

**FOR LEASE**

# Vista Paint Plaza 3010 East Bonanza Road

Las Vegas, NV 89101



**Pete Janemark, CCIM**

Senior Vice President

D: 702.527.7923 | C: 702.885.7383

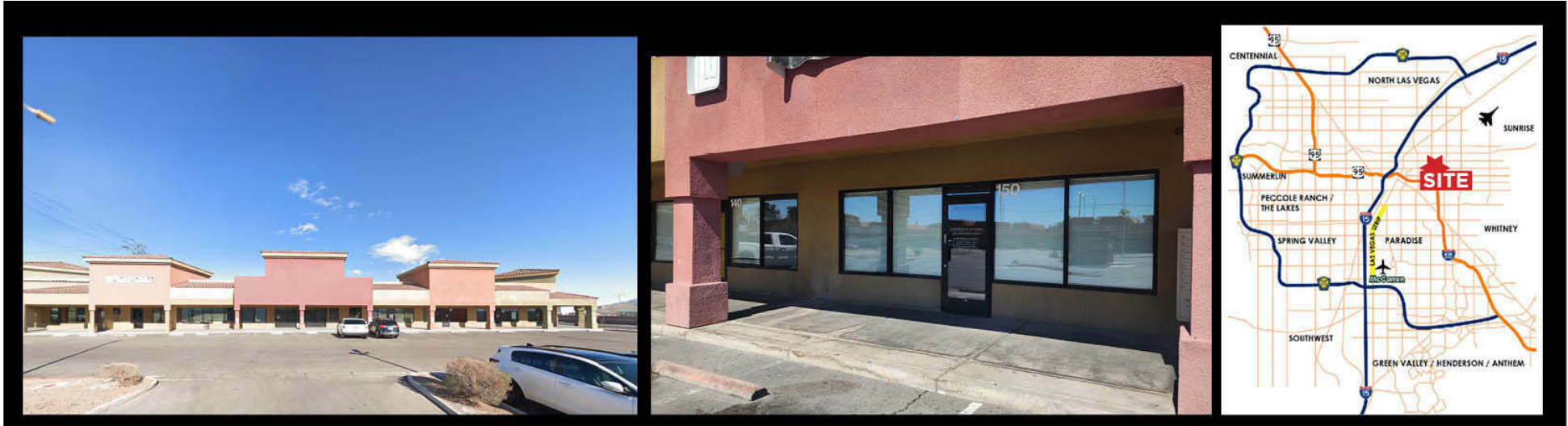
pete.janemark@svn.com

NV #S.76731



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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Broker
<b>BUILDING SIZE:</b>	38,495 SF
<b>AVAILABLE SF:</b>	2,587 SF
<b>LOT SIZE:</b>	4.38 Acres
<b>YEAR BUILT:</b>	2008
<b>ZONING:</b>	Limited Commercial (C-1)
<b>MARKET:</b>	Downtown
<b>APN:</b>	13925411002

## PROPERTY OVERVIEW

Vista Paint Plaza is a complex of single story buildings offering strong retail visibility along East Bonanza Road, with ample parking and signage opportunities. Most spaces are in-line units providing up-front parking and merchandising windows facing the parking area. Signage is available on the façade above each suite.

