

FOR LEASE

# 365 HUGHES CENTER DR.

LAS VEGAS, NV 89169



LOGIC



**CHRIS RICHARDSON, CCIM**  
Executive Vice President  
702.580.0455  
crichardson@logicCRE.com  
B.0143119.LLC

365 Hughes Center Dr.,  
Las Vegas, NV 89169



## Property Highlights

- Rare resort corridor opportunity in historic fully occupied center
- 2nd-generation dessert space (please do not disturb tenant)
- Total population of +/- 441,738 and average household income of \$76,737 in a 5-mile radius.
- Adjacent to +/- 1.5MM SF of office
- Traffic counts:
  - E. Flamingo Rd. +/- 56,500 CPD
  - Paradise Rd. +/- 40,000 CPD

## Listing Snapshot



**\$5.00 PSF NNN**  
Lease Rate



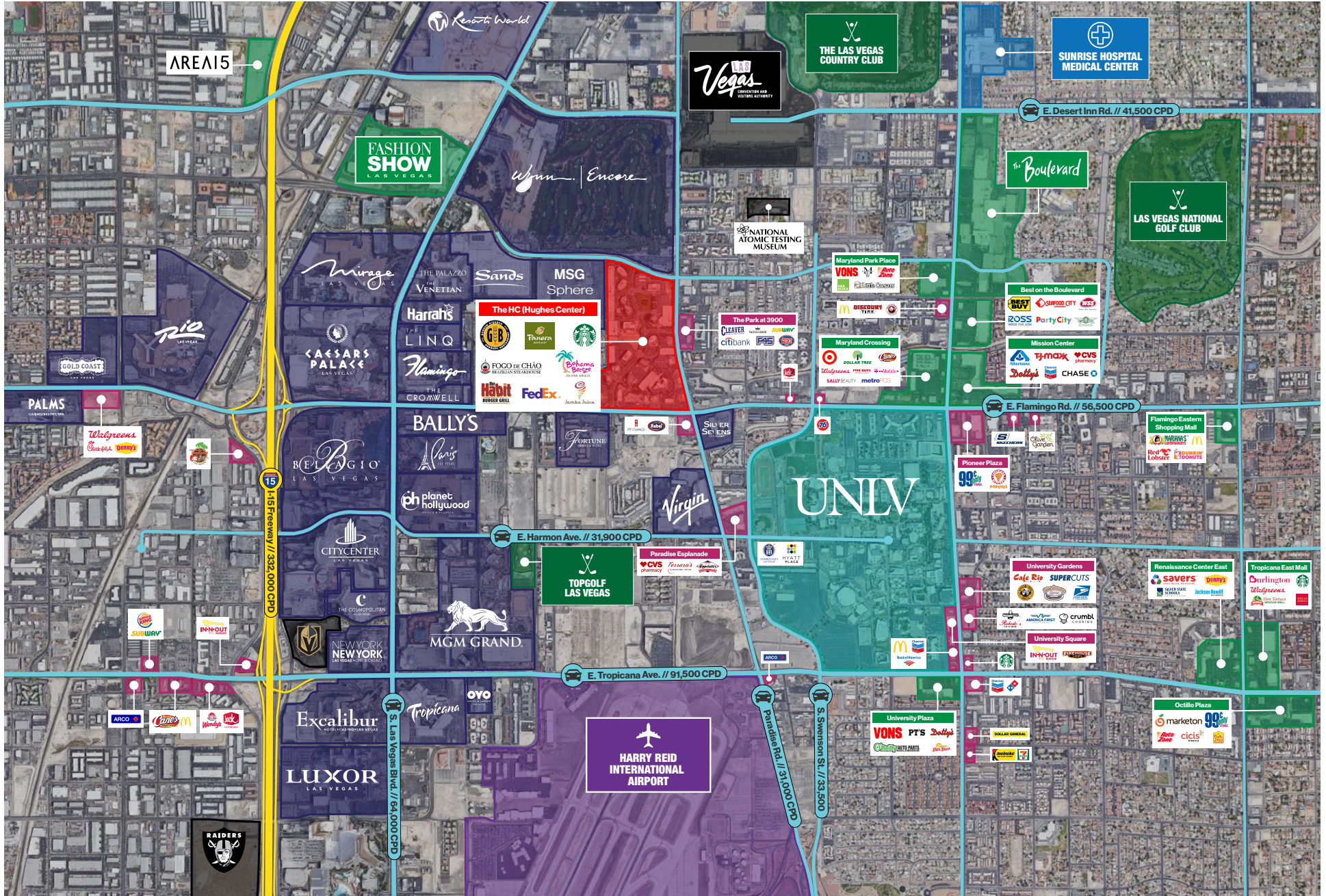
**+/- 1,440 SF**  
Available Square Footage

