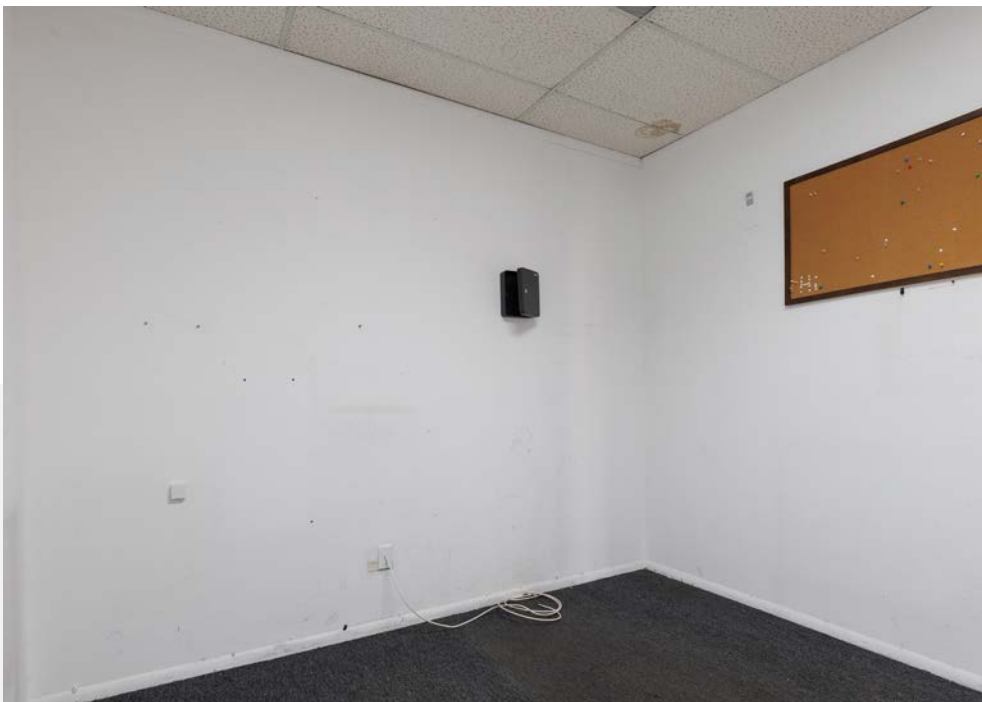


FLOOR PLAN

SUITE H3

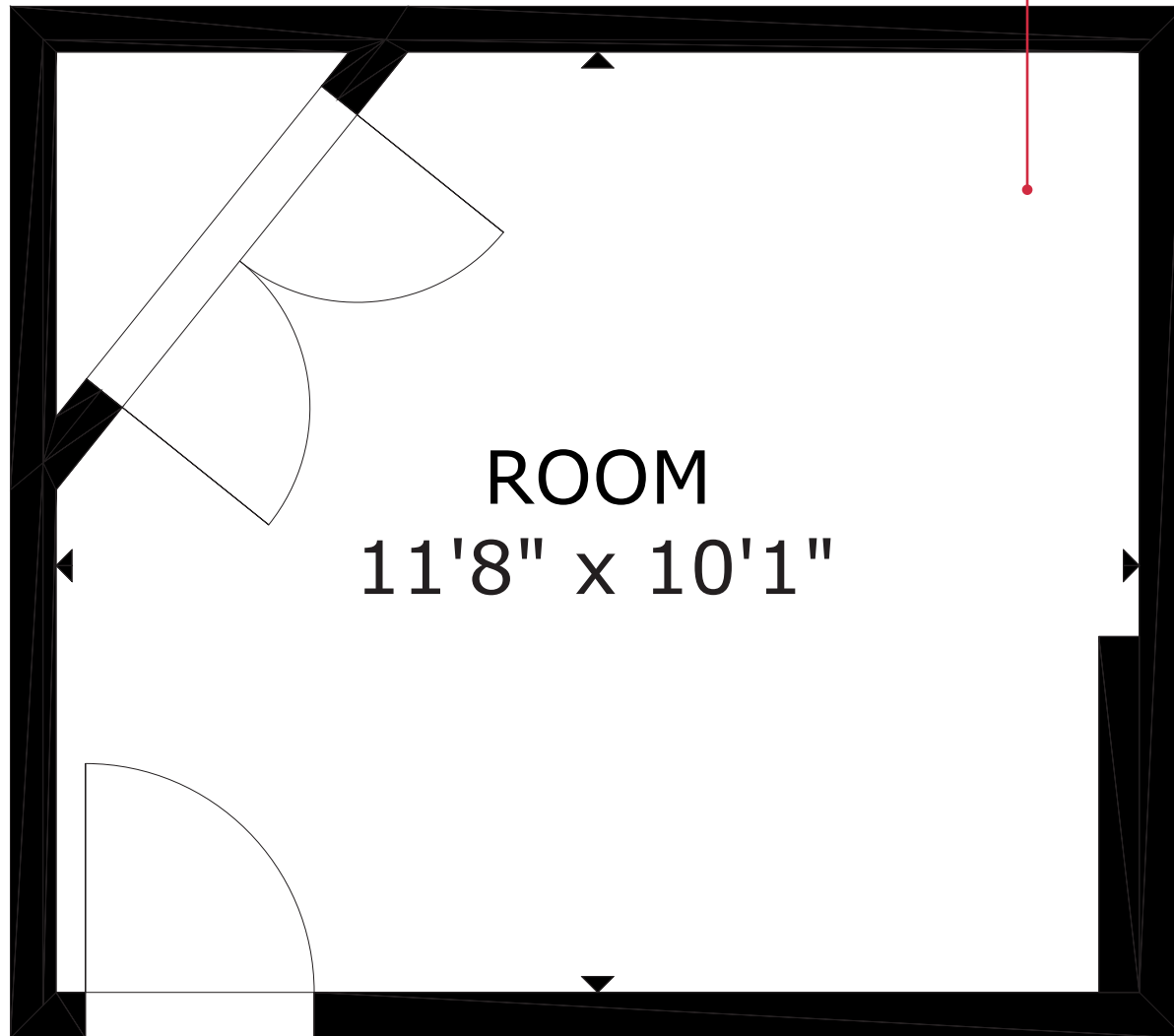


PHOTOS





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FLOOR PLAN

SUITE H4

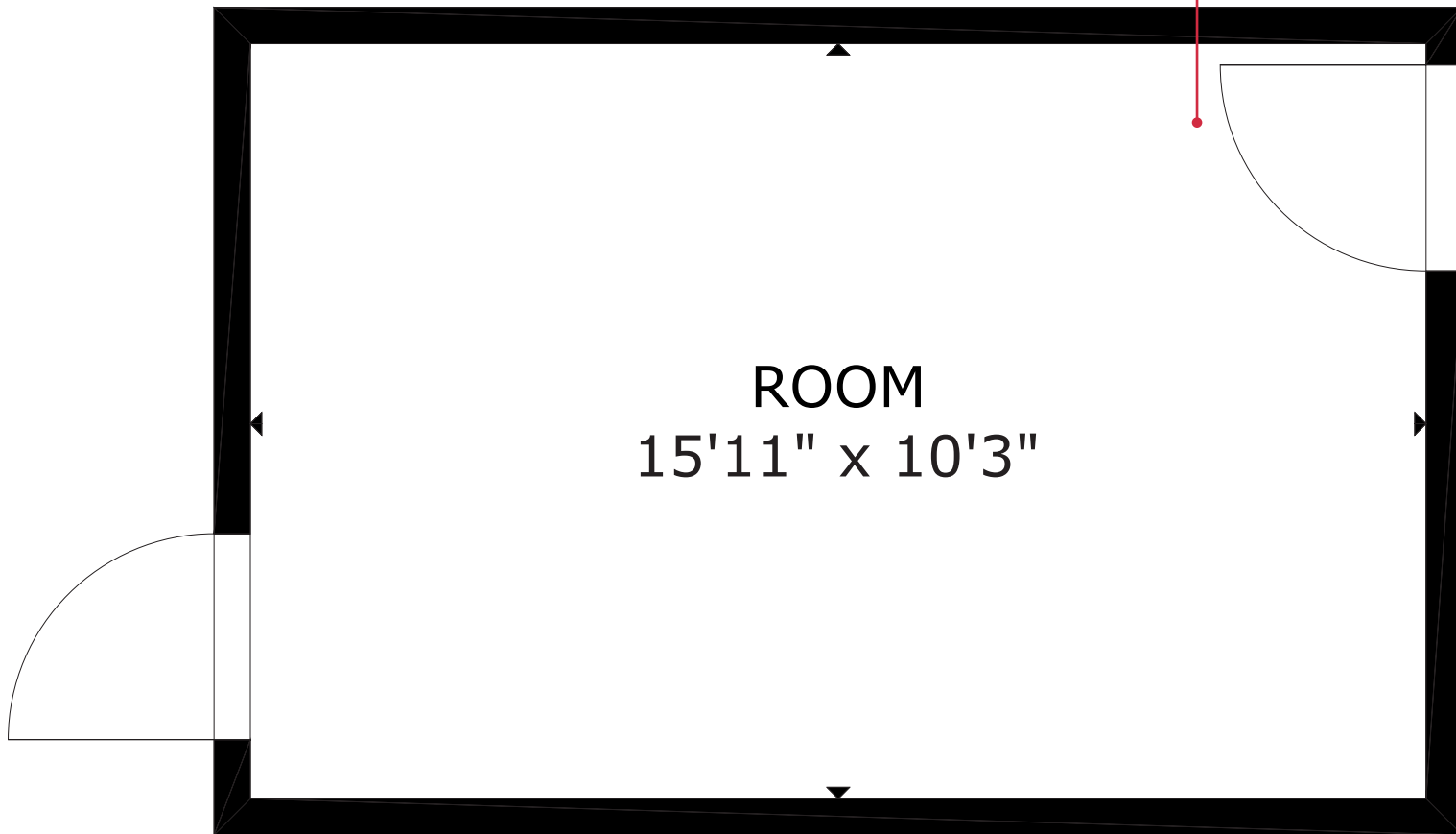


PHOTOS





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FLOOR PLAN

SUITE H5

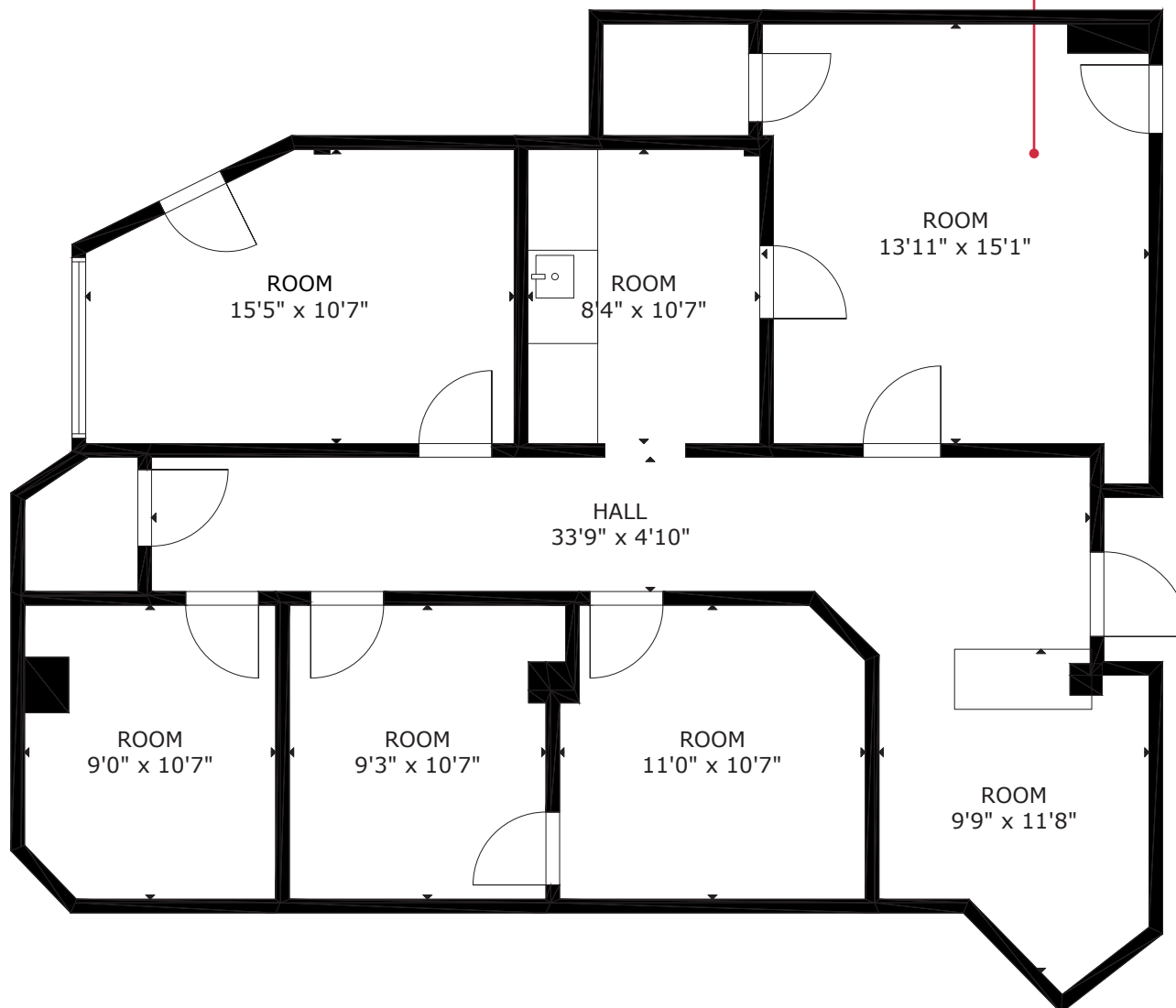


PHOTOS