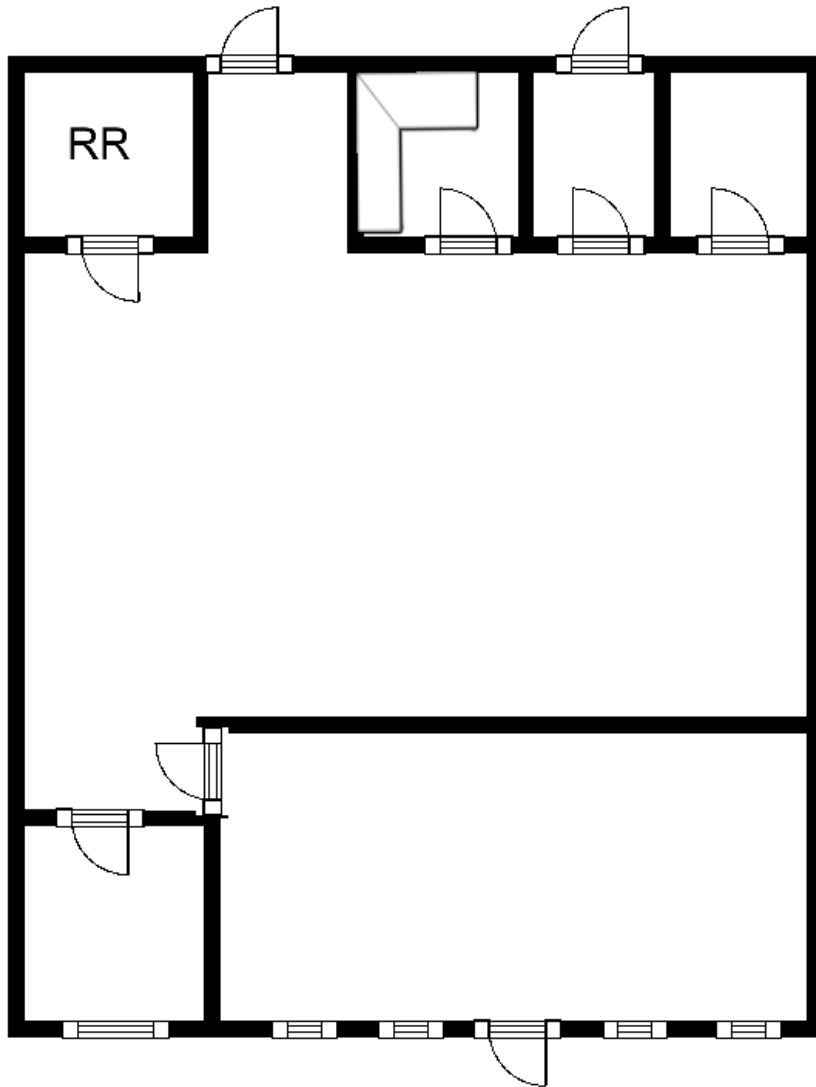
## PROPERTY HIGHLIGHTS

- Northeast corner of E. Bonanza Rd. & Mojave Rd.
- Ample on-site parking for tenants and visitors
- High visibility and accessibility for businesses
- Versatile space to accommodate various business needs
- Strategically positioned for success and growth

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## FLOOR PLAN & SUITE DESCRIPTION



### SUITE 150 DESCRIPTION

This suite features a large lobby/waiting area, a security office with a window, a large open area, storage, a document prep room, and one restroom. This suite has an elevated stage which can be removed if desired.



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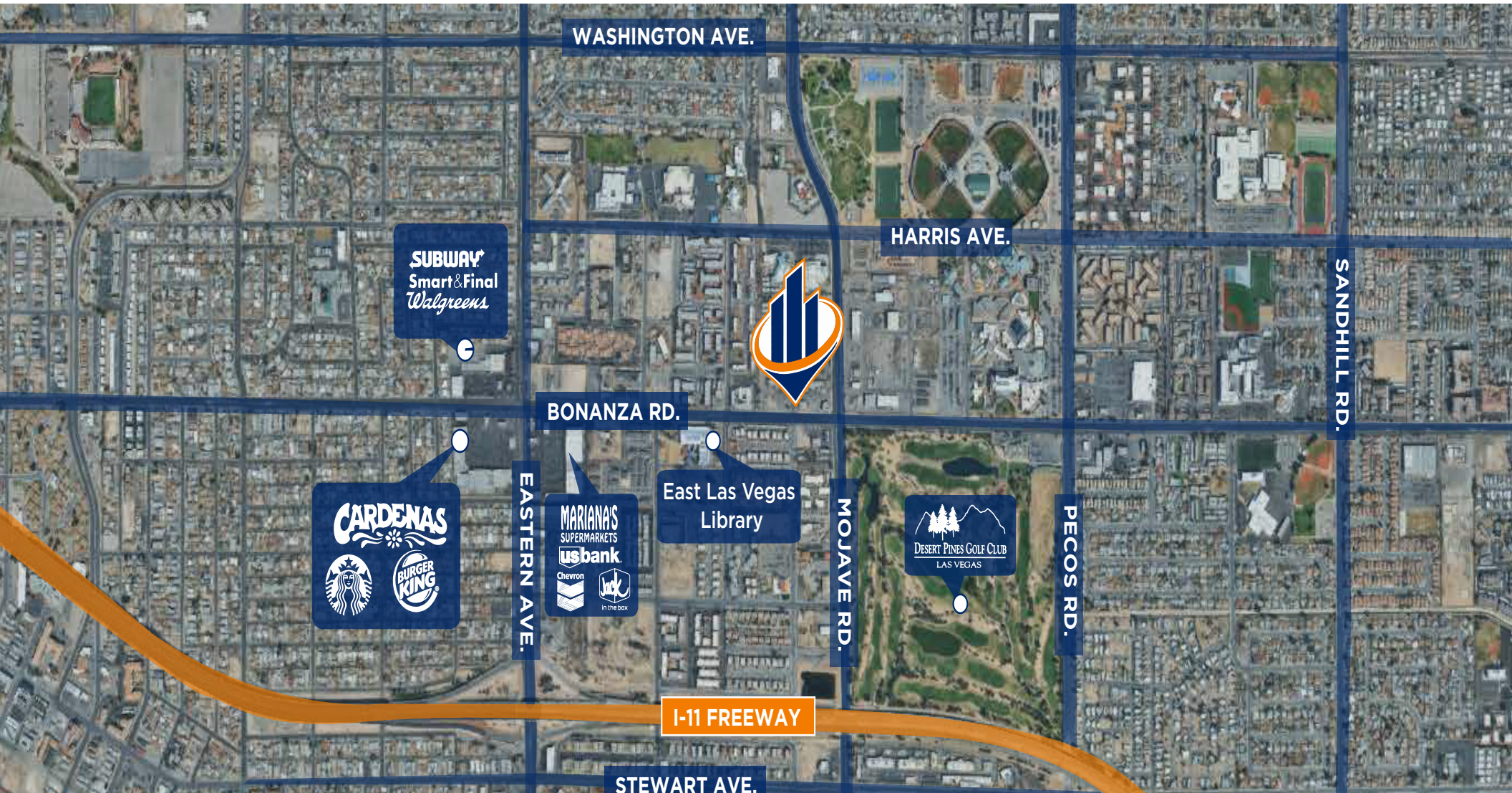
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## ADDITIONAL PHOTOS



