



FOR LEASE

6250 Mountain Vista Ave
Henderson, NV 89014

● Nine Suites Available

Property Specs

LEASE RATE	Suite A4	\$1.50/SF/NNN
	Suite D	\$1.50/SF/NNN
	Suite H2	\$3.00/SF/NNN
	Suite H3	\$3.00/SF/NNN
	Suite H4	\$3.00/SF/NNN
	Suite H5	\$3.00/SF/NNN
	Suite I4	\$3.00/SF/NNN
	Suite L3D	\$3.00/SF/NNN
	Suite M	\$1.25/SF/NNN
CAMS	Suite D	\$0.39 PSF
	Suite M	\$0.39 PSF
MONTHLY RENT	Suite D	\$5,705.91
	Suite M	\$6,192.64
AVAILABLE	Suite A4	±4,213 SF
	Suite D	±3,019 SF
	Suite H2	±110 SF
	Suite H3	±110 SF
	Suite H4	±134 SF
	Suite H5	±167 SF
	Suite I4	±324 SF
	Suite L3D	±229 SF
	Suite M	±3,776 SF
LEASE TERM	3-5 years	
ZONING	CC	
TYPE	Retail Community Center	

- Suite D is a 3,019 SF former gun store.
- Suite M is a former appliance warehouse/store and contains 3,776 sf. This suite consists of two showrooms, a bathroom, a kitchen/break room, and a warehouse.
- Suites H3, H5, and I4 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.



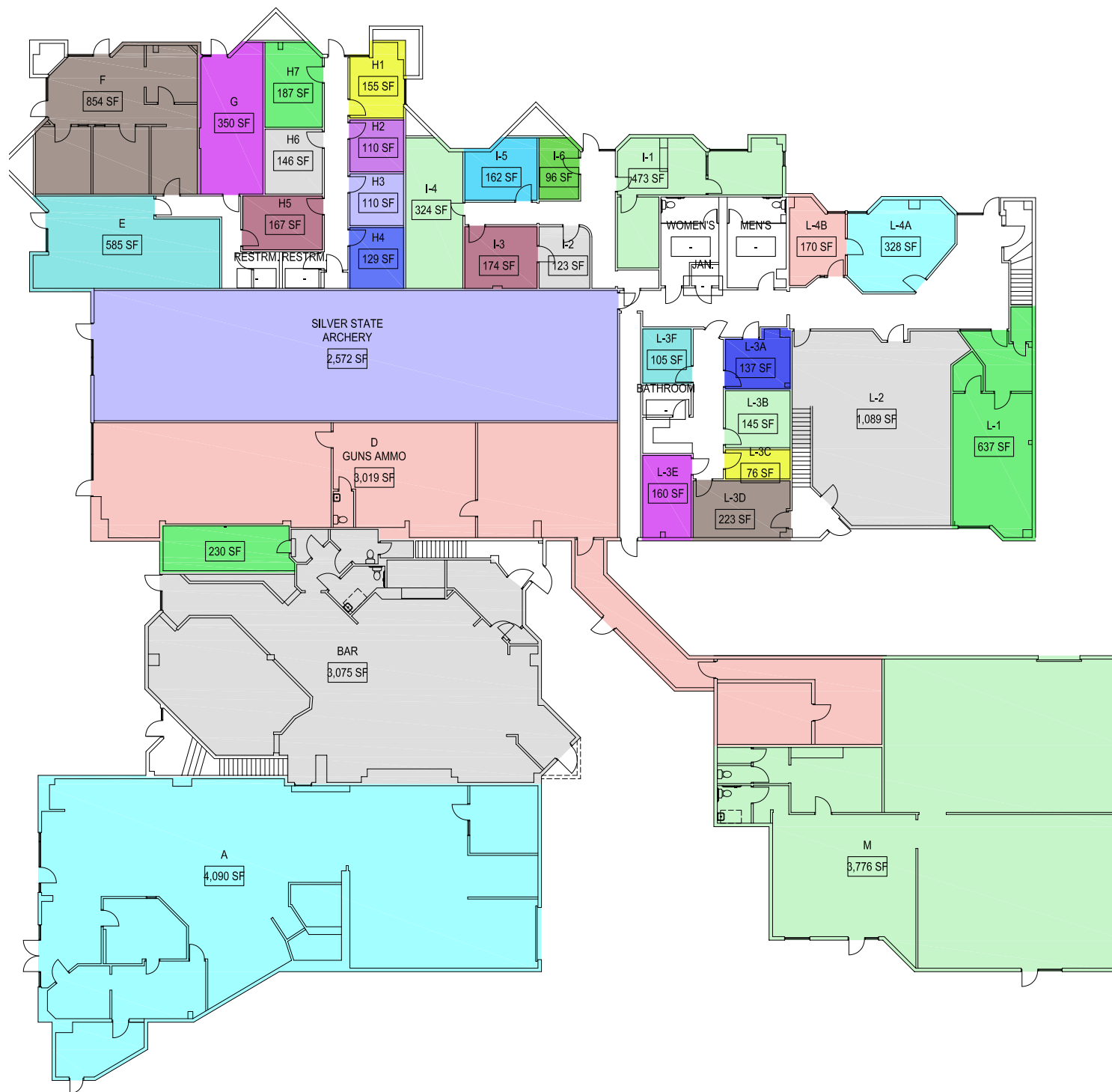
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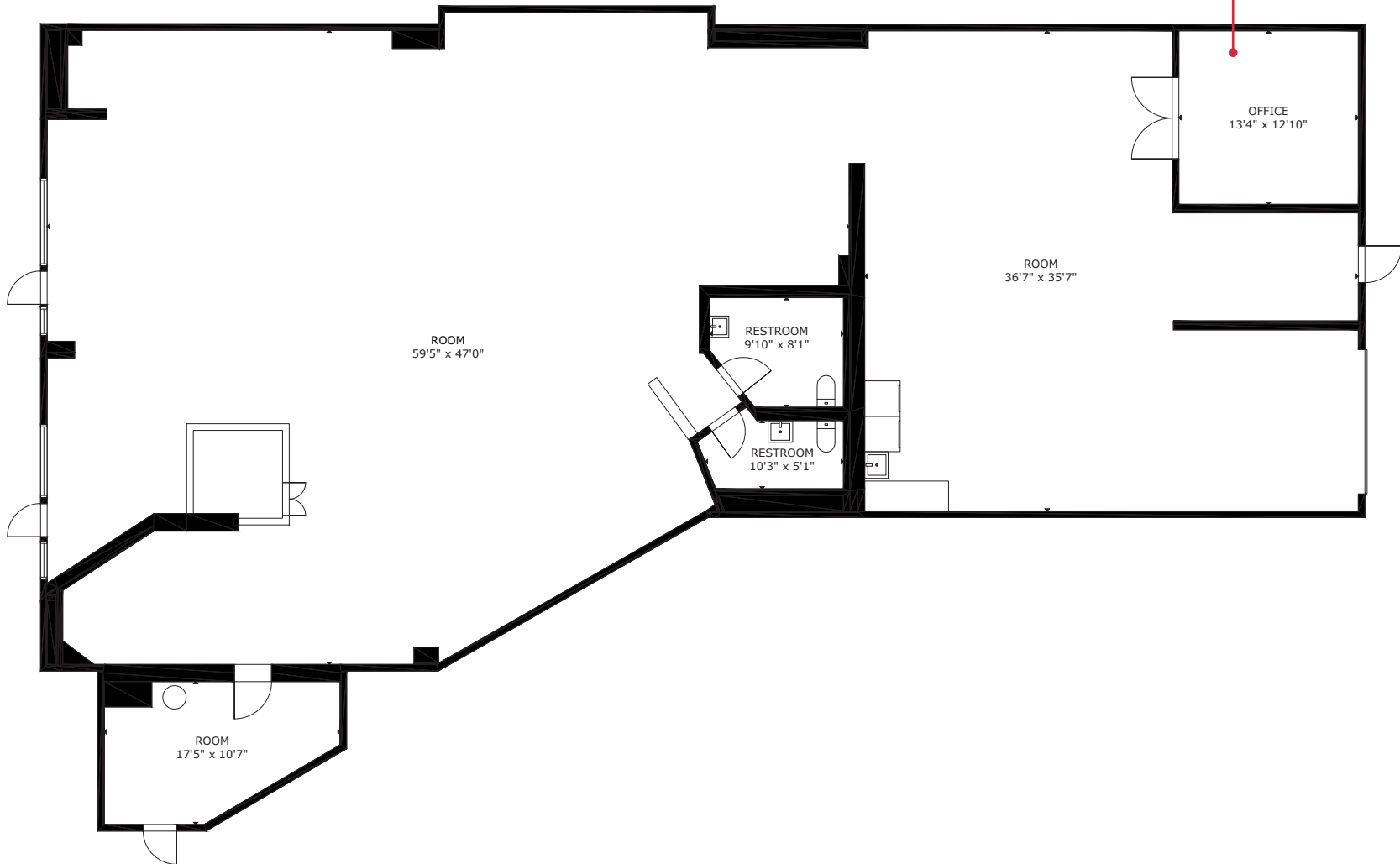
SITE PLAN





