

FOR LEASE: RETAIL/OFFICE

BIANCA PLAZA

2971 S. Sammy Davis Jr. Drive, Las Vegas, NV 89109



MAZZONE COMMERCIAL
LEASING | SALES | ACQUISITIONS

Chris Mazzone

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953 E. Sahara #A30 Las Vegas NV. 89104

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PROPERTY DESCRIPTION

Prime location DIRECTLY across the street from Resorts World, Circus Circus, and the Adventure Dome Amusement Park. Located on the signalized corner of Sammy Davis Jr and Resorts World, Bianca Plaza offers a great opportunity for your growing business, relocating business, or even start-up business. The property offers suites ranging from 600 to up to 1,950 square feet of contiguous space, a convenient 65-space parking lot, and opportunities for signage visible to over 31,000 vehicles per day. Strong and cohesive tenant mix creates consistent daily foot traffic throughout the center. Just minutes from the Las Vegas Country Club, Caesar's Palace, Wynn Las Vegas, the MGM Grand, and the Las Vegas Sphere. Easy access to the 15 & 515 freeway, the Las Vegas Convention Center, and Harry Reid Airport. Deals are being made!

PROPERTY HIGHLIGHTS

- Zoning change with Clark County is now complete! (CG Zoning)
- +/- 31,000 CPD (S Sammy Davis Jr. Drive)
- Suitable for Retail and Office uses
- Excellent location for Coffee, Nails, etc....

SUMMARY

LEASE RATES STARTING AT:
\$1,710/month (NNN = \$0.40)

AVAILABLE SF:
600 - 1630 SF

BUILDING SIZE:
20,077 SF

DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	8,011	42,821	87,619
TOTAL POPULATION	9,895	64,937	156,347
AVERAGE HH INCOME	\$38,391	\$38,802	\$43,009



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Available

LEASE INFORMATION

LEASE TYPE:

NNN = \$0.40

TOTAL SPACE:

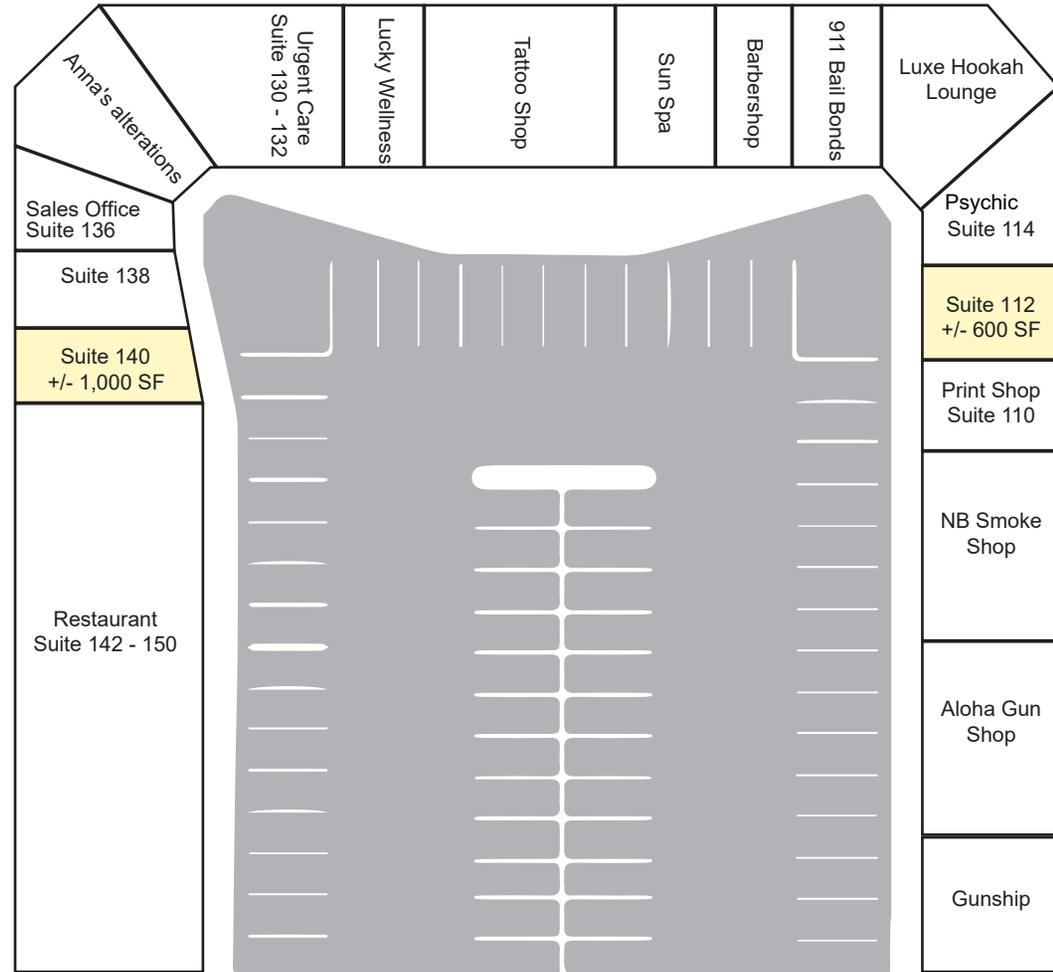
+/- 600 - 4,000 SF

LEASE TERM:

Negotiable

LEASE RATE:

\$1,950/month (including CAM)



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