

PUEBLO CENTER

8475 WEST LAKE MEAD BLVD.
LAS VEGAS, NEVADA 89128



NEWMARK

Pueblo Center - Freestanding Building

8475 WEST LAKE MEAD BOULEVARD
LAS VEGAS, NV 89128



Highlights

- 6,000 square foot freestanding retail building with direct frontage on Lake Mead Boulevard - DO NOT DISTURB TENANT; Please contact Broker for additional information.
- Amazing visibility to passing motorists utilizing two large sign bands.
- Ownership has constructed a new monument sign at the property, increasing sign exposure for its tenants.
- The property is located west of the US-95 along the busy Lake Mead Blvd. retail corridor.
- Strong surrounding demographics; annual incomes exceed \$127,000 within three miles
- Tenant improvement allowance available for qualified tenants.



Available Space: 1,660 to 6,000 SF

Lease Rate: \$2.50 to \$3.00/SF/mo. NNN

NNN: \$0.74/SF/mo.

Zoning: P-C Planned Community
(City of Las Vegas)

Residential Population

One Mile Radius	18,634 residents
Three Mile Radius	166,355 residents

Total Daytime Population

One Mile Radius	4,073
Three Mile Radius	46,320

Annual Household Income

One Mile Radius	\$138,518
Three Mile Radius	\$109,581

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Site Plan



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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