

FOR LEASE
DESERT INN & ARVILLE RETAIL CENTER
4355 W Desert Inn Road, Las Vegas, NV 89102



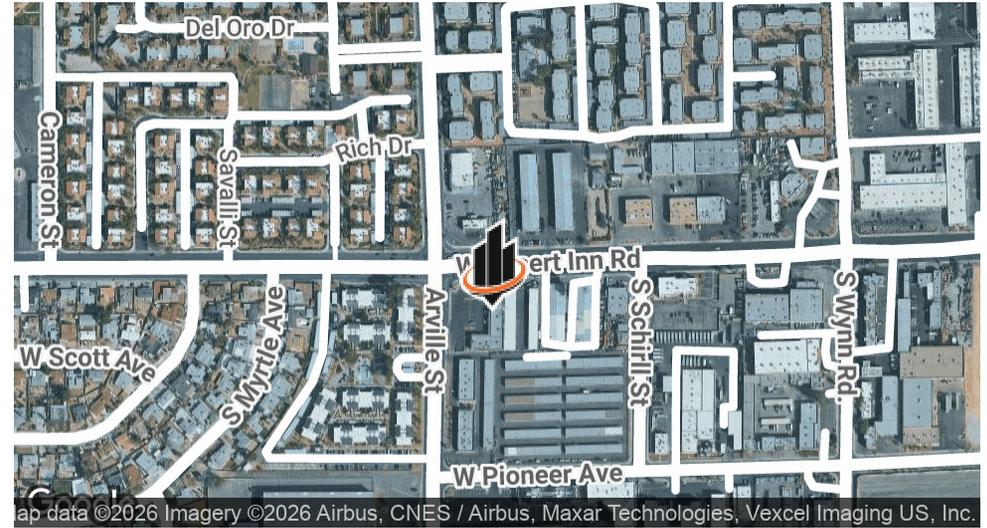
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.65 - 2.50 SF/month (NNN)
BUILDING SIZE:	10,066 SF
AVAILABLE SF:	1,936-4,200 SF
LOT SIZE:	1.46 Acres
YEAR BUILT:	1990
ZONING:	CG

PROPERTY HIGHLIGHTS

- Second Generation Restaurant Available - ±2,264 SF
- Second Generation Retail Available - ±1,936 SF
- Minutes from the Las Vegas "Strip" & Chinatown
- Excellent Visibility and Traffic Flow | Traffic Count ±50,000 CPD
- 500-Gallon Grease Interceptor
- Strong Daytime Population
- Zoned Commercial General (CG)
- Ample Parking
- NNN's \$0.68/SF/Mo