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FLOOR PLAN

SUITE L2

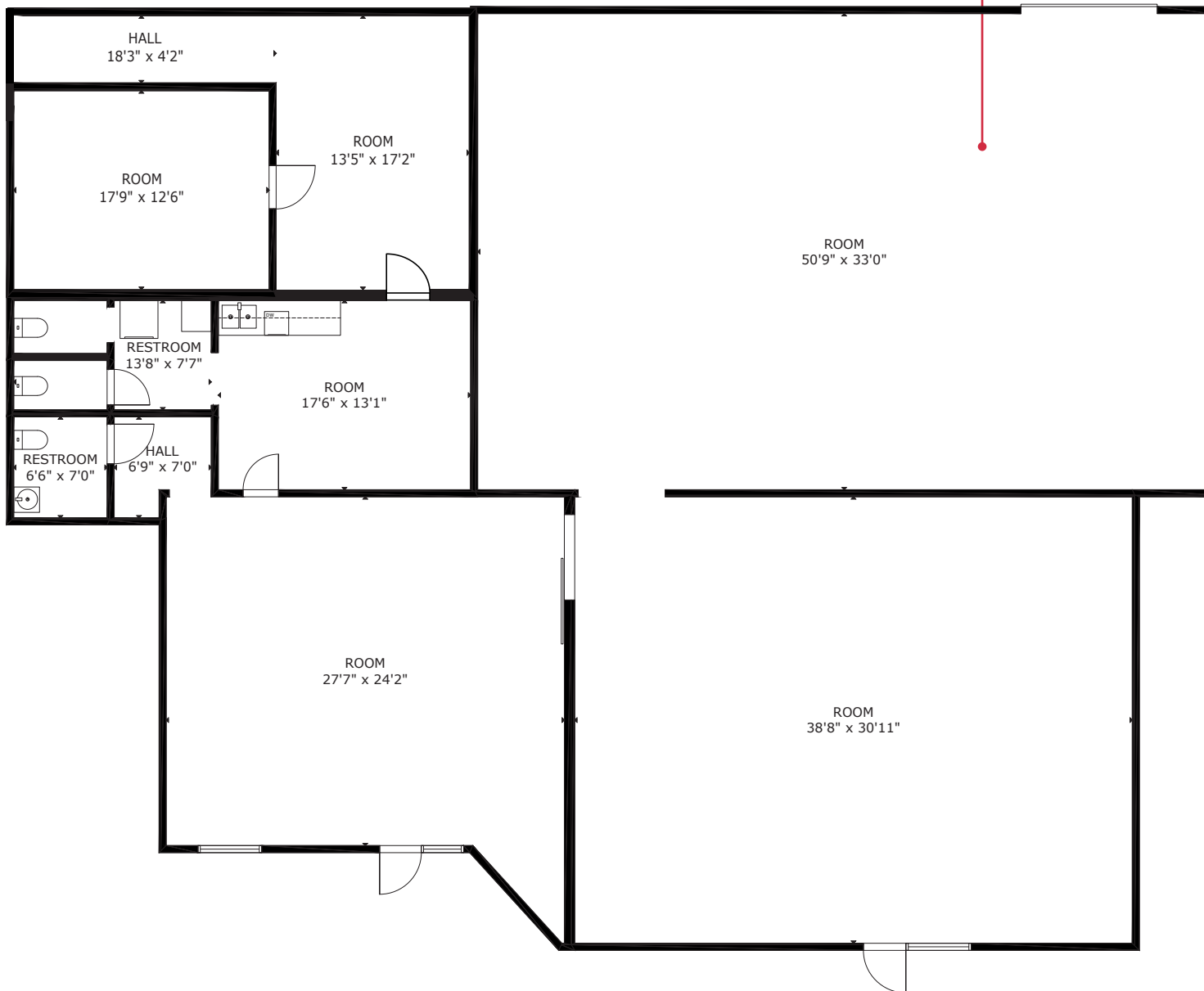


PHOTOS





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FOR A 3D TOUR



FLOOR PLAN

SUITE M



PHOTOS



AREA MAP



SITE

MOUNTAIN VISTA DR

515



W GALLERIA DR

THE GALLERIA MALL

W SUNSET RD

SUNSET STATION CASINO

WARM SPRINGS RD

N STEPHANIE ST

