

YOUR NAME HERE

# +/- 994 RSF RETAIL SPACE FOR LEASE

7175 W. Lake Mead Blvd., Las Vegas NV 89128

MILES SANSONE

Phone: (702) 768-1930

Email: [Leasing@SansoneCompanies.com](mailto:Leasing@SansoneCompanies.com)

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

 [www.SansoneCompanies.com](http://www.SansoneCompanies.com)





LEASING DETAIL

SPACE AVAILABLE	+/- 994 SF
LEASE RATE	\$2.85 PSF
NNN	\$0.86 PSF

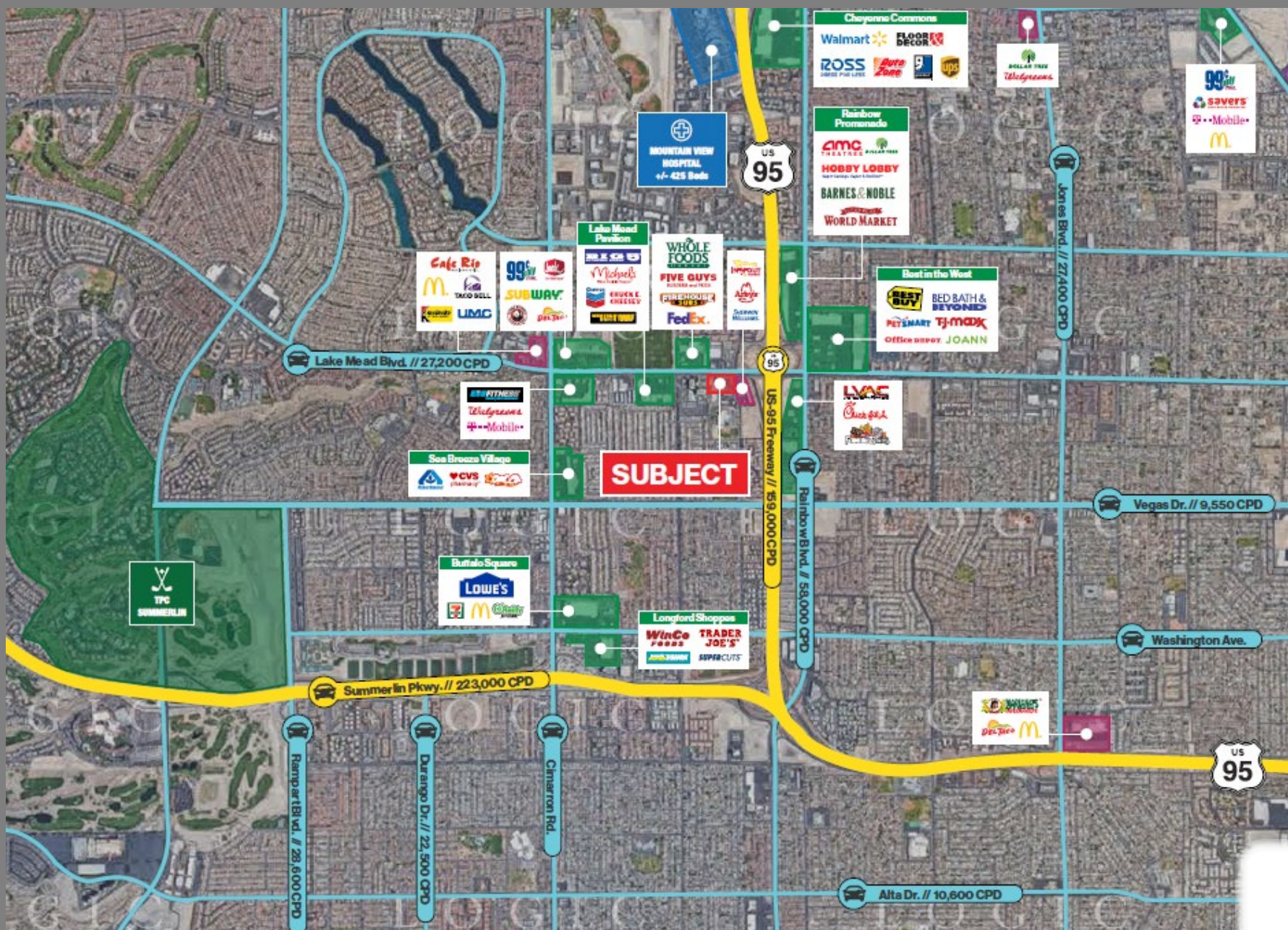
- Superior location with property frontage on W. Lake Mead Blvd.. and Rock Springs Drive
- Significant visibility built to achieve maximum exposure and visibility for tenants
- Join some of the most popular retail tenants including Panera Bread, Chipotle Mexican Grill, The Joint, Massage Envy, etc.
- Located in a strong retail corridor with multiple entry points
- Busy retail center with high traffic counts
  - W. Lake Mead Blvd. // 27,200 Cars Per Day
  - US-95 Freeway // 159,000 Cars Per Day

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	26,978	197,740	439,056
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	10,859	75,632	168,676
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$62,103	\$70,508	\$81,058



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