



WINDMILL LANE PLAZA

E-NEC Windmill Lane & Bermuda Rd | Las Vegas, NV 89123

1,160 - 2,675 SF AVAILABLE FOR LEASE

ZONING: LOCAL BUSINESS (C-1)

APN: 177-10-411-001



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

SHOPS & DRIVE-THRU SPACE AVAILABLE

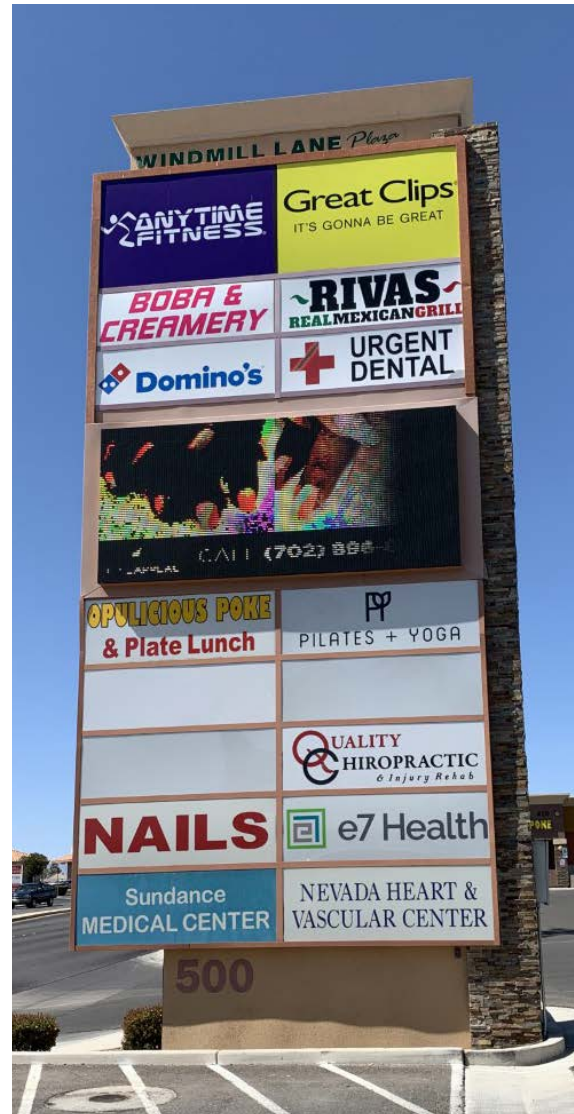
1,160 - 2,675 SF

- Two second generation restaurant spaces with patios available (1,350 - 2,675 SF)
- One partially constructed restaurant space with patio available (1,160 SF)
- One end cap with drive thru available (1,996 SF)
- Property is located within close proximity to McCarran International Airport, The Strip, Allegiant Stadium, and the future Brightline High Speed Train Station
- Convenient and close access to the 215 Beltway and I-15 Freeway
- Pylon, building, and monument signage available



