



7155 W ANN RD

QSR WITH DRIVE THRU

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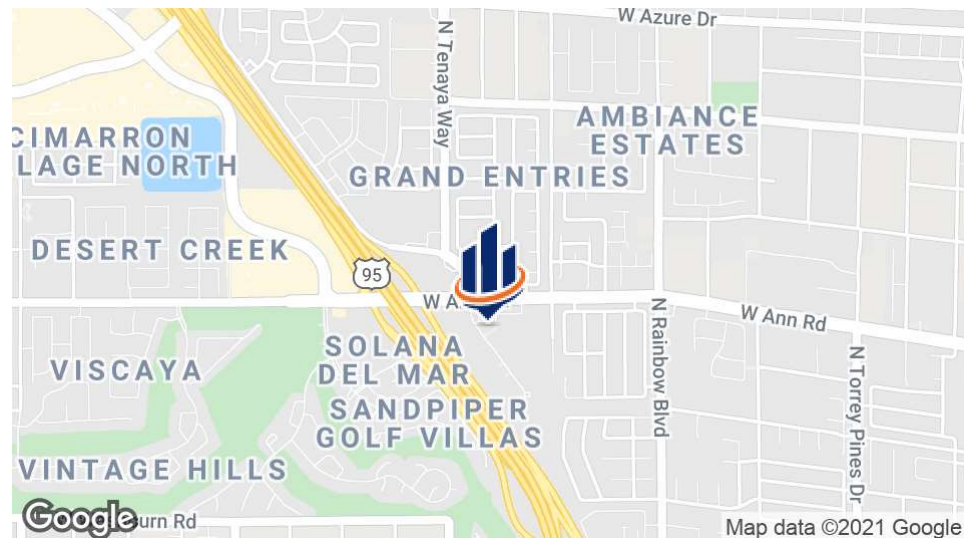
DOWNTOWN
LAS VEGAS

THE
LAS VEGAS
STRIP

DREXEL RD



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	CALL BROKER
ESTIMATED CAM:	TBD
AVAILABLE SF:	2,644 SF
LOT SIZE:	0.71
ZONING:	PD (planned development district)

PROPERTY OVERVIEW

SVN | The Equity Group is pleased to present the opportunity to lease a ±2,644 SF drive-thru located in Las Vegas, Nevada. Formerly occupied by KFC, this second generation restaurant includes a 20' hood, walk-in cooler and freezer, and two restrooms. This outparcel is situated within an Albertsons anchored shopping center that is situated near the US-95 & Ann Road offramp and recently completed US-95 Improvement Project. Neighboring auto dealerships Ed Bozarth Chevrolet and Team Ford & Lincoln, along with Centennial Auto Mall, Centennial Hills Hospital, the future CSN Campus, and other surrounding businesses provide ±107,000 daytime employees within 3 miles. Located on the RTC bus route, the property is easily accessible by neighboring Painted Desert, with Centennial Hills, Sky Canyon, and the expanding North West Las Vegas.

PROPERTY HIGHLIGHTS

- ±2,644 SF freestanding second gen QSR with drive-thru
- Albertsons anchored center with multiple national tenants
- Walk-in cooler and freezer
- Close Proximity to US 95 and CC 215
- Booming Northwest Trade Area

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FORMER KFC 7155 W. Ann Rd. Las Vegas, NV 89130

SVN | THE EQUITY GROUP 2

RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

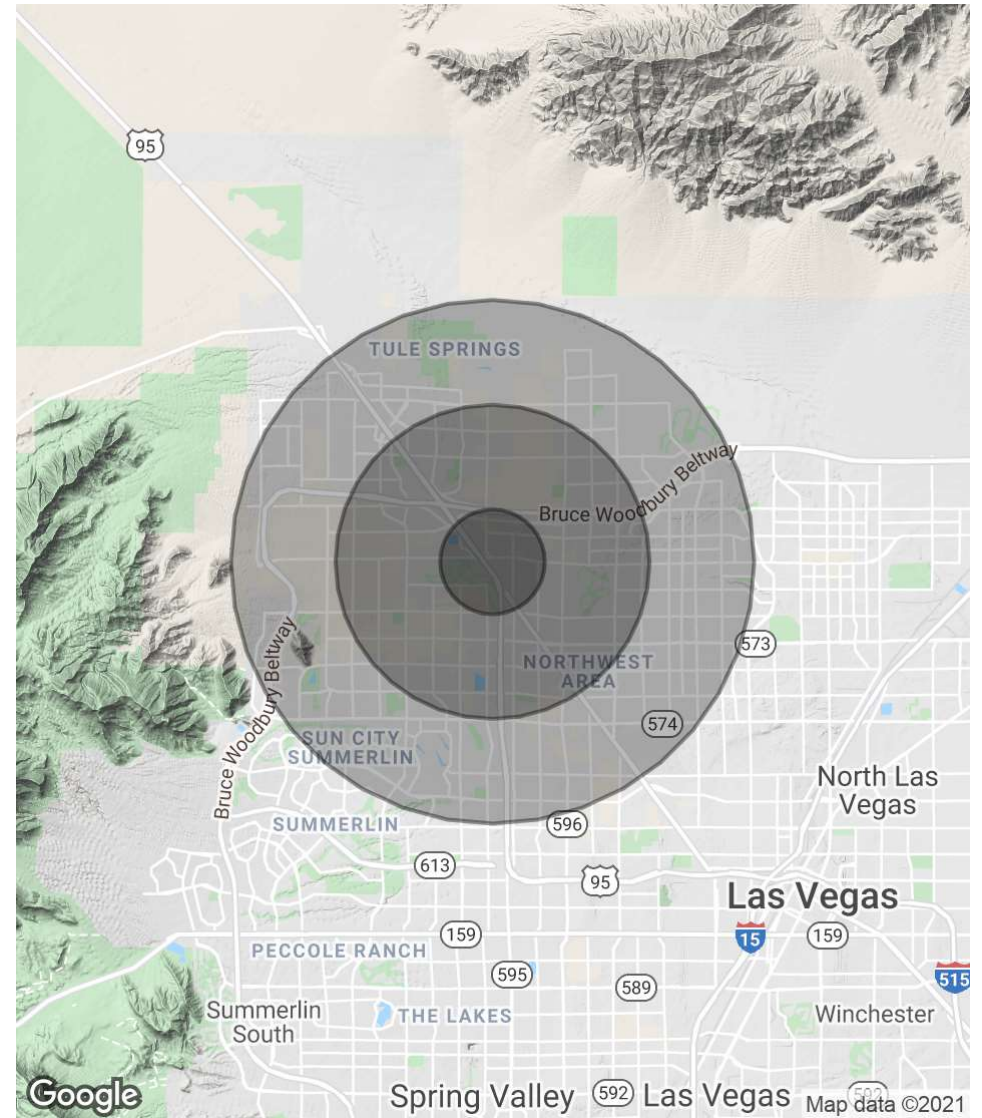
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,134	103,013	314,445
AVERAGE AGE	39.6	39.8	36.6
AVERAGE AGE (MALE)	40.8	38.9	35.9
AVERAGE AGE (FEMALE)	38.5	40.0	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,262	38,155	112,364
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$83,983	\$87,368	\$81,848
AVERAGE HOUSE VALUE	\$306,699	\$343,097	\$310,673

* Demographic data derived from 2010 US Census



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ADDITIONAL PHOTOS



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