

**FOR LEASE**

±1,859 SF | CG Zoning

8544 Blue Diamond Rd.  
Las Vegas, NV 89178





# Property Summary

LEASE RATE	<b>\$2.50/SF/NNN</b>
CAM CHARGES	<b>\$0.65/SF</b>
TOTAL AVAILABLE	Suite 140   ±840 SF Suite 150   ±1,019 SF
MONTHLY RENT	Suite 140   \$2,646.00 Suite 150   \$3,209.85
LOT SIZE	±1.33 AC
YEAR BUILT	2009
ZONING	CG

- Only two suites available in this busy neighborhood shopping center.
  - Suite 140 - barber shop - 840 SF
  - Suite 150 - scuba shop - 1,019 SF
- Well established co-tenants.



OR TEXT 22531 TO 39200

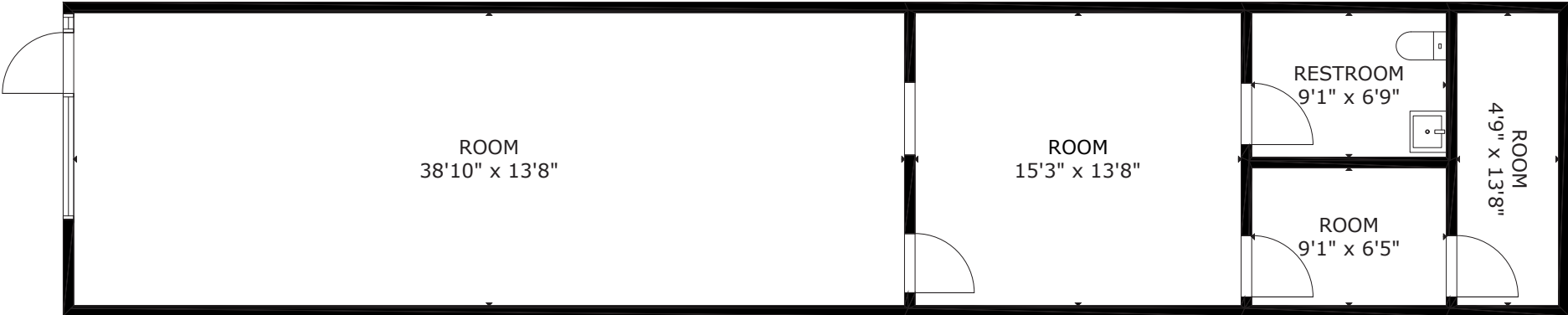
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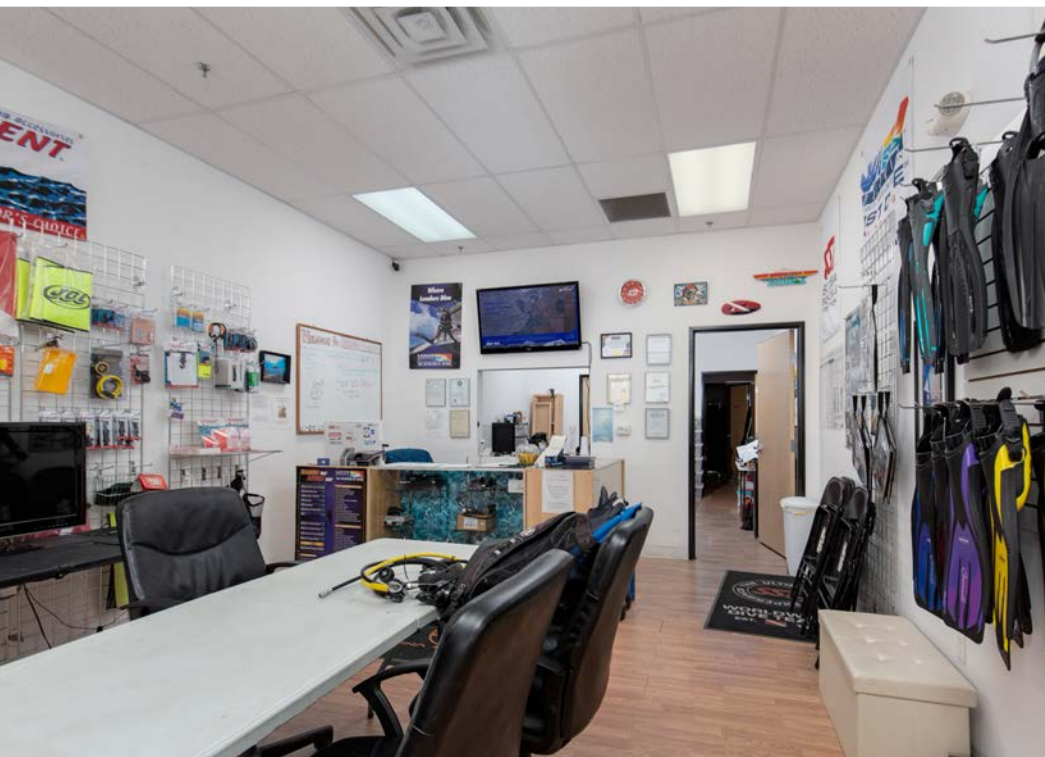
# Floor Plan - Suite 150

