

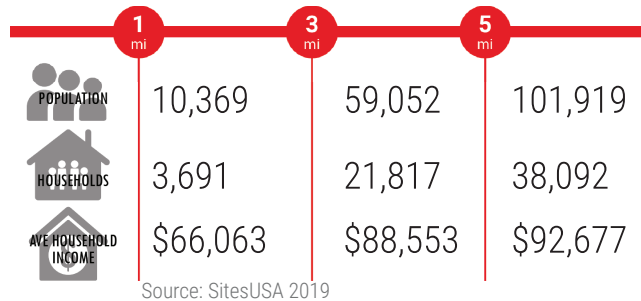
CAROLINE'S COURT

7703 N El Capitan Way , Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

PADS FOR SALE, LEASE, OR BTS
1,200 - 40,000 SF

- Drive-thru opportunity
- Pad A storage suitability
- Regionally located Lowe's anchored center
- Located off of the US 95 and N Durango interchange with excellent freeway visibility
- Surrounded by mature residential neighborhoods



Traffic Counts

El Capitan Way- 8,600 VPD
Durango Dr - 27,800 VPD
Source: NV DOT 2017

LEASING CONTACT

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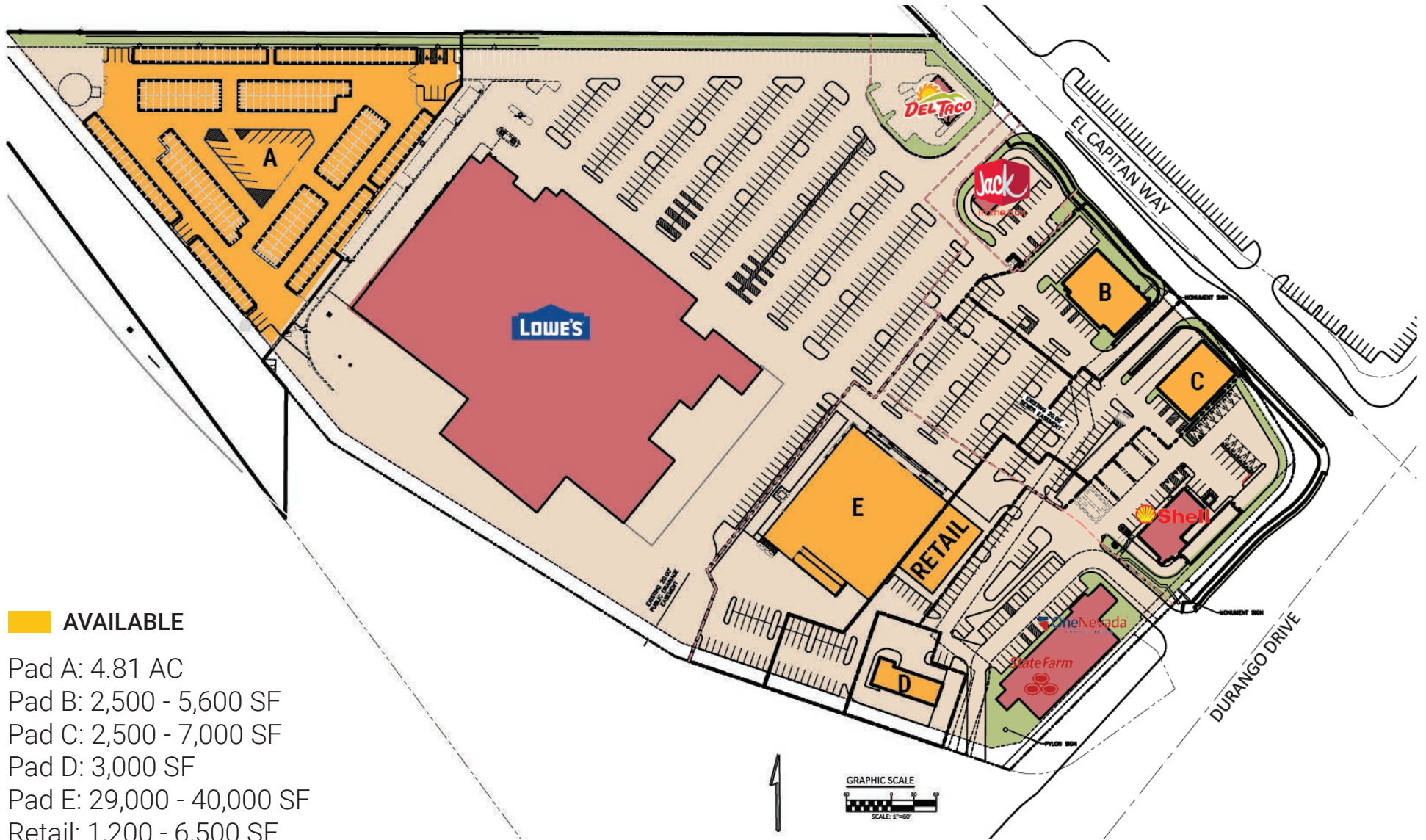
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AVAILABLE