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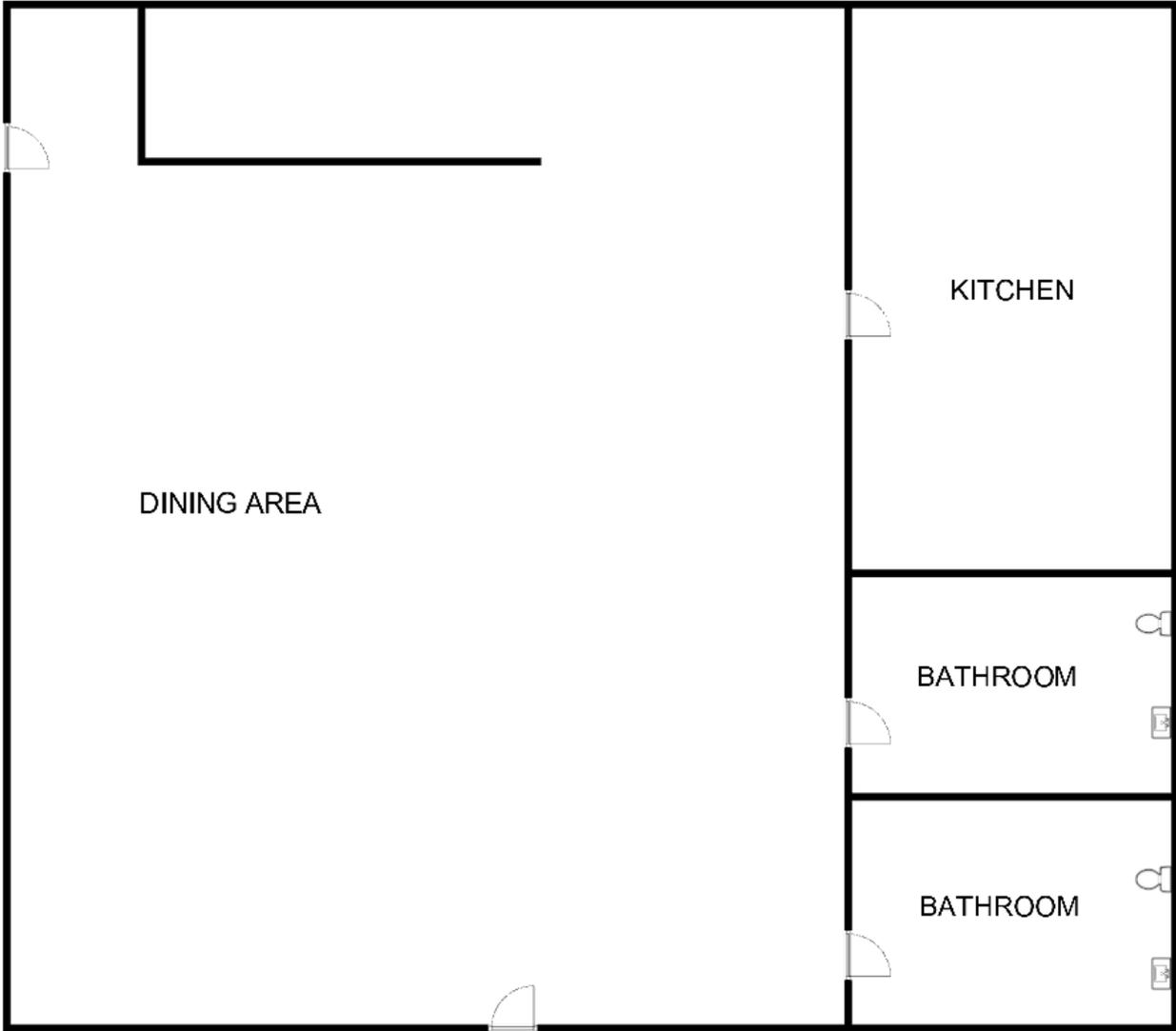
AERIAL



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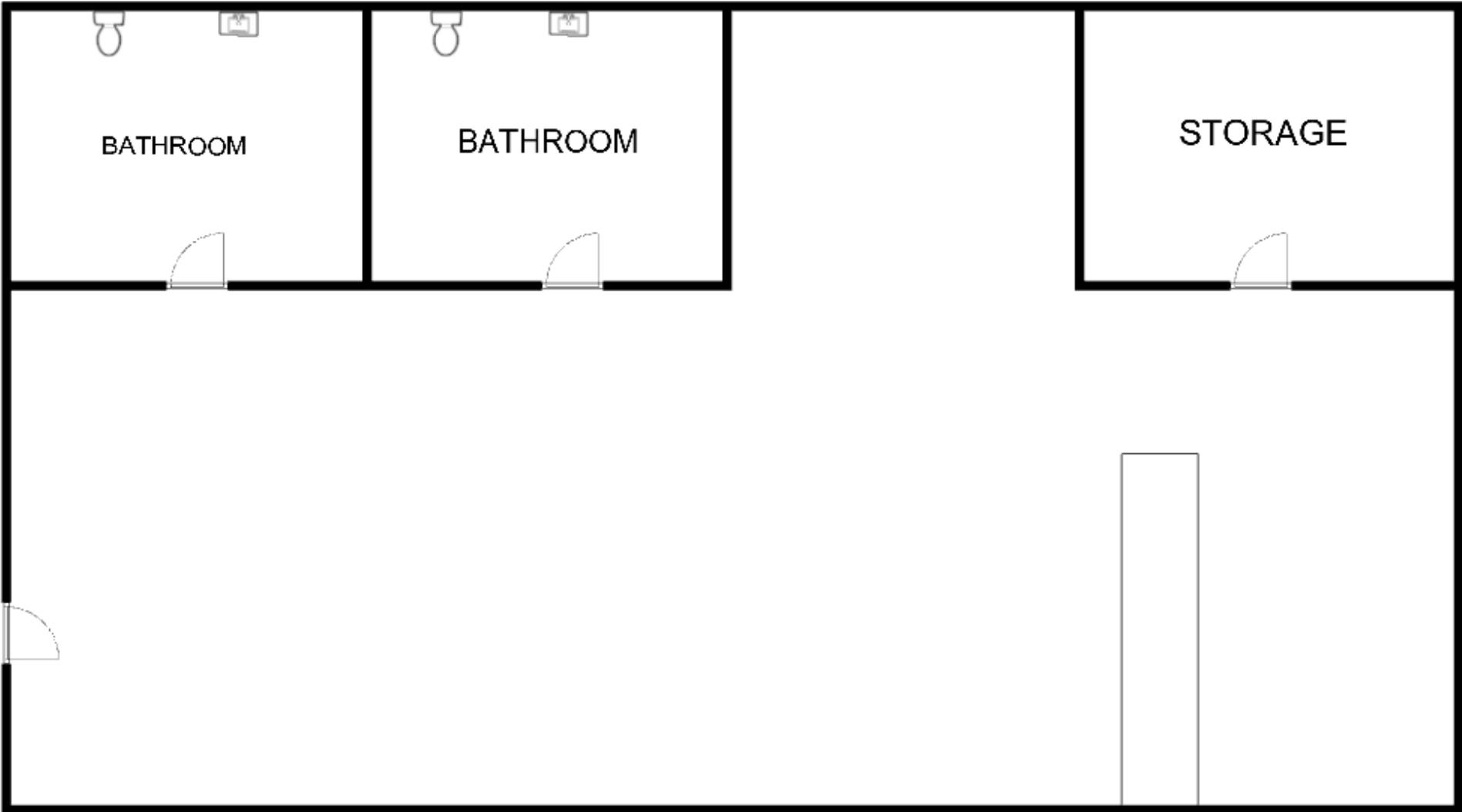
FLOOR PLAN - SUITE A: ±2,264 SF



