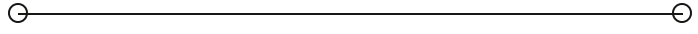


FOR LEASE +/-2,290 SF RETAIL SPACE

Plaza Rey

6910 S RAINBOW BLVD

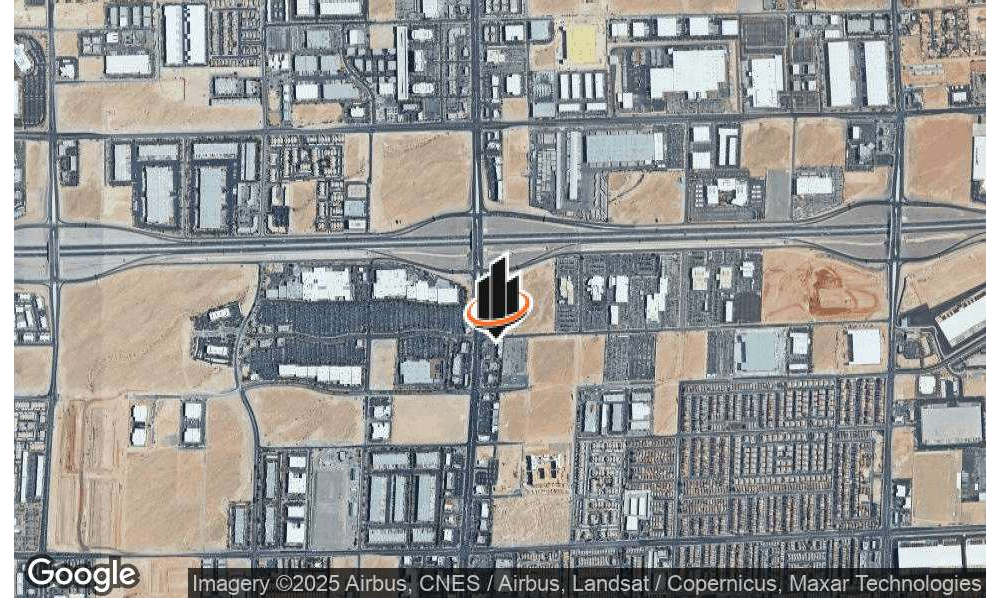
Las Vegas, NV 89118



MAULE AVENUE

RAINBOW BOULEVARD (50,500 VPD)

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.75 SF/month (NNN = \$0.68/SF)
NNN'S:	\$0.68/SF
AVAILABLE SF:	+/- 2,290 SF
BUILDING SIZE:	17,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,134	32,627	95,828
TOTAL POPULATION	7,925	81,880	241,903
AVERAGE HH INCOME	\$85,407	\$80,886	\$75,435

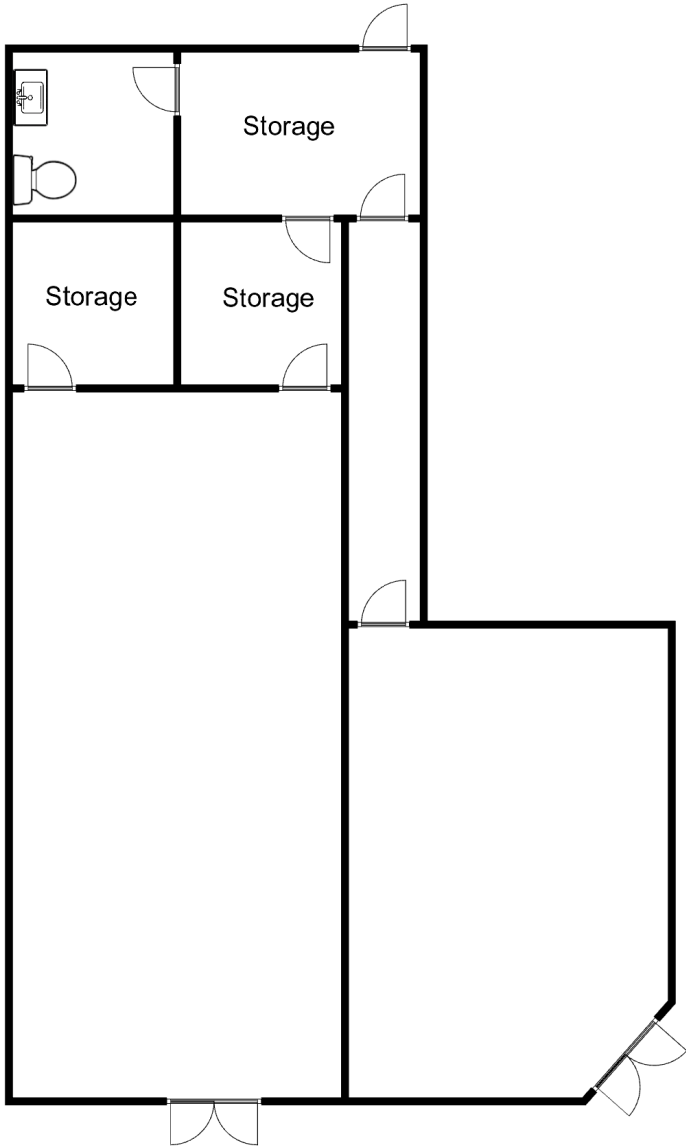
PROPERTY DESCRIPTION

This prime commercial space at 6910 S Rainbow Blvd offers 2,290 SF of available lease space, featuring coveted monument signage to draw in customers and over 50,000 vehicles passing by daily. Join the vibrant retail community in the southwest LV retail submarket.