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Las Vegas, NV 89123

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy, however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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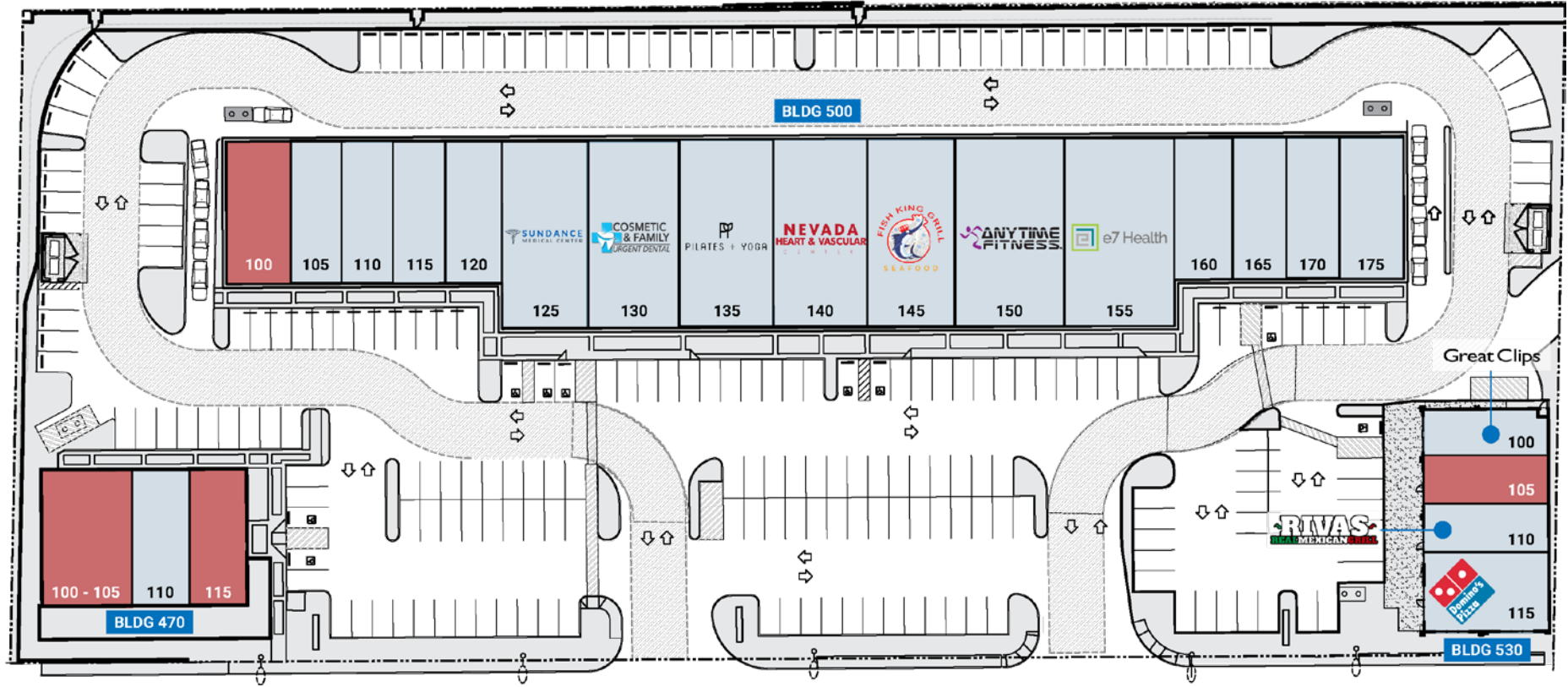
LIC# BS.0054344.LLC



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SITE PLAN

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SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
470-100/105	AVAILABLE	2,675	500-125	Sundance Medical Center	5,100	500-165	Hikada Sushi	1,642
470-110	Opullicious Poke & Plate Lunch	1,350	500-130	Urgent Dental Care	1,820	500-170	Pop & Roll	1,533
470-115	AVAILABLE	1,350	500-135	Lotus Spirit	1,820	500-175	Chicago's 6 Wings	1,750
500-110	Dipti Eyebrow Threading	1,332	500-140	Nevada Heart & Vascular	4,980	530-100	Great Clips	1,000
500-100	AVAILABLE	1,996	500-145	Fish King Grill	2,450	530-105	AVAILABLE	1,160
500-105	Nail Appeal	1,463	500-150	Anytime Fitness	5,691	530-110	Rivas Real Mexican Grill	1,150
500-115	Owen Chiropractic	1,566	500-155	E7 Health	3,500	530-115	Domino's Pizza	2,000
500-120	Savvy Eyes	1,446	500-160	US Drug Test Centers	990			

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AREA DEMOGRAPHICS

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ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP
± 42 MILLION VISITORS IN 2019
Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO SOUTHERN CALIFORNIA - EXPECTED 5.5 MILLION ANNUAL VISITORS

