



FOR
LEASE

8544 Blue Diamond Rd.
Las Vegas, NV 89178

±1,019 SF RETAIL

Property Specs

LEASE RATE	\$2.00/SF/NNN
CAM CHARGES	\$0.71/SF
TOTAL AVAILABLE	Suite 150 ±1,019 SF
MONTHLY RENT	Suite 150 \$2,761.49
LOT SIZE	±1.33 AC
YEAR BUILT	2009
ZONING	CG

- Former scuba shop for lease.
- Open area in the front of the lease with a back-room office that includes a two-compartment sink, and a storage room.
- Very busy center within the Master Planned Community of Mountain's Edge.
- Join McDonald's, Terrible Herbst, Walgreens, and many more Tenants within the center.
- Call Listing Broker for additional information and for tours.



OR TEXT 22531 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



AREA MAP

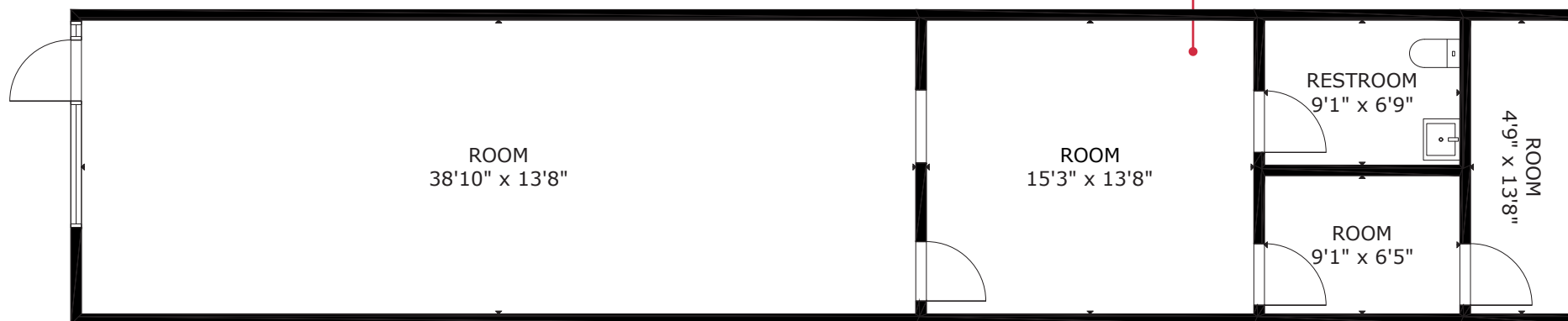


FLOOR PLAN



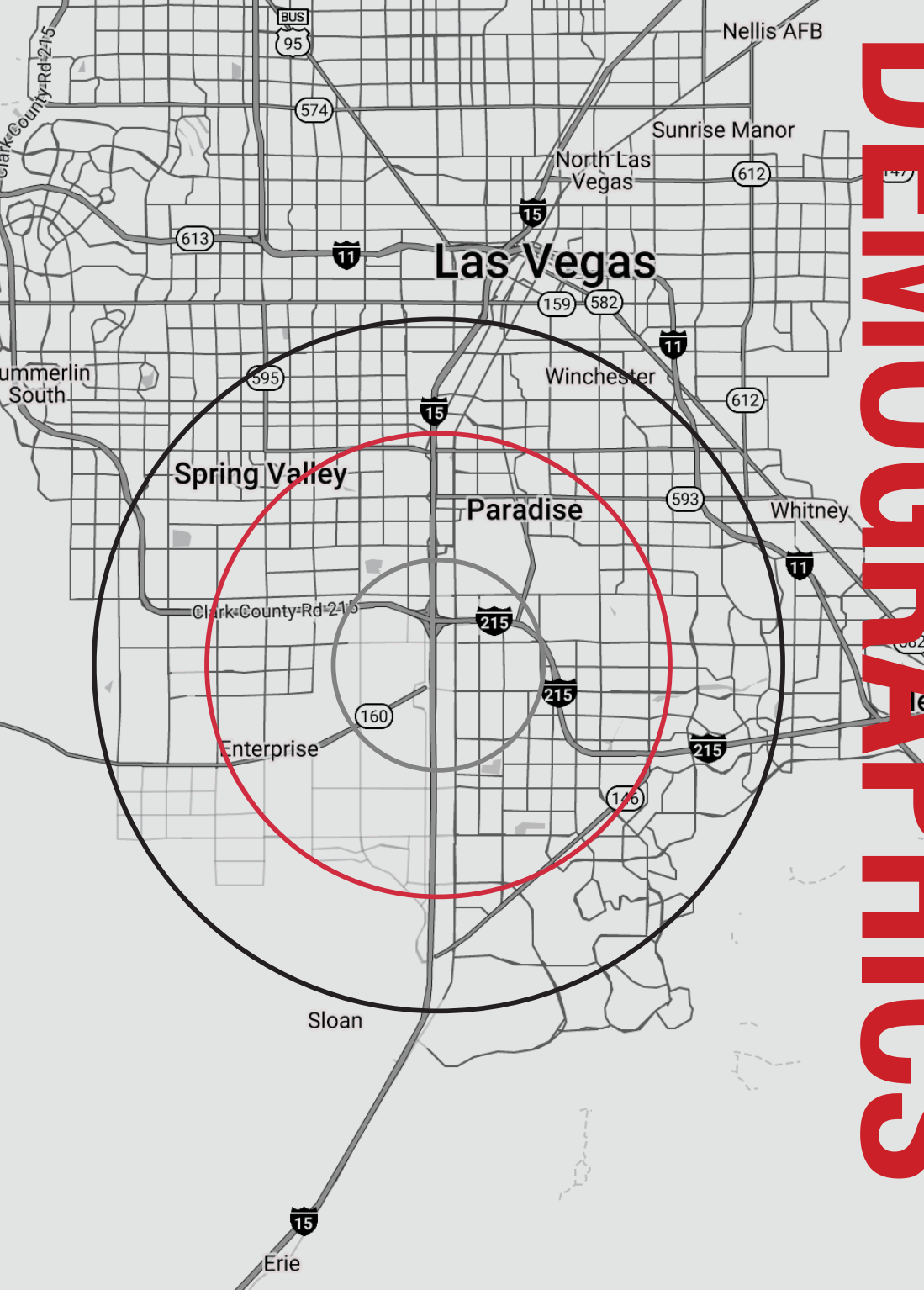
CLICK HERE
FOR A 3D TOUR

Suite 150



SUITE	TOTAL SF	LEASE RATE	CAMS	MONTHLY RENT
150	±1,019 SF	\$2.00/SF/NNN	\$0.71/SF	\$2,761.49





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	16,296	152,376	339,871
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,509	60,670	135,746
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$96,132	\$99,574	\$101,667

Traffic Counts

STREET	AADT
N Stephanie St	33,000
W Sunset Road	29,500

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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