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FLOOR PLAN

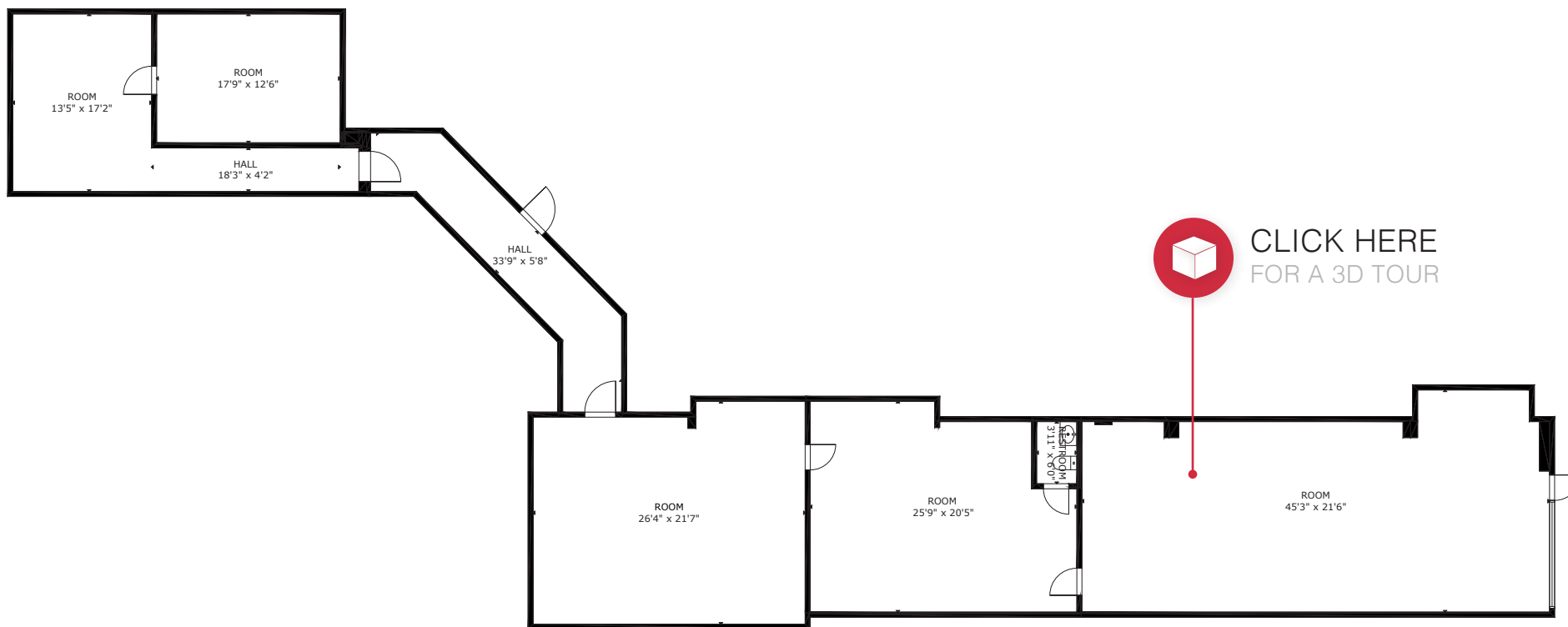


SUITE A4



PHOTOS



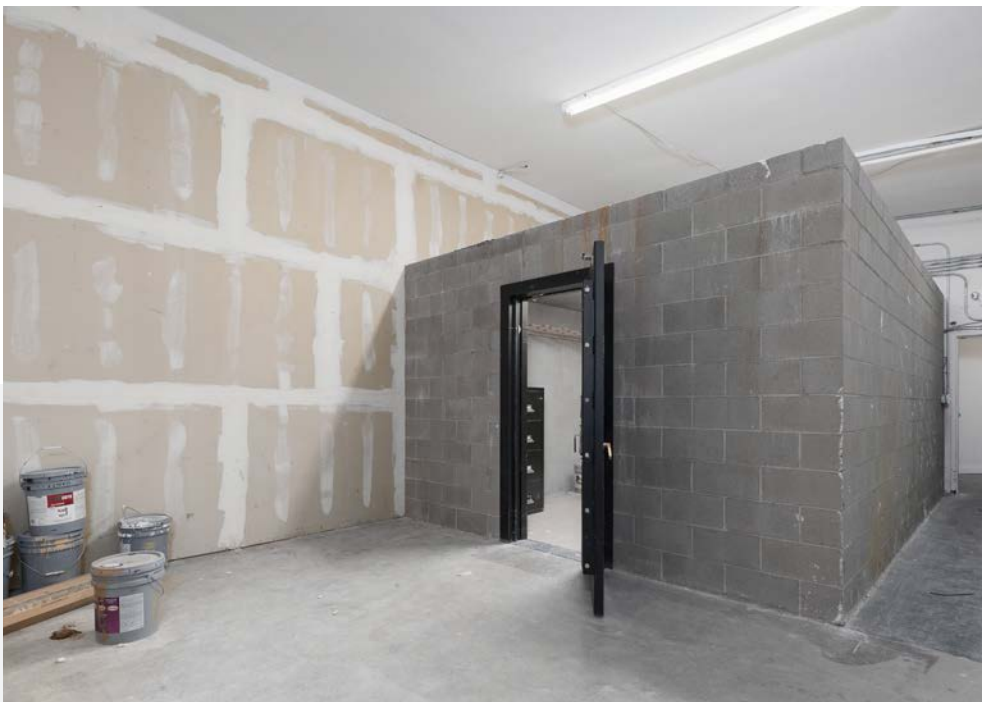


FLOOR PLAN

SUITE D

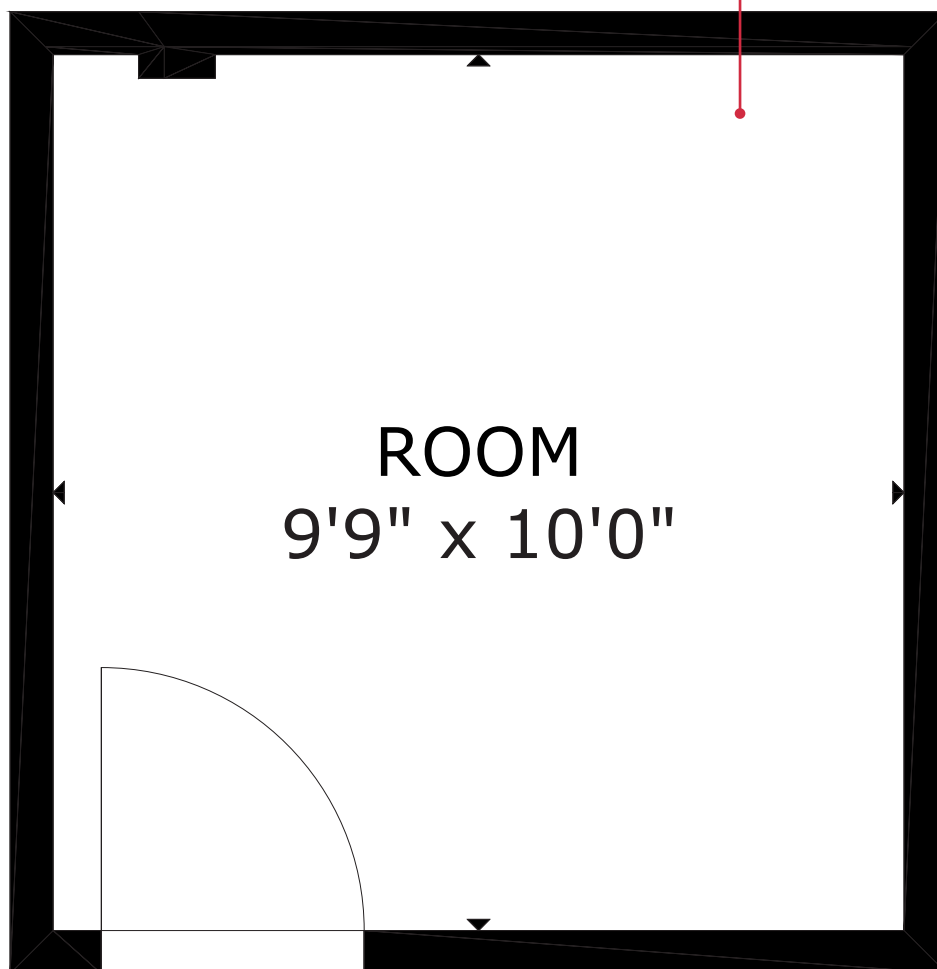