## Demographics

Population	1-mile	3-mile	5-mile
2023 Population	21,061	169,859	441,738
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$84,145	\$68,982	\$76,737
Households	1-mile	3-mile	5-mile
2023 Total Households	8,566	68,937	175,694

LOGIC

The information herein was obtained from sources deemed reliable, however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



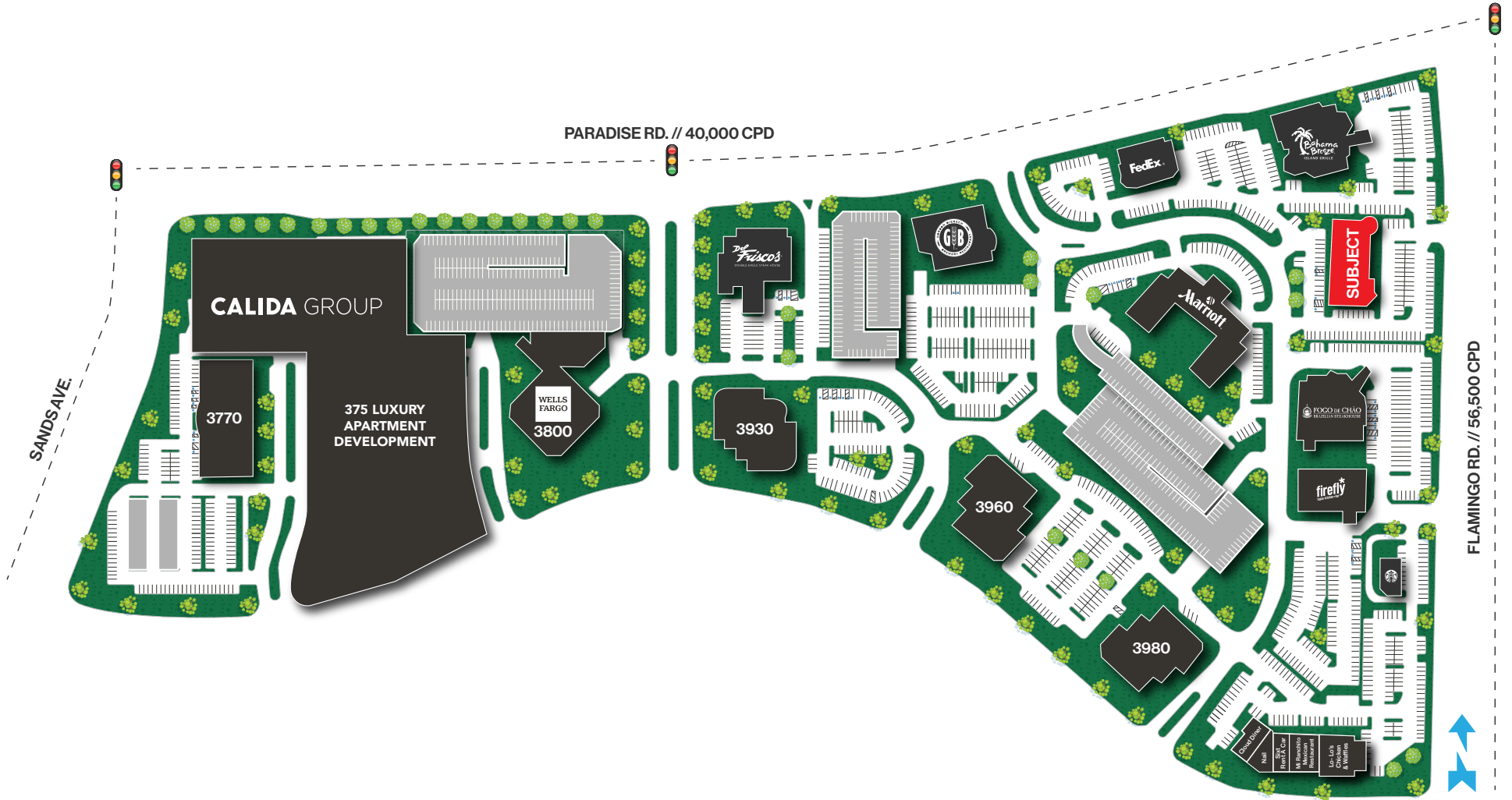


# LOGIC

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

# Site Plan

■ Subject    ■ NAP



# LOGIC

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

# Property Photos



# LOGIC

The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.