MCCARRAN INTERNATIONAL AIRPORT (LAS)
SERVES OVER 51.5 MILLION PASSENGERS ANNUALLY
Source: LVCVA

I-15 FREEWAY
± 141,000 CARS DAILY
Source: TRINA, NV DOT 2019

215 BELTWAY
± 176,000 CARS DAILY
Source: TRINA, NV DOT 2019



POPULATION



AVERAGE HHI

1 MILE	12,881	\$112,552
3 MILES	116,091	\$92,944
5 MILES	346,631	\$91,147

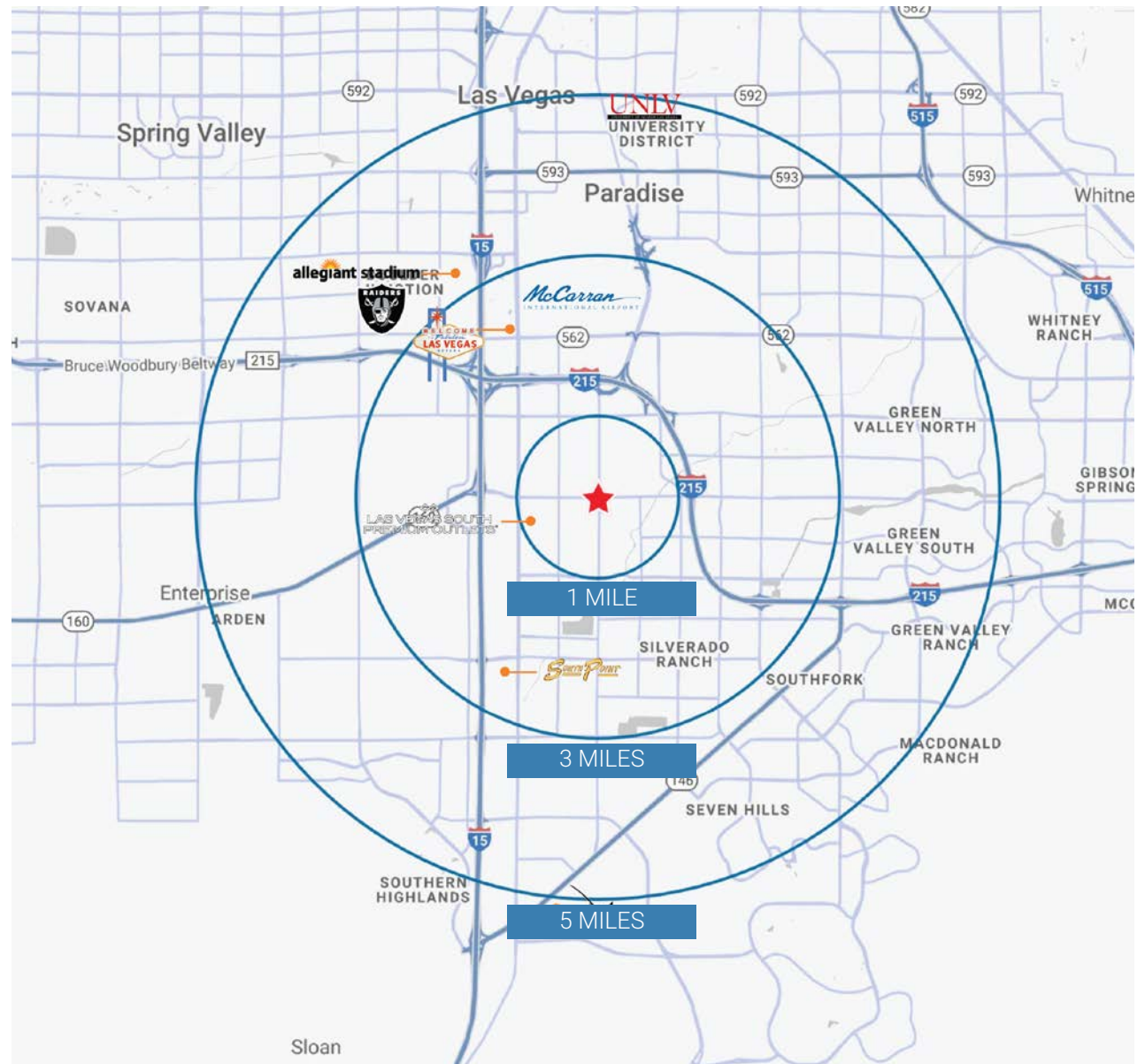
Source: SitesUSA 2020



TRAFFIC COUNTS

I-15/Blue Diamond Int - 43,000 VPD
Bermuda Rd - 9,300 VPD

Source: TRINA, NV DOT 2019



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TRADE AREA AERIAL



PROPERTY PHOTOS

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