PHOTOS





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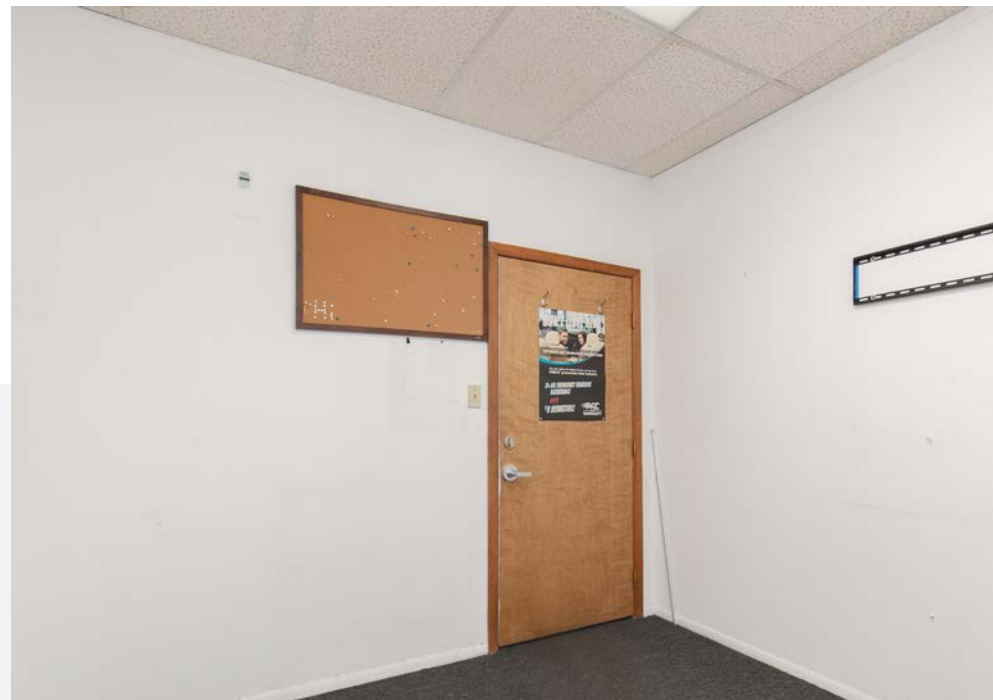


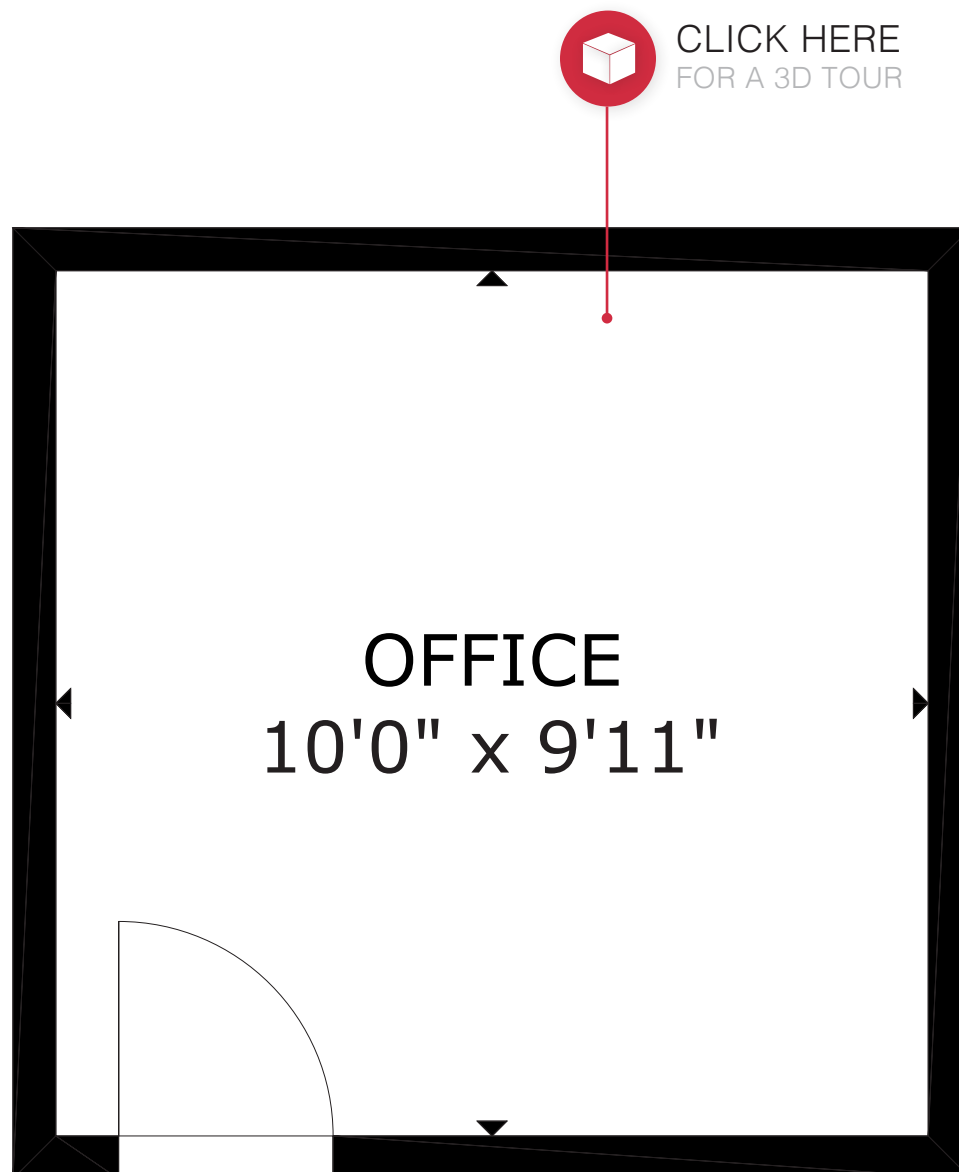
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SUITE H2