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# LOCATION MAP



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**VISTA PAINT PLAZA** | 3010 East Bonanza Road Las Vegas, NV 89101

**SVN | THE EQUITY GROUP** 5

# DEMOGRAPHICS MAP & REPORT

## POPULATION

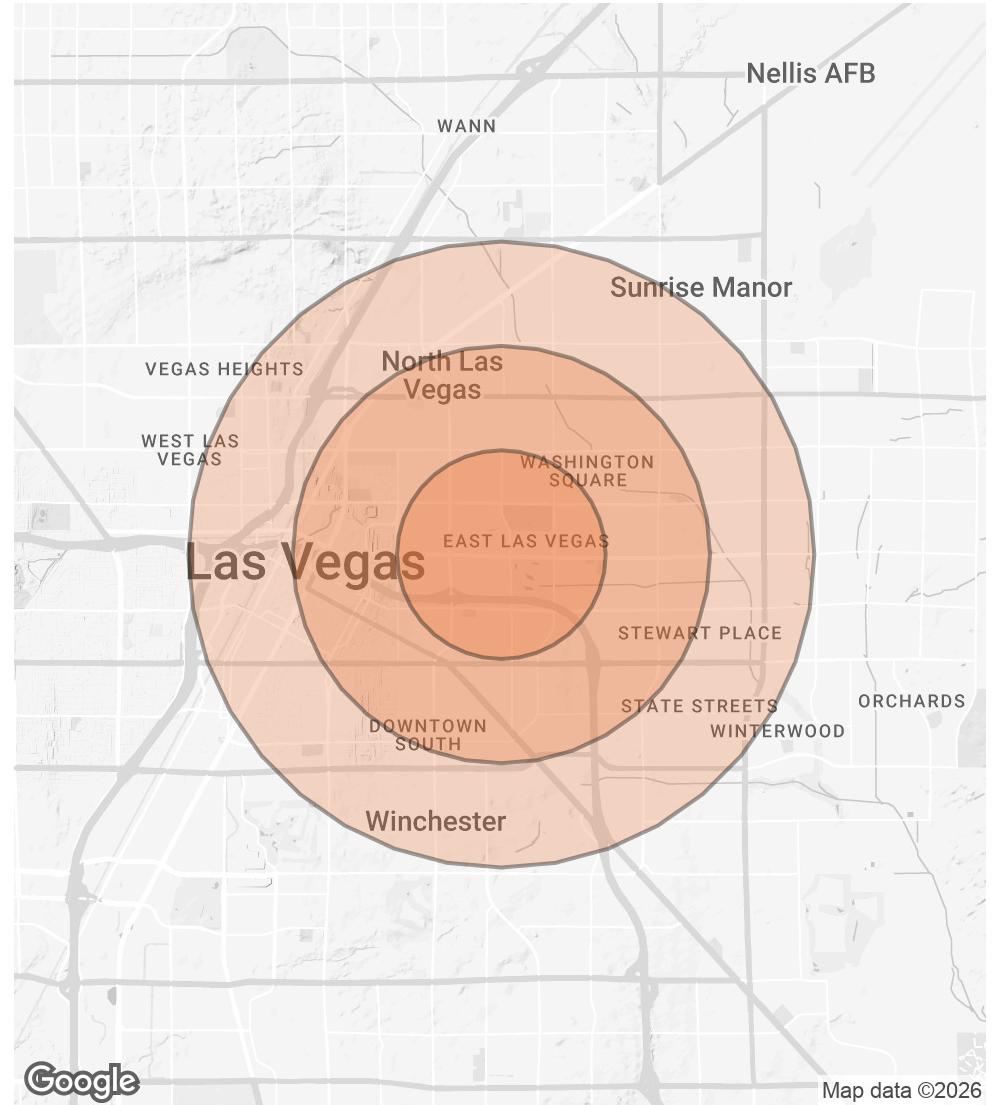
	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	27,799	111,486	218,822
<b>AVERAGE AGE</b>	31.2	34.4	33.9
<b>AVERAGE AGE (MALE)</b>	30.7	33.7	33.5
<b>AVERAGE AGE (FEMALE)</b>	32.2	34.8	34.1

## HOUSEHOLDS & INCOME

### 1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	8,245	37,909	73,370
<b># OF PERSONS PER HH</b>	3.4	2.9	3.0
<b>AVERAGE HH INCOME</b>	\$55,523	\$56,921	\$59,968
<b>AVERAGE HOUSE VALUE</b>	\$211,991	\$204,140	\$237,710

2023 American Community Survey (ACS)



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