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FLOOR PLAN - SUITE B: ±1,936 SF



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SECOND GENERATION RESTAURANT - SUITE A



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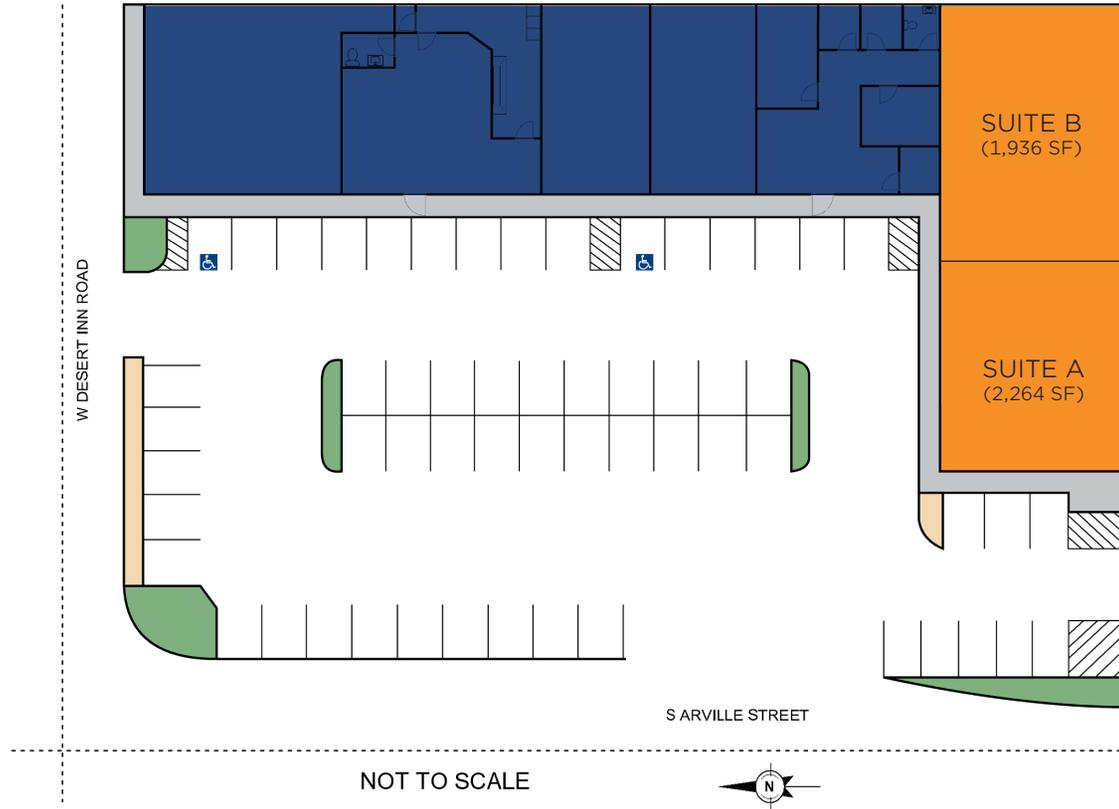
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SITE PLAN