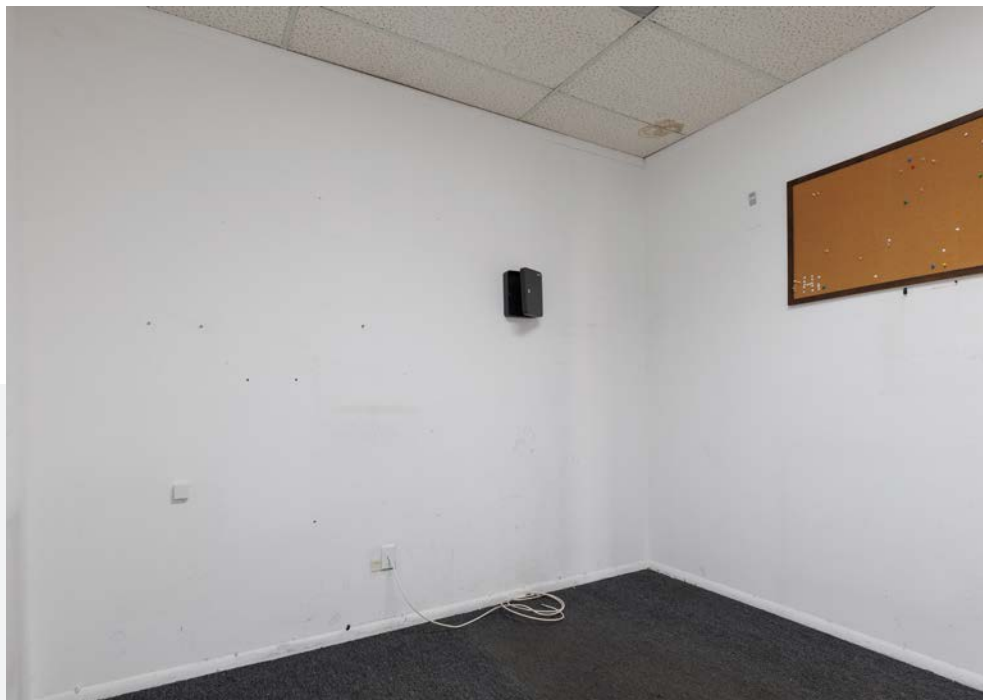
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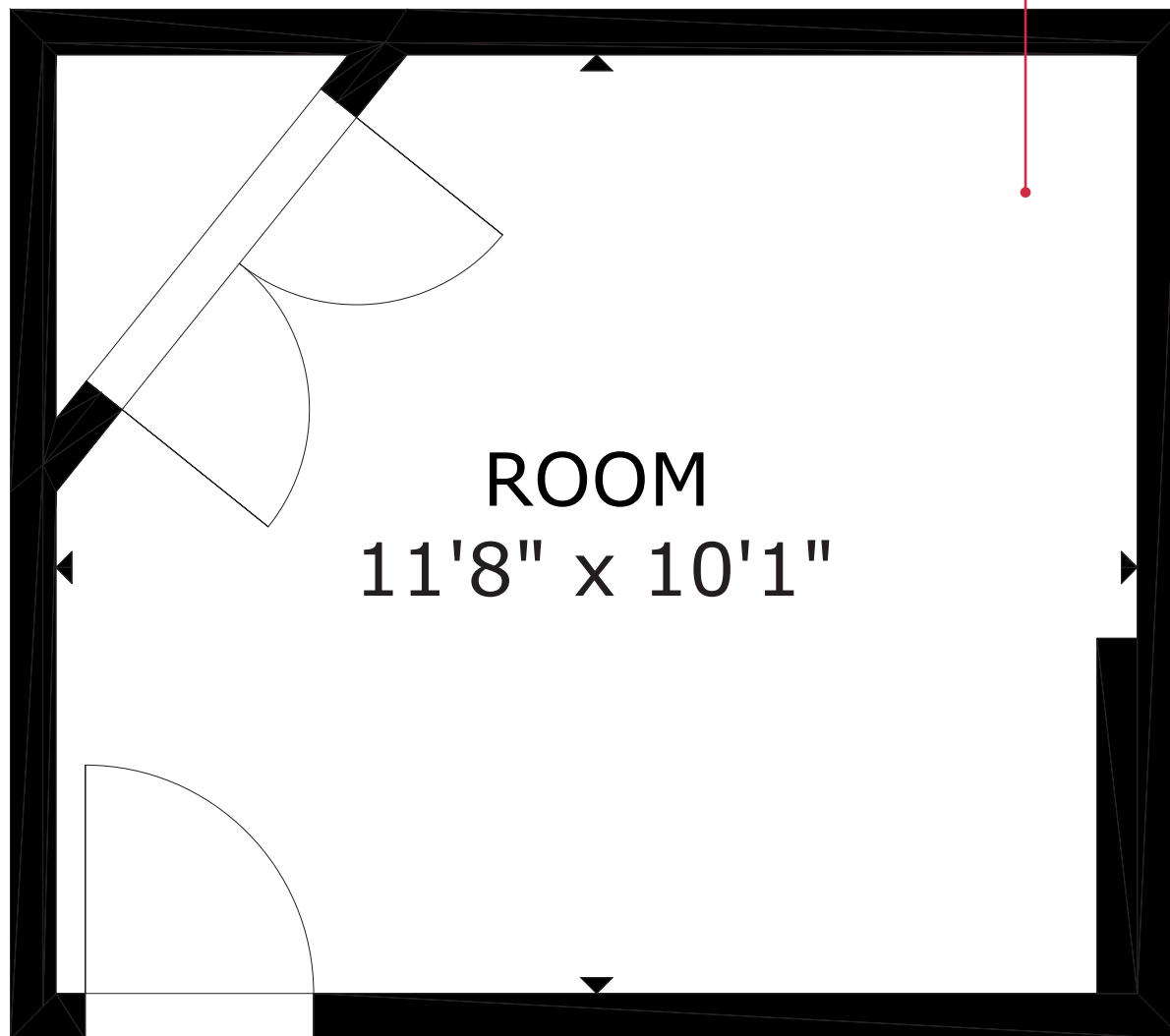




