

NELLIS BONANZA SHOPPING CENTER



FOR LEASE



PROPERTY DETAILS

601-725 NORTH NELLIS BOULEVARD
LAS VEGAS, NV 89110

- 895 – 1,200 SF Available
- \$2.00/SF/Month Plus (\$0.36) NNN
- Includes: Nevada Department of Welfare, Nevada Health Centers, Arby's, Potter's House, Anthony's Donuts, Art Cafe, Check City, Thai Cuisine, and Paradise Smoke & Vape
- Strong Traffic Counts: 60,000 Cars Per Day at Intersection
- Street Signage Available for Excellent Visibility

SURROUNDING TENANTS



2024 DEMOS

EST. POPULATION



1 MILE » 27,265
3 MILE » 215,521
5 MILE » 440,208

EST. HOUSEHOLDS



1 MILE » 8,274
3 MILE » 70,052
5 MILE » 150,451

EST. AVERAGE HH INCOME



1 MILE » \$69,186
3 MILE » \$65,992
5 MILE » \$64,592



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

JAKKE FARLEY, CCIM

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BS.2802

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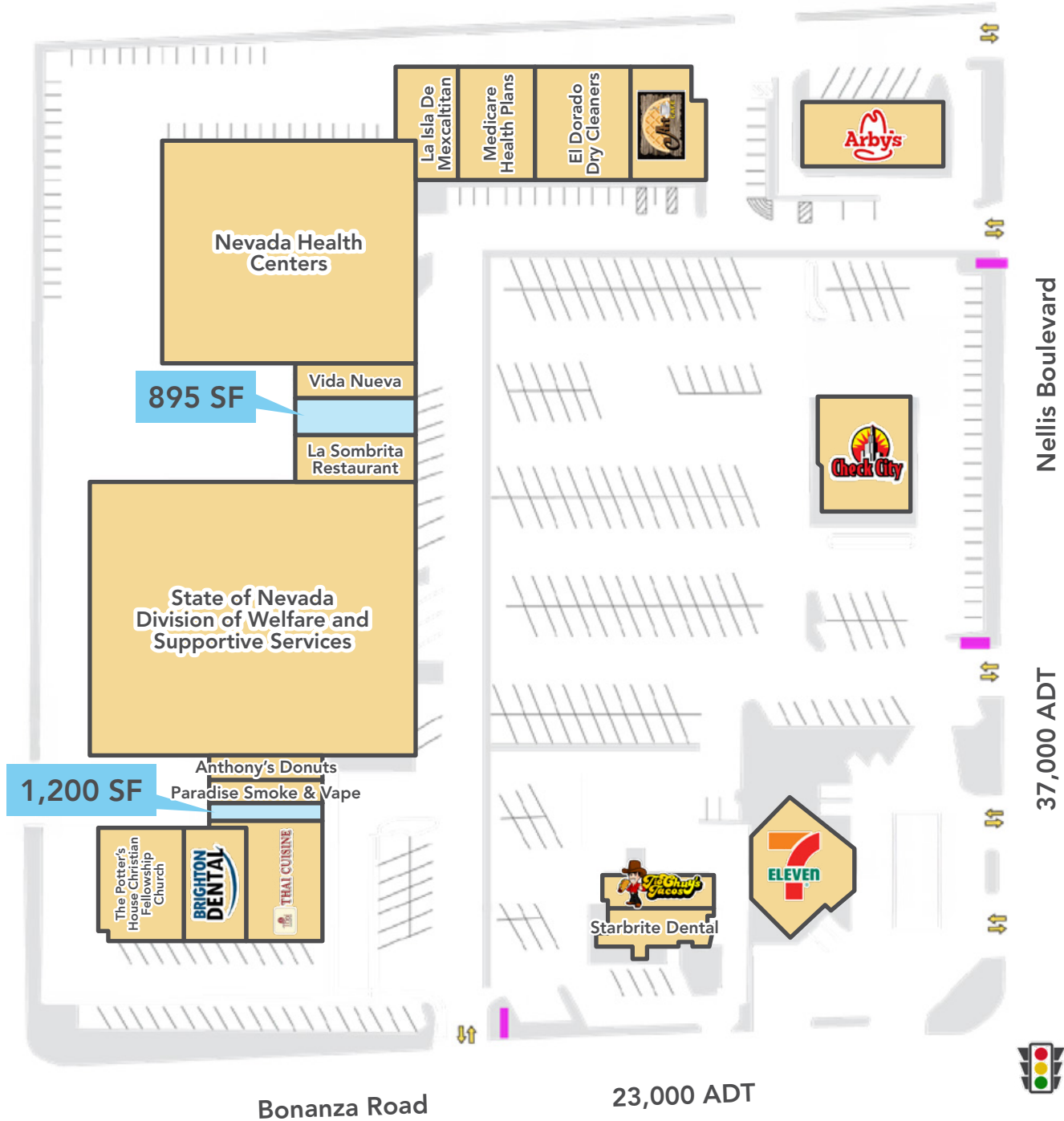
FULL SERVICE COMMERCIAL REAL ESTATE

