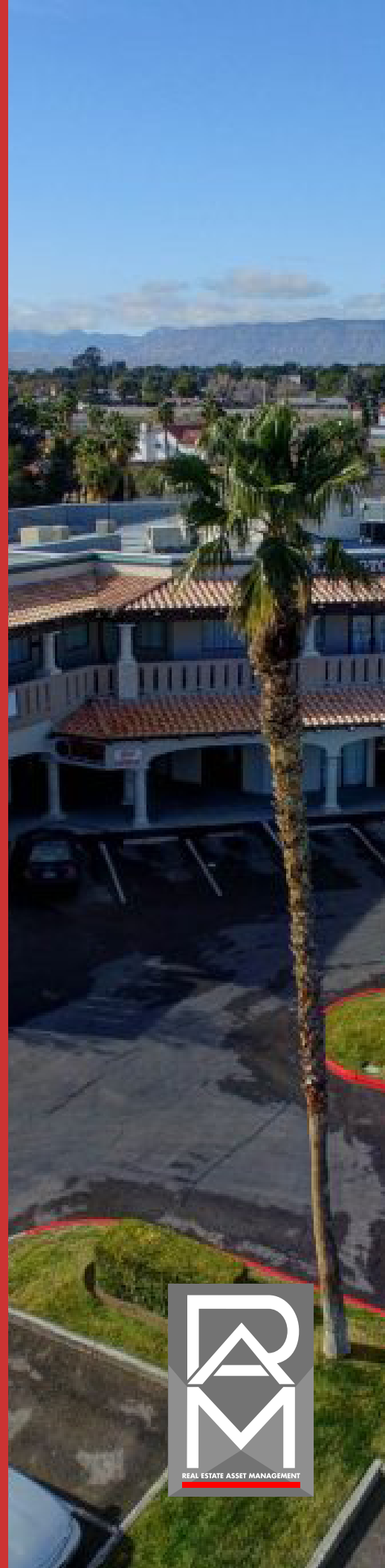


SPACE AVAILABLE

Established Neighborhood Center

MISSION PASEO PLAZA

Sahara Avenue / Rainbow Boulevard
6985 West Sahara Avenue
Las Vegas, Nevada 89117





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Las Vegas, Nevada 89117

JEFF SUSA

702.971.2277
EZME@COX.NET
LIC. # B.23367.LLC

TANNER SUSA

702.363.4788
TANNERSUSA@GMAIL.COM
NV LIC. # 0178605
CA LIC. # 02002133



AN ESTABLISHED, SPRAWLING NEIGHBORHOOD CENTER IN CLOSE PROXIMITY TO MAJOR FREEWAYS AND ARTERIALS, MORE THAN 124,000 VEHICLES PASS MISSION PASEO PLAZA'S ADJACENT INTERSECTION AT SAHARA AVENUE AND RAINBOW BOULEVARD DAILY.

Anchor tenants include Magoo's Hideaway, Wellington Place, Paradise Place Jamaican Cuisine and two major banks: U.S. Bank and Wells Fargo Bank, which work to guarantee high levels of daily traffic to the plaza.

Mission Paseo Plaza boasts more than 60,000 sq. ft. (+/-) of retail space with excellent visibility, mature landscaping and abundant parking available.



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2585 S. RAINBOW BLVD.

5,700 sq. ft. (+/-)

Rent abatement and T.I. allowance negotiable, located on southeast corner of shopping center at Rainbow Blvd., drive-thru, strong traffic counts.

RENT: \$2.00 per sq. ft., per month

CAM: \$0.50 per sq. ft.

SUITE 203

1,145 sq. ft. (+/-)

RENT: \$1.50 per sq. ft., per month

CAM: \$0.50 per sq. ft.



SUITE 115

1,080 sq. ft. (+/-)

RENT: \$1.50 per sq. ft., per month

CAM: \$0.50 per sq. ft.



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