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SUITE H3



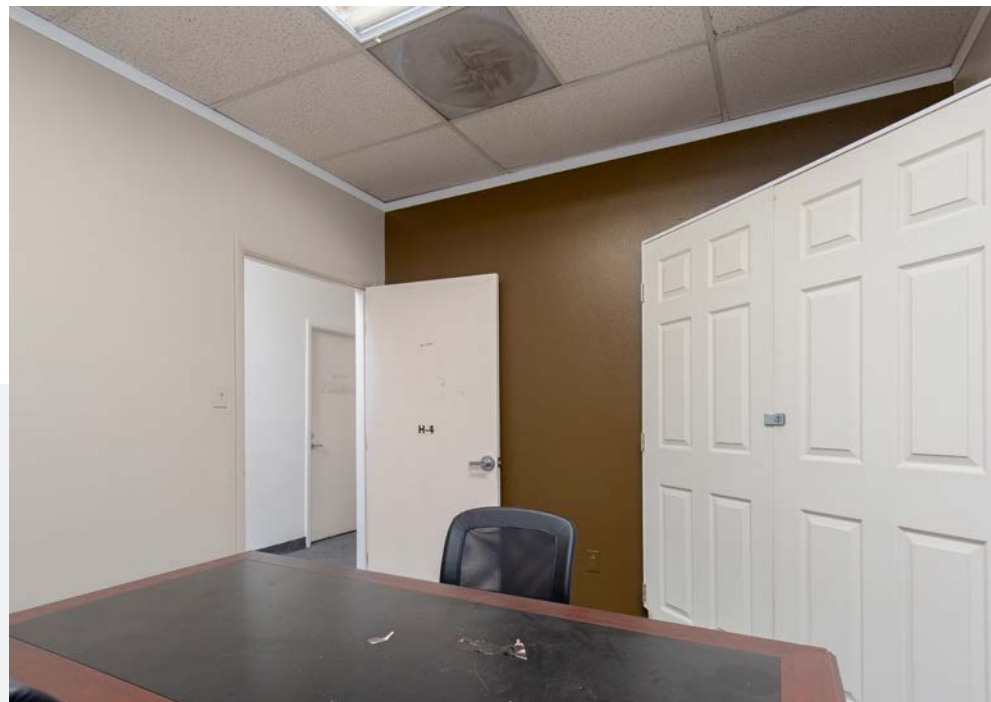
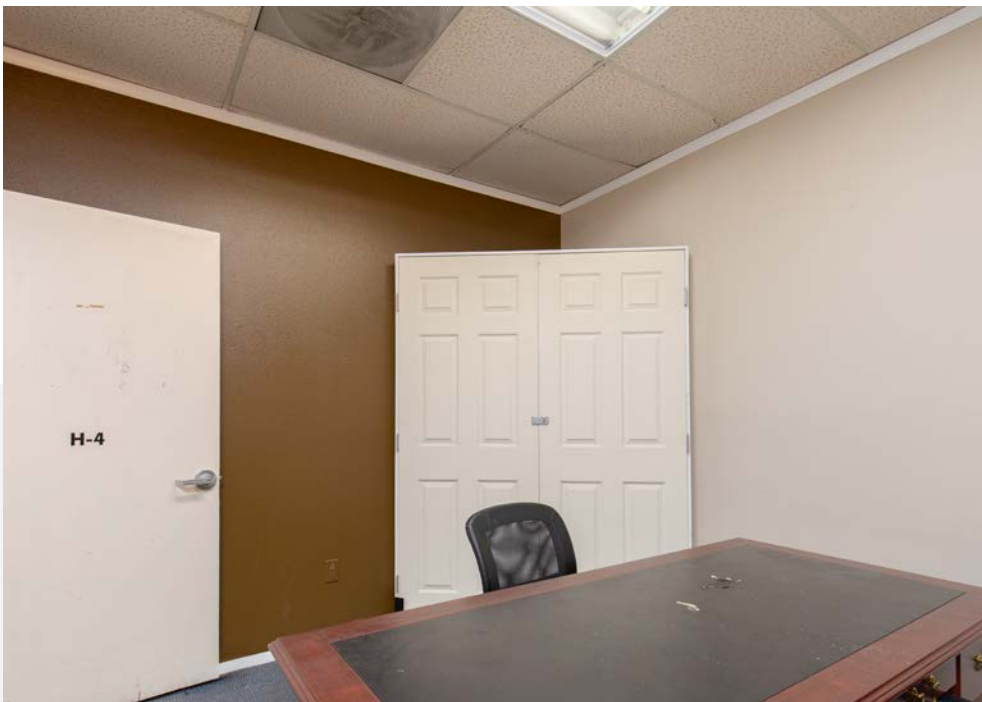