- Pad A: 4.81 AC
- Pad B: 2,500 - 5,600 SF
- Pad C: 2,500 - 7,000 SF
- Pad D: 3,000 SF
- Pad E: 29,000 - 40,000 SF
- Retail: 1,200 - 6,500 SF

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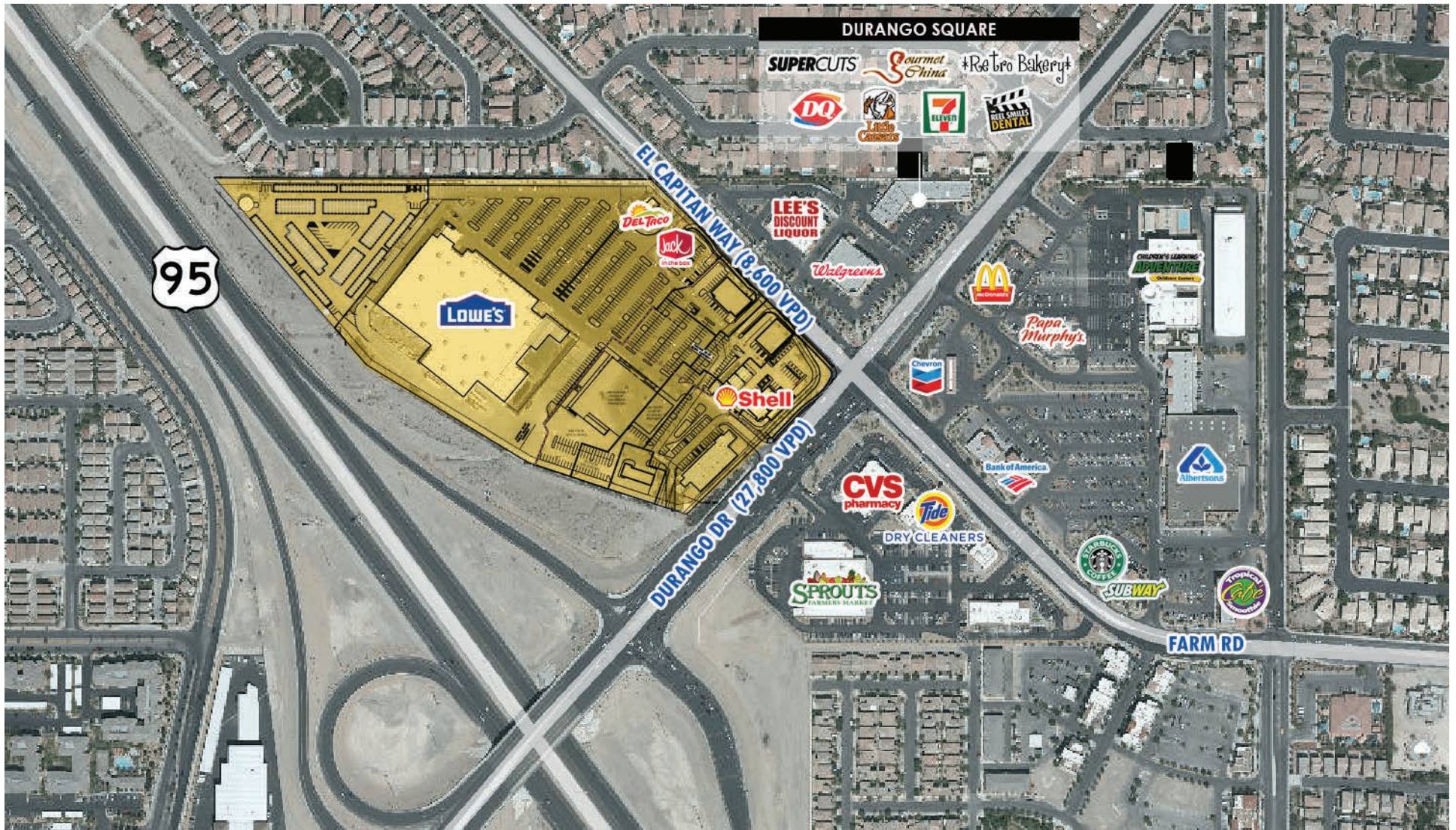
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