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FOR 3D TOUR

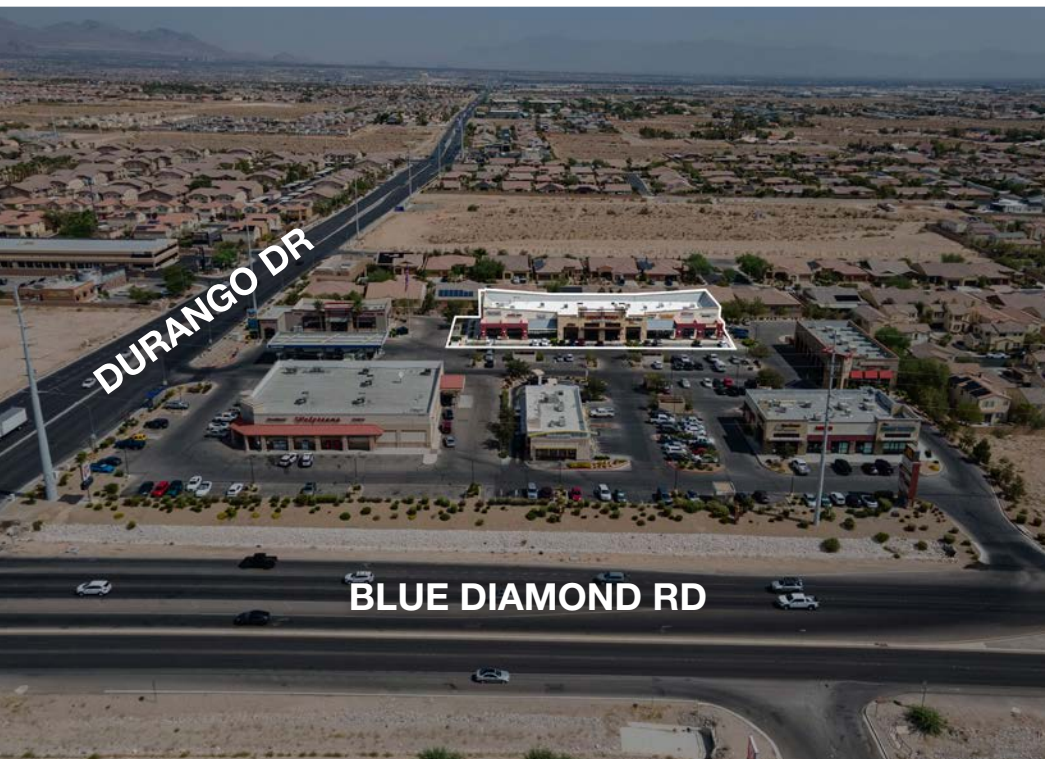




SUITE 150