LEGEND

- Available
- Occupied

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Suite A	Available	2,264 SF	NNN	\$2.50 SF/month	Second generation restaurant with hood, grease interceptor, and renovated restrooms
■ Suite B	Available	1,936 SF	NNN	\$1.65 SF/month	Second generation retail space with two fully renovated bathrooms a storage area

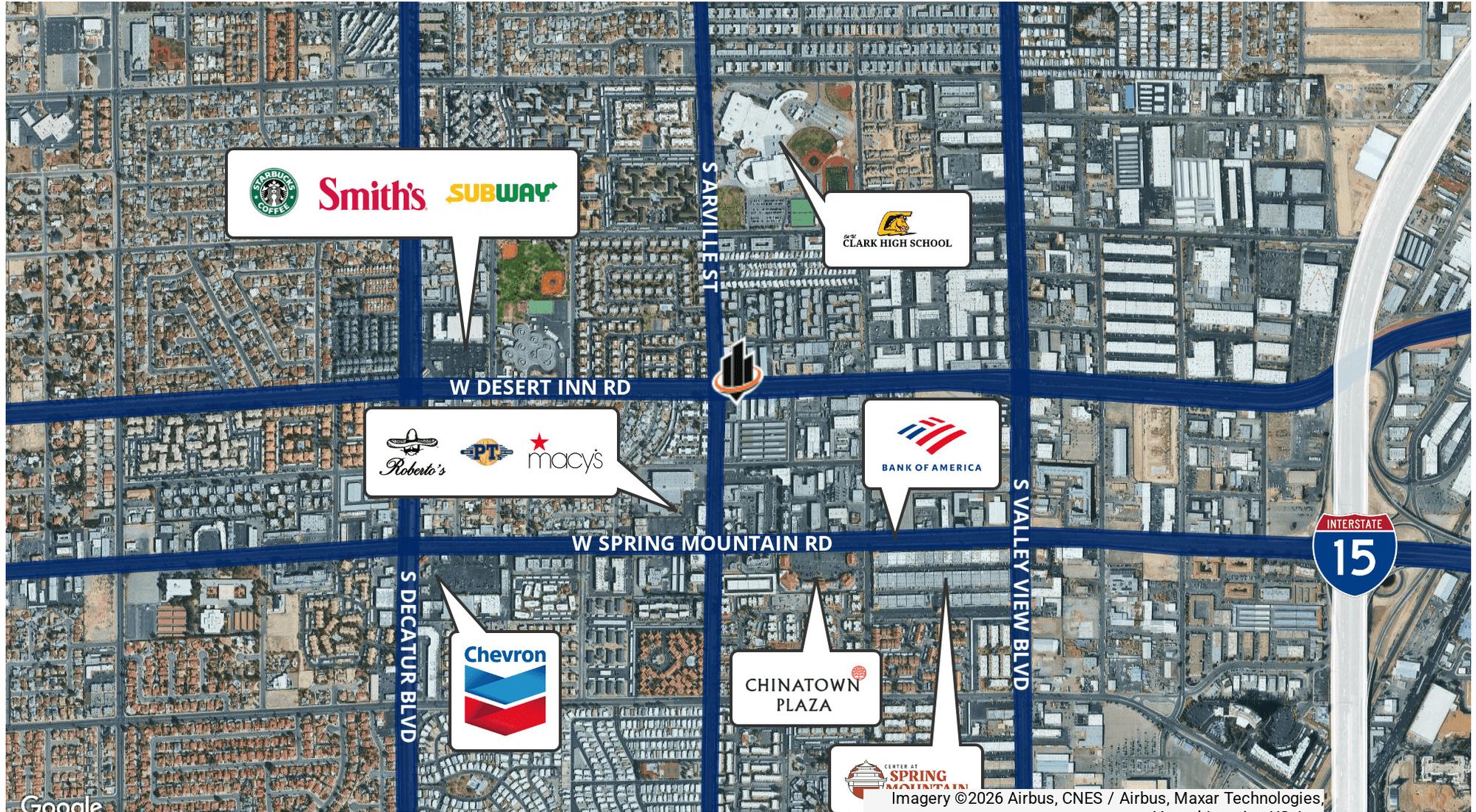
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