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SUITE H4

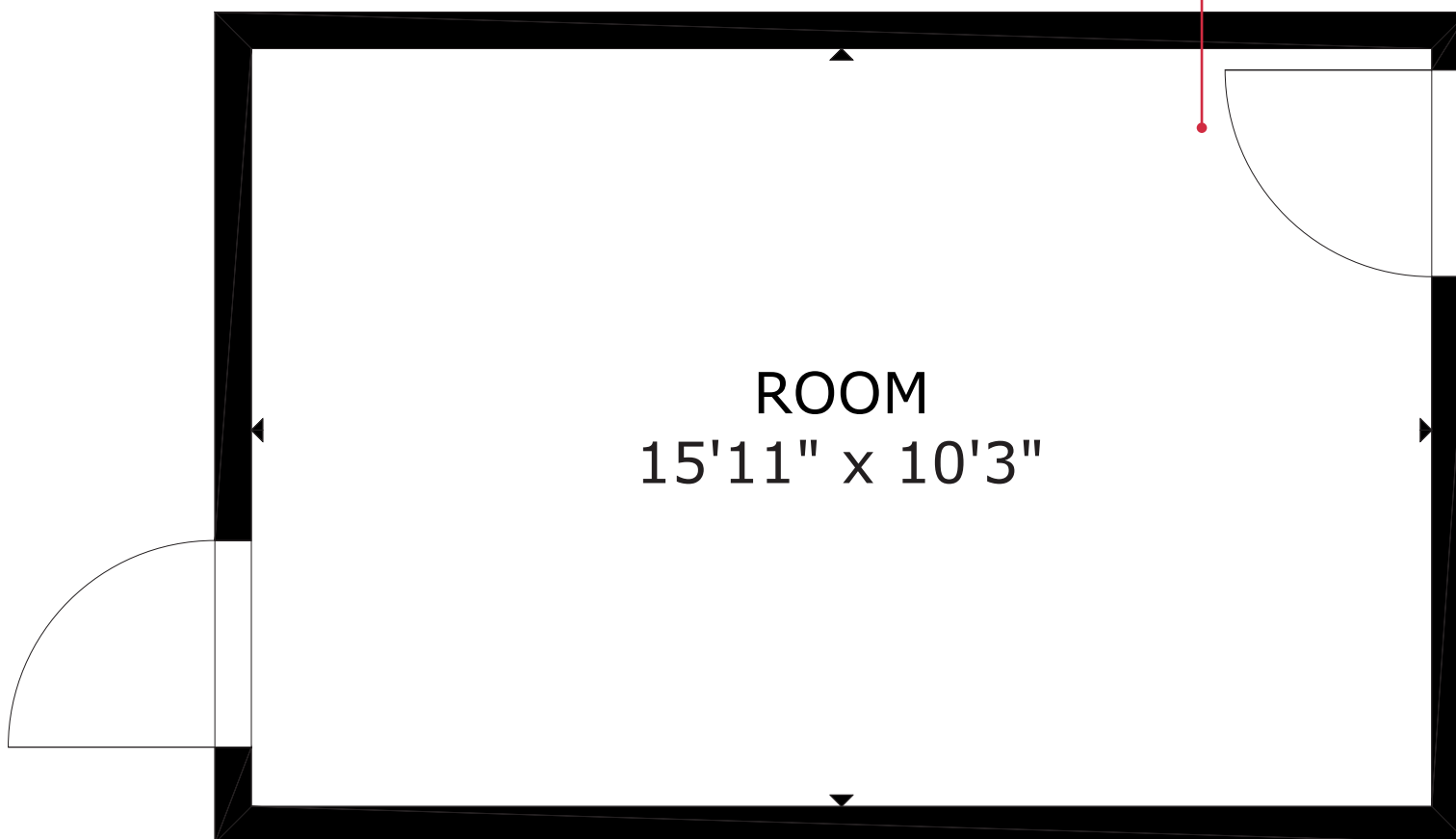


PHOTOS





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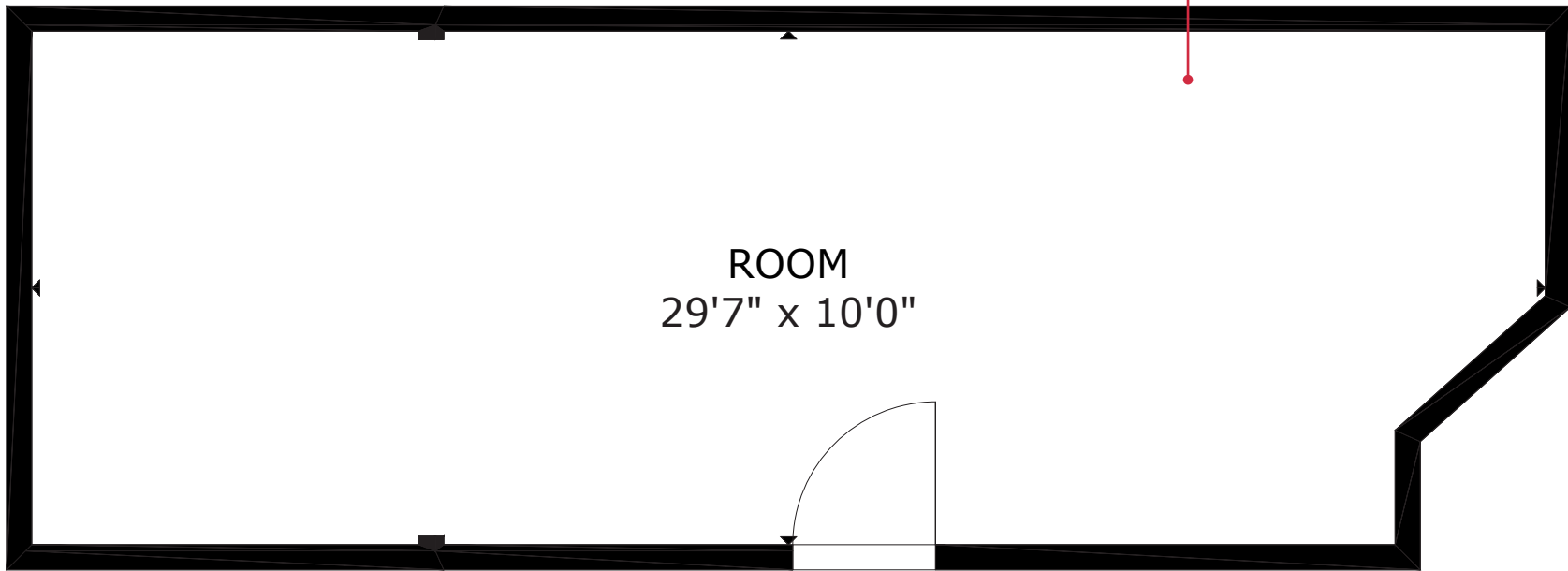
FLOOR PLAN