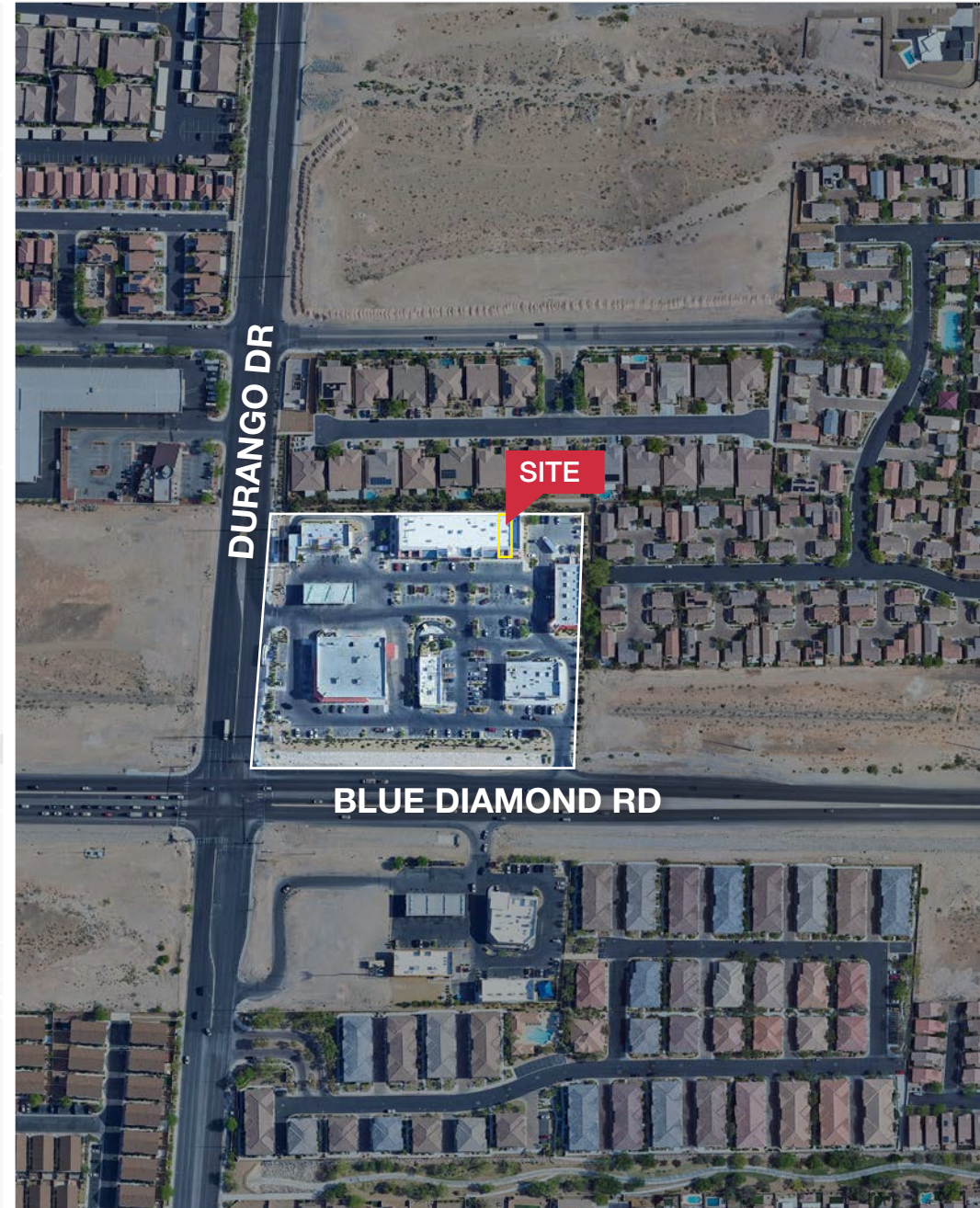
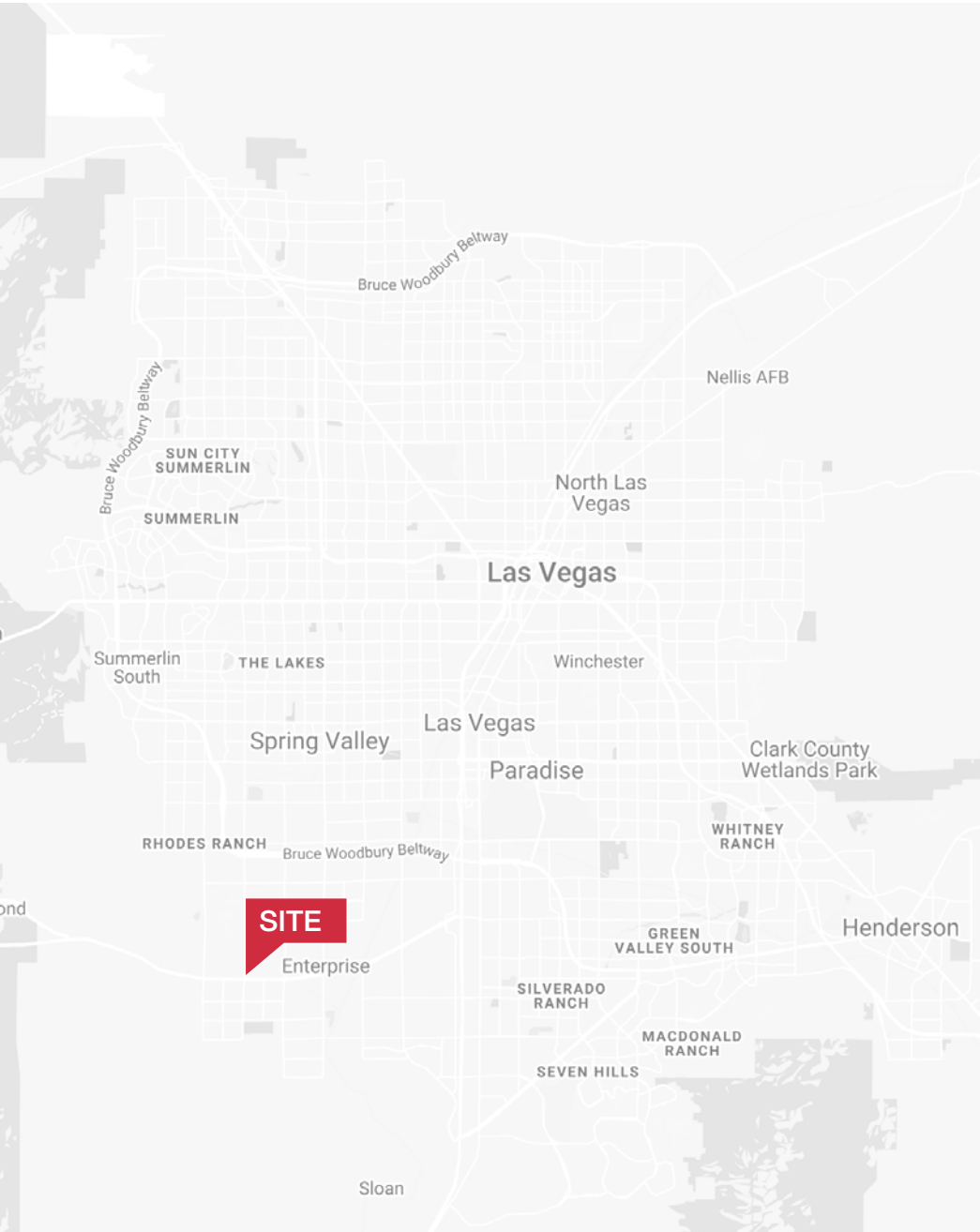