AUTOSHOW DR



EASTGATE RD

11

CORNERSTONE PARK

215

N GIBSON RD

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

Bank of America
WILDFIRE
meineke
HARBOR FREIGHT
Starbucks
Wendy's
Chevron
Quest Diagnostics

PT'S zerorez
TAVERNS
TRADER JOE'S
MATTRESS FIRM
Bedrosians
Tile & Stone
AutoZone
FRESENIUS
SEKO
WELLS FARGO
Black Bear Diner
THE CHICKEN SHACK

Dotty's
H&R BLOCK
La Bonita
Olive Garden
GALAXY THEATRES
BR
SMITH'S
Ethel M. CHOCOLATES
GREEN VALLEY ANIMAL HOSPITAL

BARNES & NOBLE
HOBBY LOBBY
Habit BURGER & GRILL
SPROUTS FARMERS MARKET
Michael's
Total Wine & MORE
TEXAS ROADHOUSE
PET SMART
ULTRA BEAUTY
OUTBACK STEAKHOUSE
Target
NORDSTROM
HomeGoods
MARIANA'S SUPERMARKETS
E6S FITNESS



DEMOGRAPHICS

POPULATION

2024 Population

1-mile

14,427

3-mile

157,547

5-mile

365,190

HOUSEHOLDS

2024 Households

1-mile

6,107

3-mile

62,538

5-mile

142,003

INCOME

2024 Average HH Income

1-mile

\$104,537

3-mile

\$110,404

5-mile

\$111,486

Traffic Counts

STREET

Patrick Ln

AADT

30,500

Durango Dr

32,000

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

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