

# Lamb Square

865 N. Lamb Blvd. | Las Vegas, NV 89110

# Retail Space for Lease

800 SF



Leasing Information:  
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# Lincoln

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## Property Overview

Lamb Square is a Class B freestanding retail (strip center) located in the Northeast Las Vegas submarket. The property features 15,301 square feet on 0.49 acres. The retail center has several notable tenants, including Dotty's, Jackson Hewitt Tax Services, and Cricket Wireless.

## Highlights

- One story
- Freestanding retail
- 68 surface parking spaces
- \$0.74 CAM
- 17 mins. to North Las Vegas Airport
- 21 mins. to Harry Reid International Airport
- Zoned C-1

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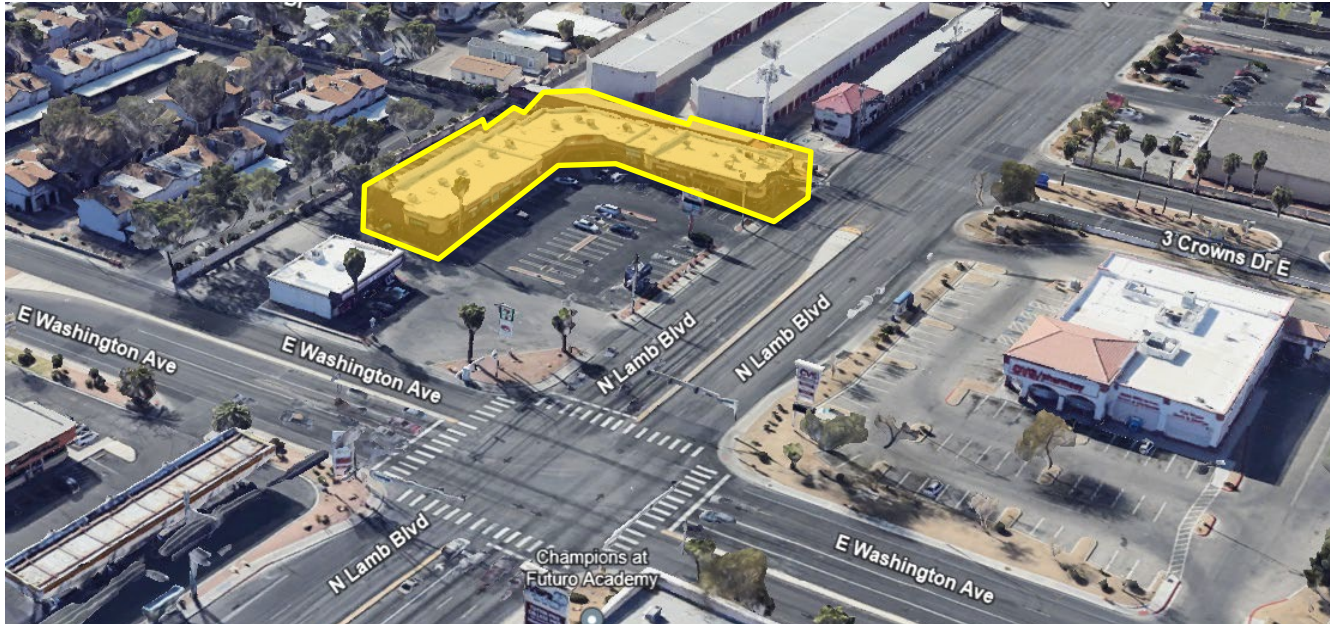
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## Available Space(s)

Suite	Total SF	Floor	Rate	CAM	Description
10	800	1	\$1.35/SF/Mo NNN	\$0.74	retail space

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DEMOGRAPHICS	1 Mi.	3 Mi.	10 Mi.
Population	36,072	241,917	1,212,326
Median Household Income	\$36,561	\$39,948	\$52,913
Households	10,048	71,856	432,106

## TRAFFIC COUNTS

Collection	Cross Street	Volume (2022)
N Lamb Boulevard	Three Crowns Drive E S	39,772 VPD
N Lamb Boulevard	E Washington Avenue S	34,078 VPD
N Lamb Boulevard	E Bingham Avenue S	37,930 VPD
N Lamb Boulevard	E Bonanza Road	34,267 VPD

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