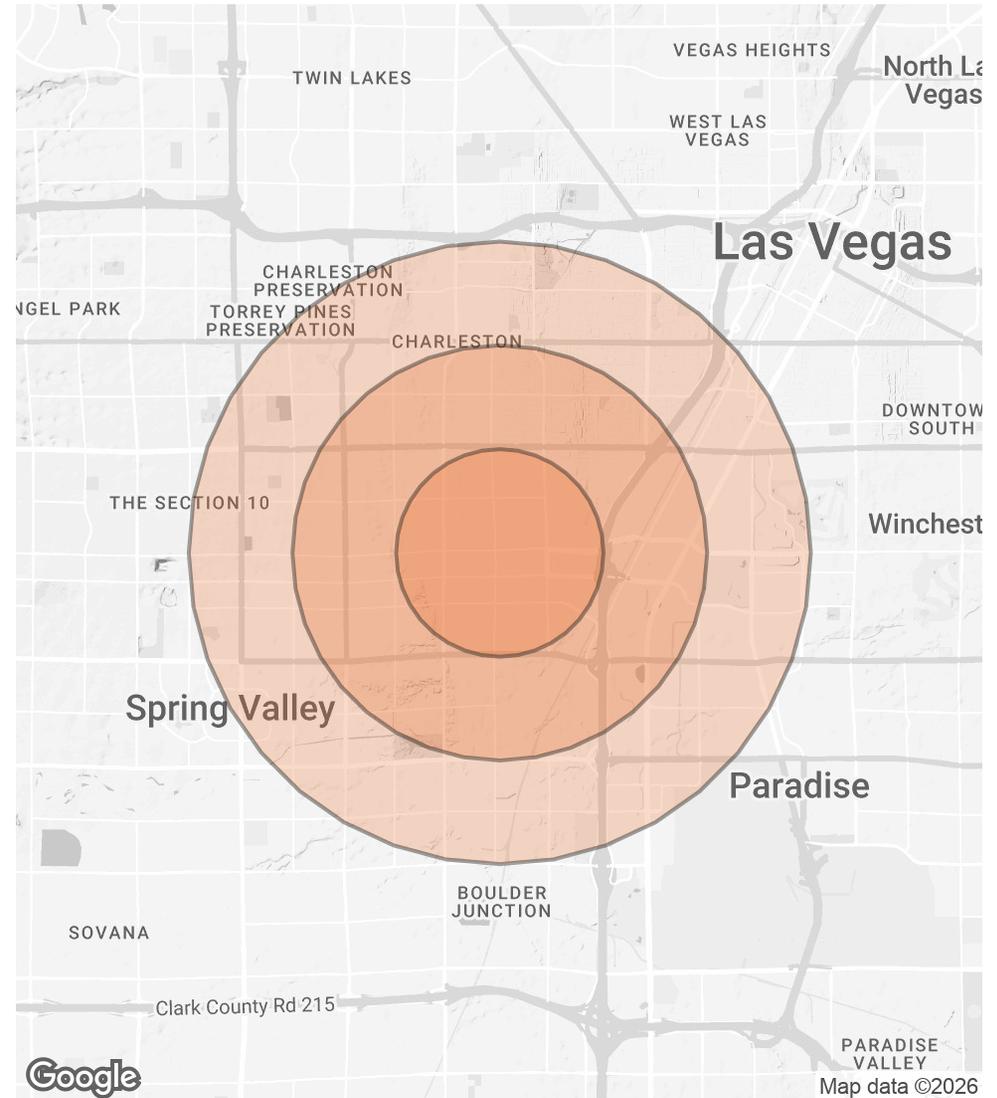
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	33,445	79,214	154,202
AVERAGE AGE	35.0	38.2	39.3
AVERAGE AGE (MALE)	34.6	37.2	38.4
AVERAGE AGE (FEMALE)	34.6	38.9	40.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	14,614	41,306	84,136
# OF PERSONS PER HH	2.3	1.9	1.8
AVERAGE HH INCOME	\$40,429	\$45,713	\$47,722
AVERAGE HOUSE VALUE	\$65,235	\$151,964	\$188,786

2020 American Community Survey (ACS)



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