241 West Charleston Blvd, Suite 103
Las Vegas, NV 89102
Office 702.374.0211
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NELLIS BONANZA SHOPPING CENTER



SITE PLAN

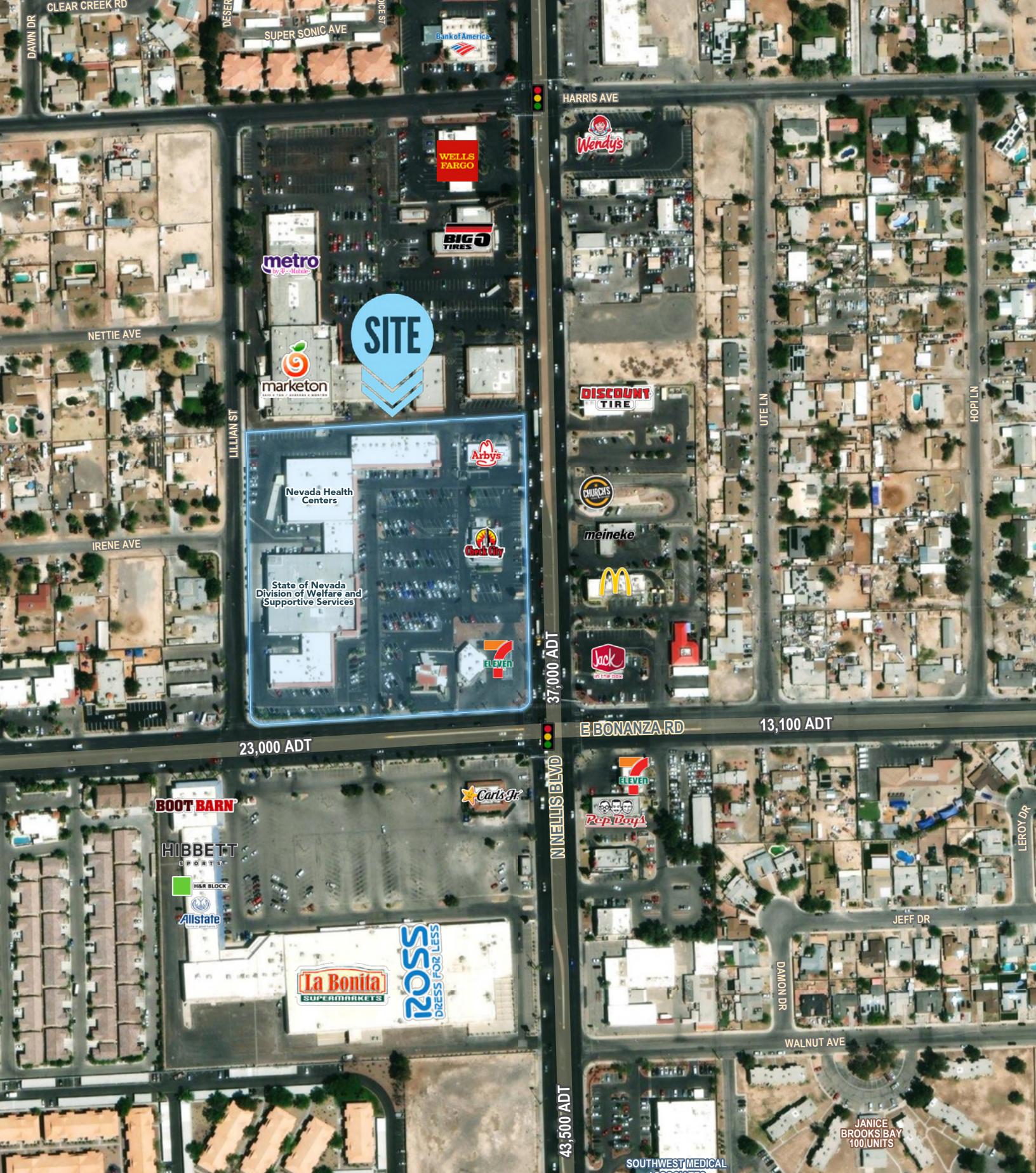


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