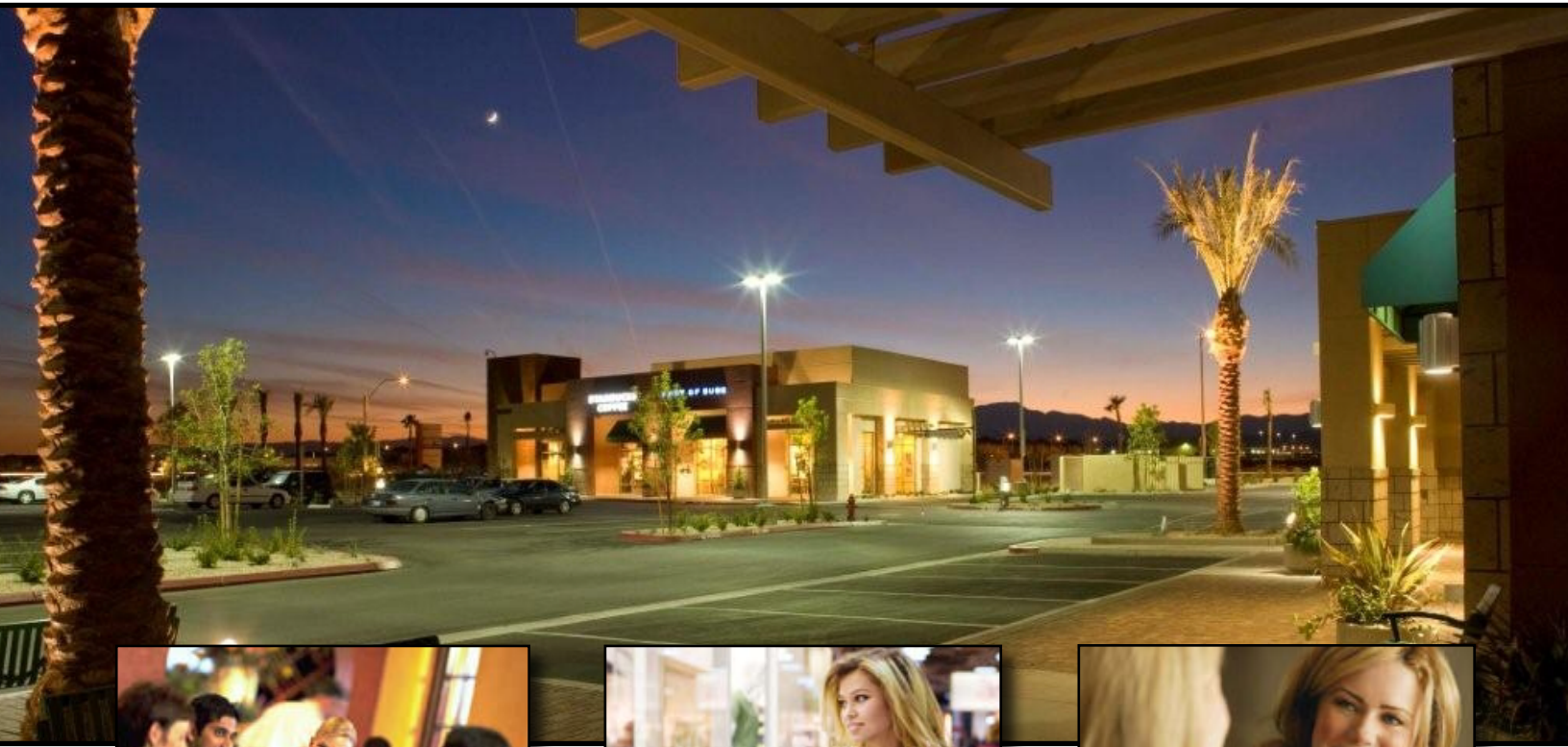


# LAS VEGAS

DIGITAL EXCHANGE CAMPUS

## BELTWAY COMMONS RETAIL CENTER



6020-6040 Badura Ave., Las Vegas, NV 89118

### PROJECT FEATURES

- Only Retail Center Servicing the Beltway Business Park, a 350-acre Mixed Used Commercial Development
- ±25,000 SF Upscale Retail Center
- Existing Available Space for Lease:  
4,225 SF End Cap - Office/Retail/Medical
- Pads Available for Build-to-Suit or Ground Lease  
Two Parcels: 32,000 SF and 17,500 SF Available
- Join Existing Tenants: Starbucks, Port of Subs, Soho Sushi Burrito & Bourbon Street Sports Bar
- Spaces are 60' Deep

