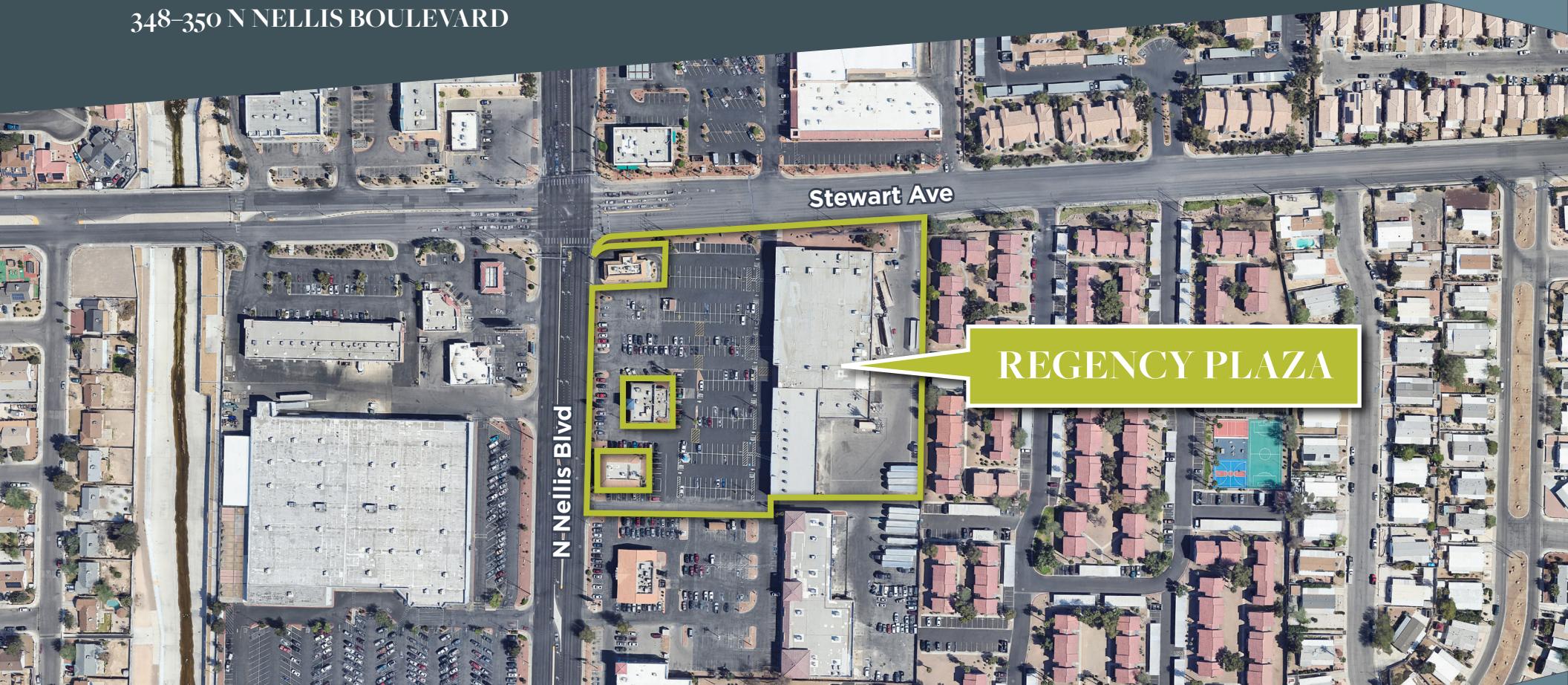


±11,389 SF Retail Space Available For Lease

# REGENCY PLAZA

348-350 N NELLIS BOULEVARD



Northeast Submarket  
LAS VEGAS, NV

# FOR LEASE

## Property Highlights

- Prime Visibility at the high-traffic intersection of Nellis Blvd & Stewart Ave with over 80,000 vehicles per day combined.
- Located within the active Nellis retail corridor, surrounded by major national retailers and neighborhood conveniences.
- Three inline suites: Each approx.  $\pm 1,335$  SF, totaling  $\pm 4,005$  SF—currently in vanilla shell condition and ready for tenant build-out.
- $\pm 7,384$  SF former retail/warehouse space with rear roll-up door—great for showroom, junior anchor, or flexible retail use.
- Surrounding Tenants: Goodwill, Chuck E. Cheese, IHOP, Del Taco, Leslie's Pool Supplies, and P3 Health Partners.
- Zoning: General Commercial (CG)
- Located near dense residential neighborhoods and schools—ideal for service, discount retail, or healthcare-related use.

## 2024 Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
 POPULATION	31,121	211,122	440,224
 AVG. HOUSEHOLD INCOME	\$66,063	\$68,097	\$68,422
 MEDIAN AGE	32.7	34.2	35.0
 HOUSEHOLDS	9,715	69,655	149,656



# LOCATION HIGHLIGHTS

Regency Plaza is positioned at the high-exposure, signalized intersection of Nellis Boulevard and Stewart Avenue—considered a Main & Main location in the heart of Las Vegas's Northeast retail corridor. With a combined traffic count exceeding 80,000 vehicles per day, this intersection anchors a highly active trade area surrounded by national retailers, dense residential neighborhoods, and essential services. The center benefits from strong visibility, easy access, and consistent foot traffic, making it an ideal location for a wide range of retail, service, or medical uses.



# SITE PLAN



UNIT	TENANT	TOTAL SF
A-B	AVAILABLE  <a href="#">360° VIRTUAL TOUR</a>	7,384 SF
C	AVAILABLE  <a href="#">360° VIRTUAL TOUR</a>	1,335 SF
D	AVAILABLE  <a href="#">360° VIRTUAL TOUR</a>	1,335 SF
E	AVAILABLE  <a href="#">360° VIRTUAL TOUR</a>	1,335 SF
F-G	P3 Health Partners	6,653 SF
J	Chuck E. Cheese	14,651 SF
K	Goodwill Industries	24,000 SF
L	Del Taco	2,150 SF
M	IHOP	3,970 SF
O	Leslie's Pool Supplies	3,500 SF
P	AT&T	Cell Tower
R	T-Mobile	Cell Tower
S	Watermill Express	Kiosk
		<b>66,312 SF</b>

# REGENCY PLAZA

348-350 N NELLIS BOULEVARD

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