SUITE H5





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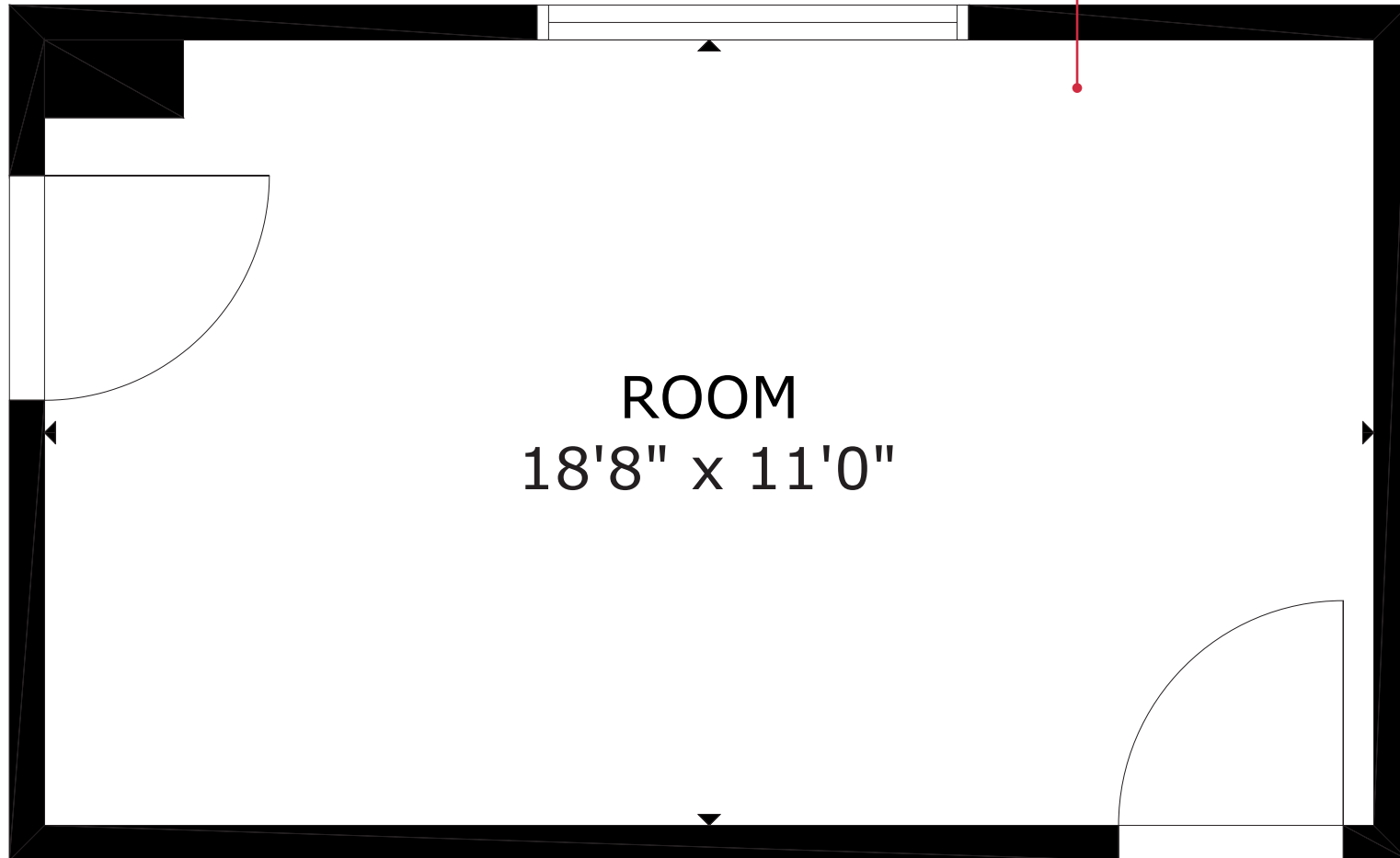


FLOOR PLAN





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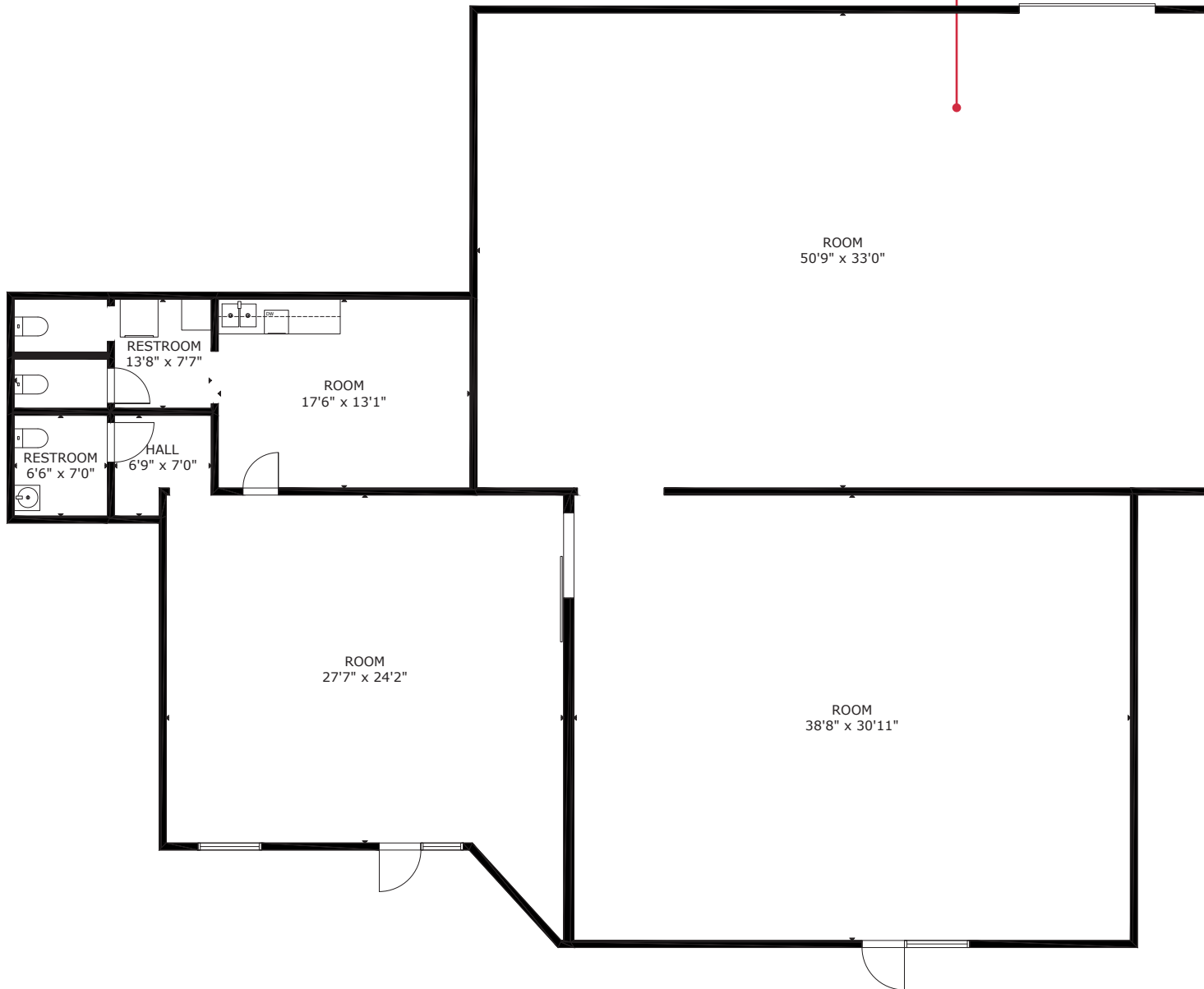


FLOOR PLAN





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FLOOR PLAN

SUITE M



PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	14,427	157,547	365,190
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,107	62,538	142,003
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$104,537	\$110,404	\$111,486

Traffic Counts

STREET	AADT
Patrick Ln	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

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