# Area Map





# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



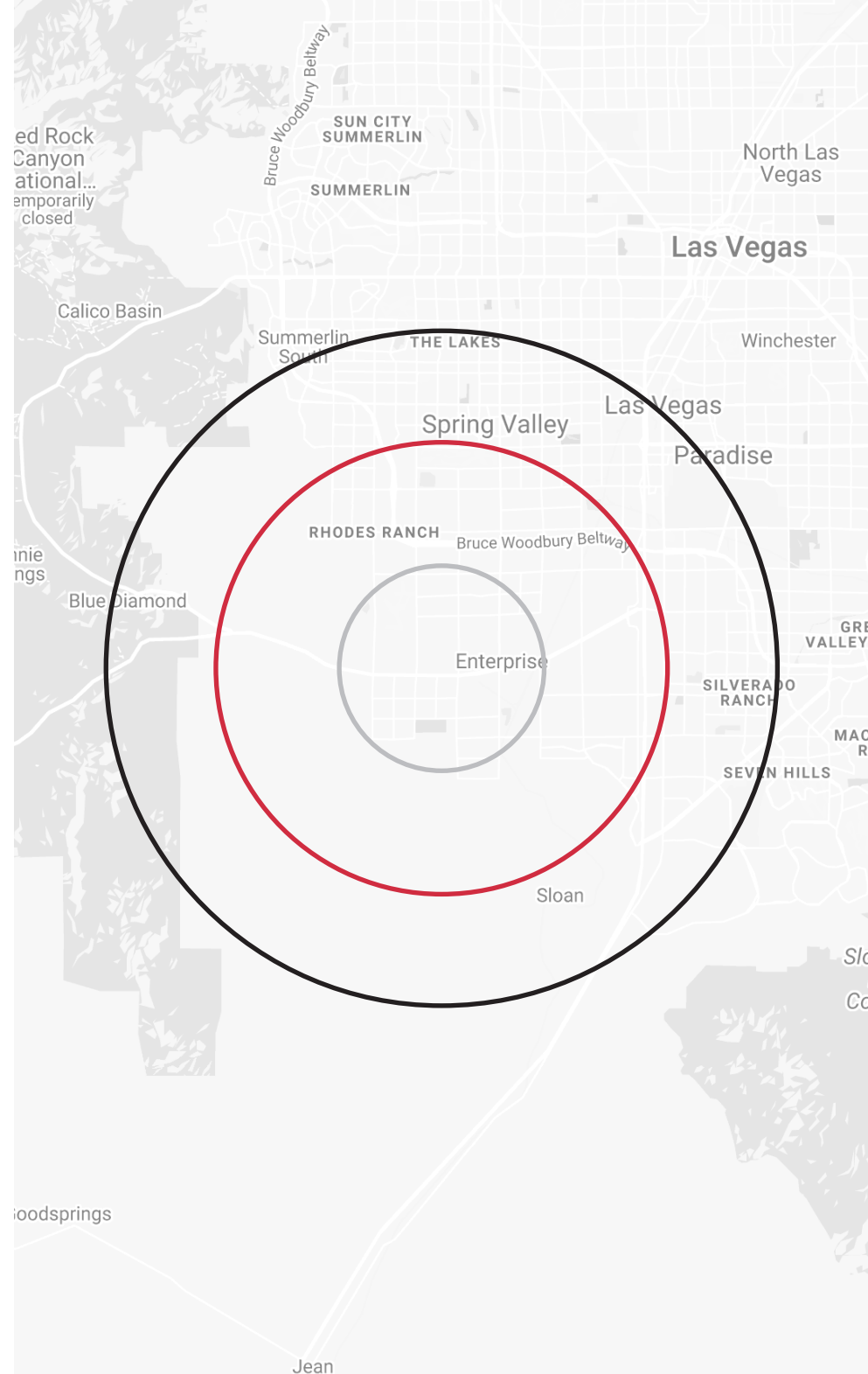


# Demographics

<b>POPULATION</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Population	11,690	142,560	338,294
<b>HOUSEHOLDS</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Households	4,488	52,414	126,602
<b>INCOME</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
2023 Average HH Income	\$106,694	\$111,408	\$107,834

## Traffic Counts

<b>STREET</b>	<b>CPD</b>
S Buffalo Dr	21,000
S Durango Dr / E Rhodes Ranch Pkwy	42,500







## Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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