PROPERTY HIGHLIGHTS

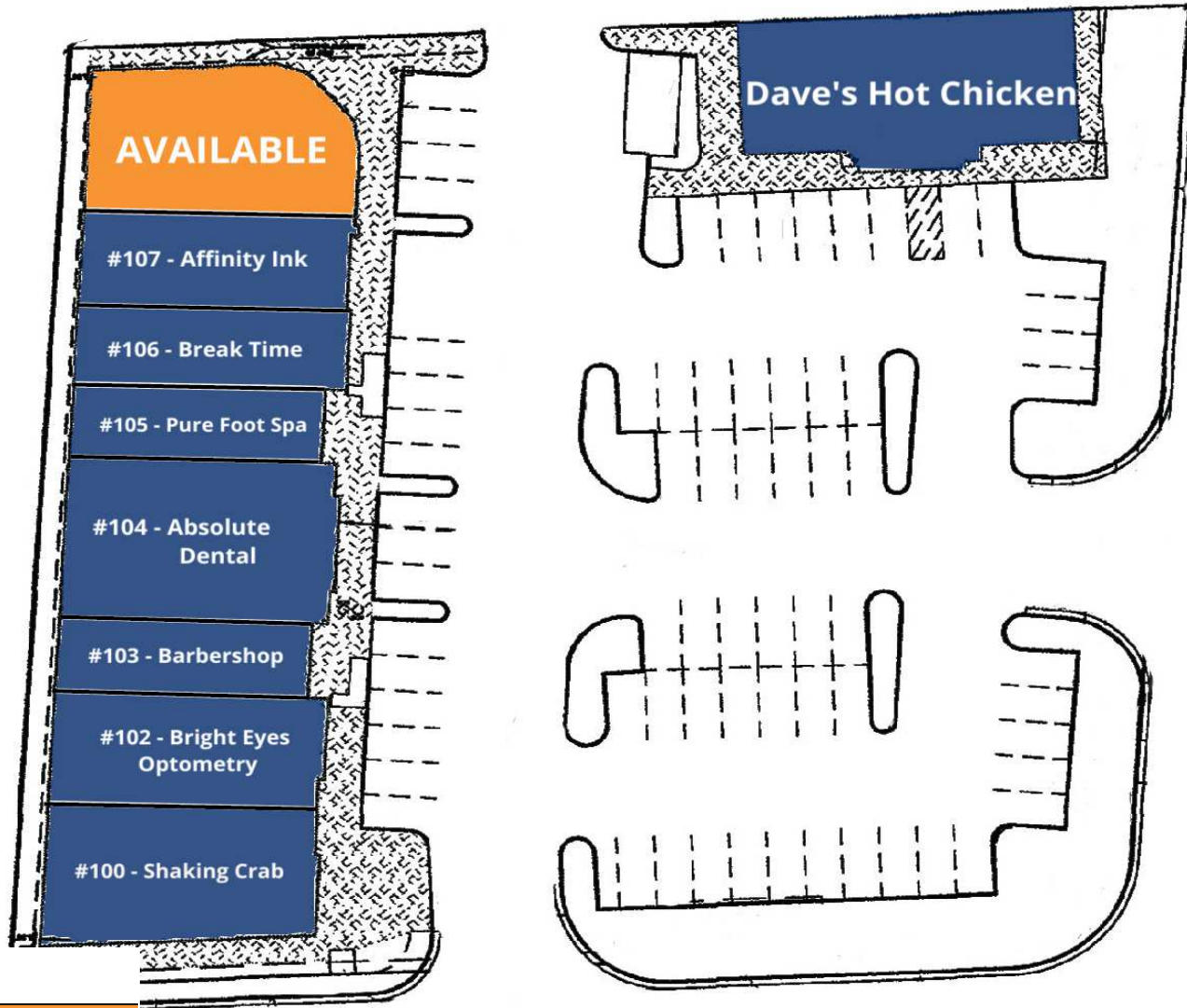
- +/- 2,290 SF Endcap Available
- Monument Signage Available
- High Traffic Strip Center: Over 50,000 VPD
- Busy Southwest LV Retail Submarket

FOR LEASE - SUITE #108 - 2,290 SF - \$2.75/SF NNN



Second Generation Metro PCS

SITE PLAN



LEGEND

Available

Occupied

SITE PLAN

LEASE INFORMATION

LEASE TYPE:	NNN = \$0.68/SF
TOTAL SPACE:	2,290 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#100	Shaking Crab	2,304 SF	NNN	Occupied
#102	Bright Eyes Optometry	1,720 SF	NNN	Occupied
#103	Barbershop	1,200 SF	NNN	Occupied
#104	Absolute Dental	2,600 SF	NNN	Occupied
#105	Pure Foot Spa	1,200 SF	NNN	Occupied
#106	Break Time	1,250 SF	NNN	Occupied
#107	Affinity Ink	1,350 SF	NNN	Occupied
#108	Available	2,290 SF	NNN = \$0.68/SF	\$2.75 SF/month
6930 - PAD	Dave's Hot Chicken	3,000 SF	NNN	Occupied

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