### 2021 DEMOGRAPHICS

Population

- 3 Mile 98,700
- 5 Mile 349,400

Average Household Income

- 3 Mile \$85,000
- 5 Mile \$84,800

Source: Popstats 2021

**CONTACT INFORMATION**  
**MAJESTIC REALTY CO.**  
**(702) 896-5564**

**ROD MARTIN**

rmartin@majesticrealty.com

**BILL HAYDEN**

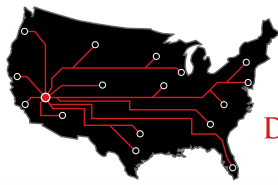
whayden@majesticrealty.com

4050 W. Sunset Road, Suite H, Las Vegas, NV 89118  
(702) 896-4838 Fax <http://www.majesticrealty.com>

A Joint Development By:

**THOMAS & MACK**  
DEVELOPMENT GROUP

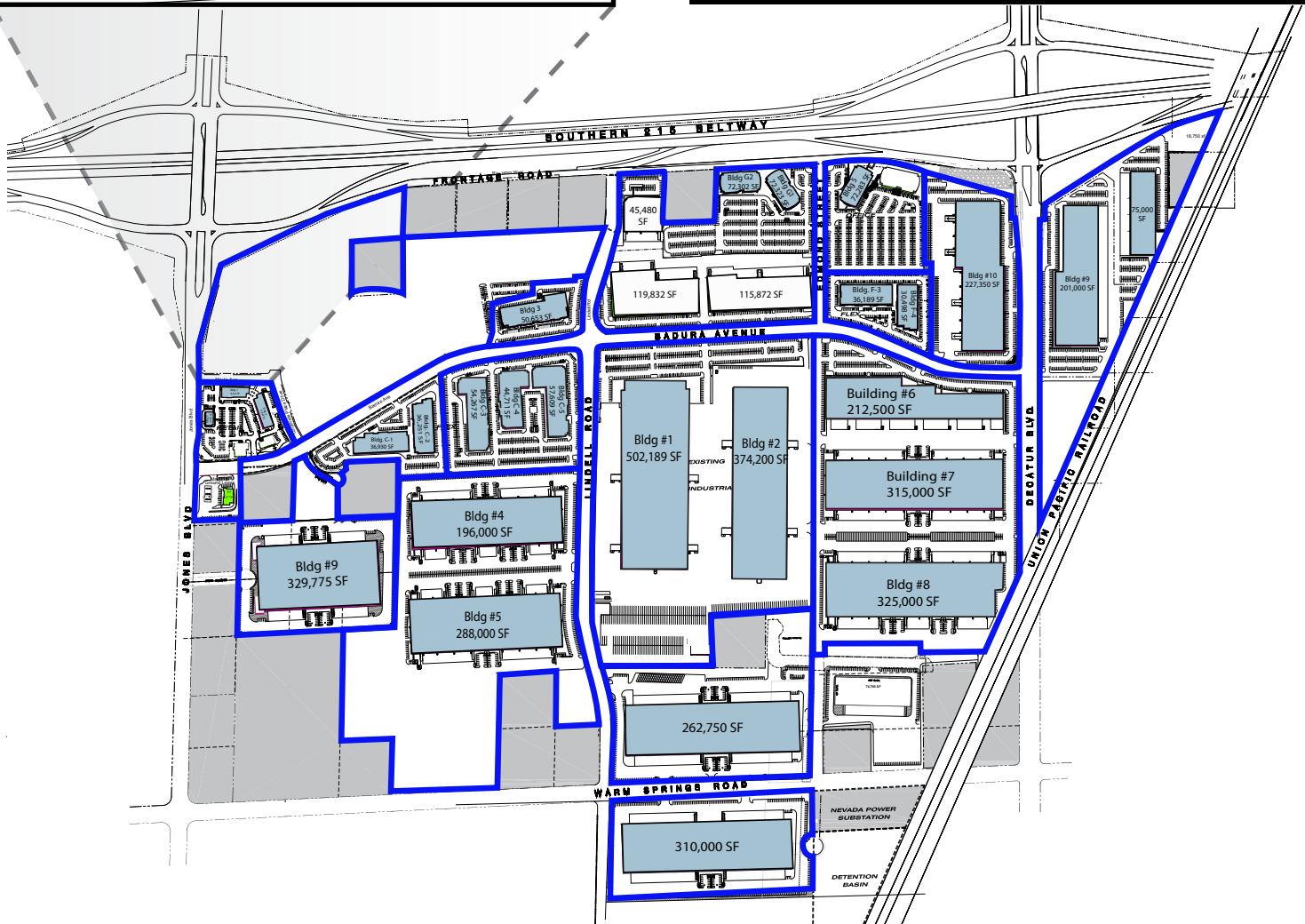
**MAJESTIC**  
REALTY



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

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REALTY