

## Desirable Retail Location



### Property Snapshot

- **\$3.00 NNN | 1,933 Square Feet**
- Excellent Visibility from N. McCarran Blvd.
- High Traffic Area with Over 27,000 CPD
- Large Nearby Population with 155,000 Houses within a 20 min. drive
- Anchored by Walmart with Fellow Tenants Panda Express & Doughboy Donuts
- Situated in Coit Plaza Among Numerous Retail Businesses



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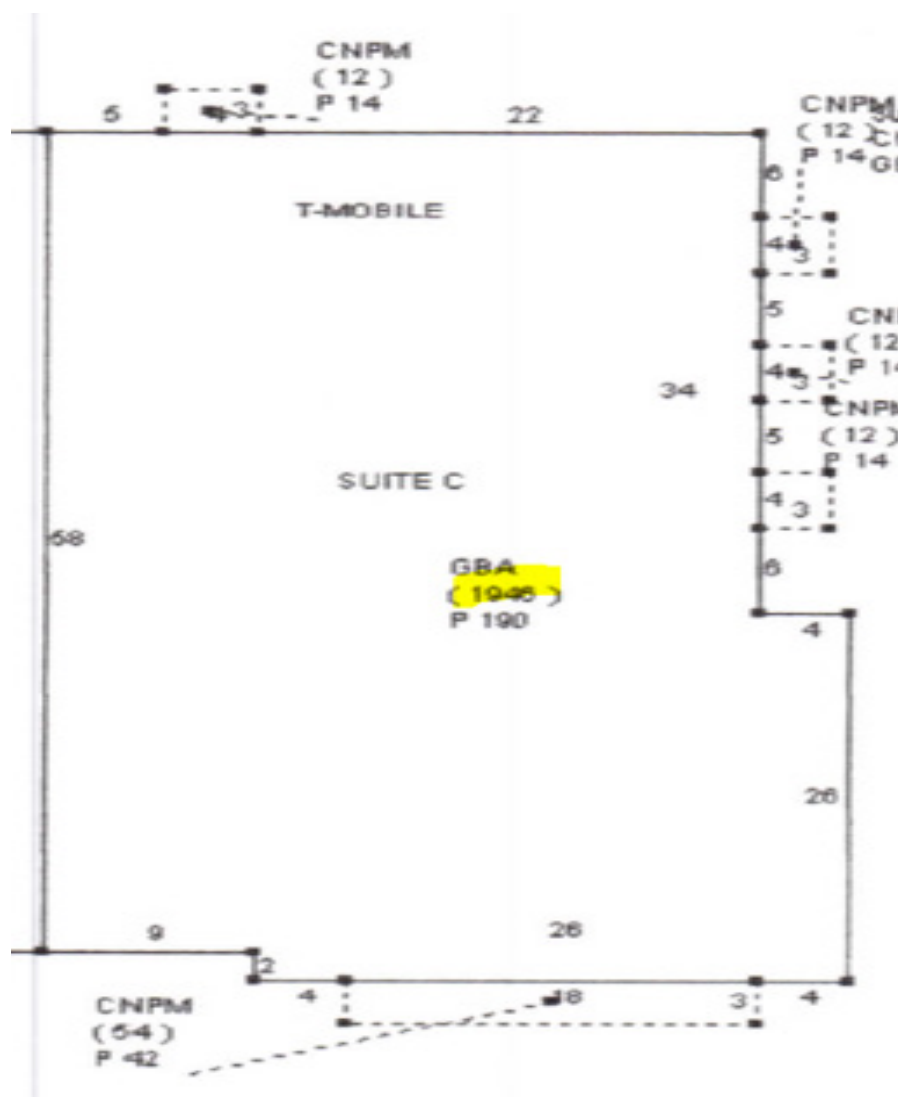
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## Desirable Retail Location

This well-positioned retail space offers excellent visibility from McCarran Blvd., strong daily traffic counts, and convenient positioning in a thriving retail corridor. Featuring a flexible floor plan, ample parking, and situated within close proximity to numerous well-established businesses, the space provides an ideal environment for retailers, restaurants, and service-oriented businesses to succeed. With prominent signage opportunities and close proximity to surrounding residential neighborhoods and major employers, this location delivers consistent customer exposure and long-term growth potential.



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