



For Lease

Serene Shops

1720 - 1780 East Serene Avenue, Las Vegas, NV 89123

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**AVISON
YOUNG**

Property Highlights

1720 - 1780 East Serene Avenue, Las Vegas, NV 89123

- ±1,580 sf Suite available in vanilla-shell condition
- Zoning: C-1 (Local Business)
- Co-tenants include Lana's Nails & Spa, Smokin' Sammich, Pho Saigonese and Supercuts
- Pad tenants include Don Tortaco and Dutch Bros
- Across Spencer Street from Sam's Club, Home Depot and Walmart Supercenter
- Challenger School - Silverado and Silverado High School nearby
- Property is on the boarder of Las Vegas and Henderson
- ±0.4 Mile away from I-215 Freeway
- Easy access to the Las Vegas Strip, Harry Reid International Airport and UNLV
- Asking Rate: \$2.25 NNN
- \$0.62 PSF Estimated CAM's

Demographics

 Total Population	1-mile 20,841	3-miles 171,093	5-miles 315,300
 Median HH Income	1-mile \$76,256	3-miles \$79,932	5-miles \$83,531
 Median Home Value	1-mile \$327,969	3-miles \$342,114	5-miles \$362,194
 Total Households	1-mile 8,095	3-miles 68,709	5-miles 126,117
 Average Size Household	1-mile 2.6	3-miles 2.5	5-miles 2.5

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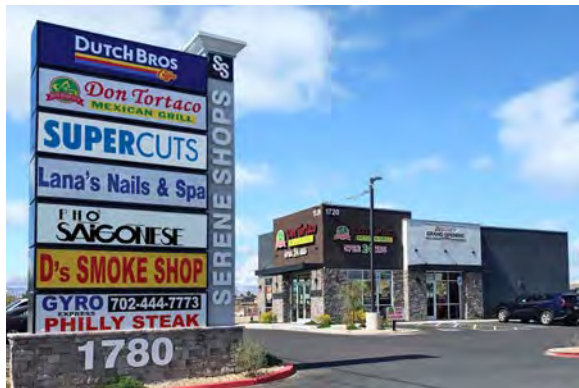
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Site Plan

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Tenant	Suite	Sq. Ft.	Lease Rate
Smokin' Sammich	100	±1,918	
AVAILABLE	110	±1,580	\$2.25 PSF NNN
Lana's Nail Salon & Spa	120	±1,580	
Pho Saigonese	130	±1,363	
Supercuts	140	±1,363	
D's Smoke Shop	150	±1,363	
Gyro Express	160	±1,363	
Don Tortaco	1720	±1,984	
Dutch Bros	1780	±800	



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