

LEASE HERE

320

N Nellis Boulevard

Las Vegas, NV 89117

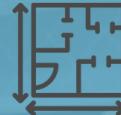
The Shops at Nellis and Stewart

Ready to Lease
Vocational School, Medical Group,
or Multipurpose Room Space
Freshly Painted Exterior in 2025

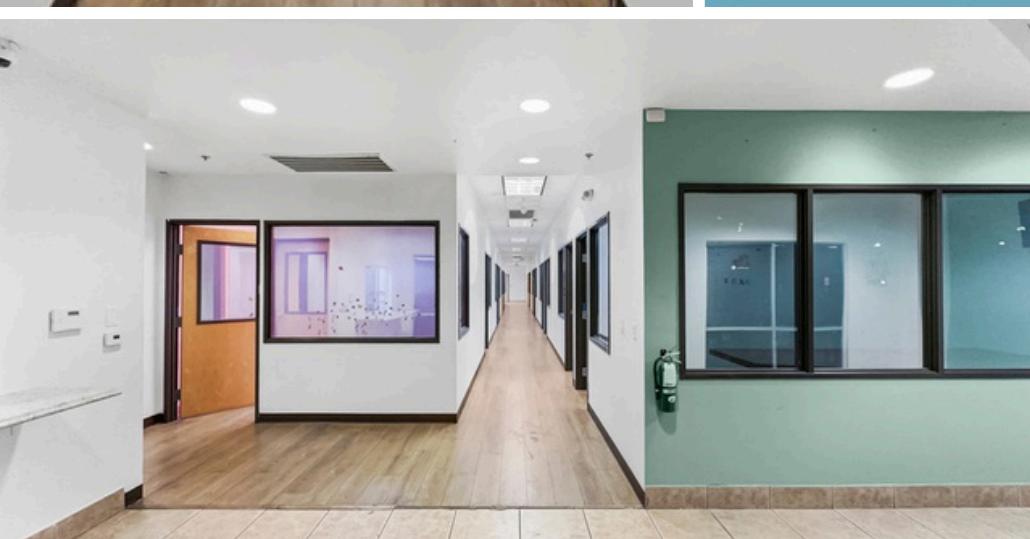
+/-5,640 SF
available
now



The Shops at 320 N Nellis is an inline strip shadow anchored by Dennys, and Goodwill. This center benefits from synergy in the retail trade area, with a Walmart anchored power center directly across the street. This area benefits from high traffic counts of 47,500 Cars Per Day (an incredible 25% increase in CPD since 2022) , and is home to dense residential and serves the community surrounding Nellis AFB.

| SUBMARKET | USE | AVAILABLE | ZONING | RATE |
|---|---|--|---|---|
|  |   |  +/- to 5,640 Rentable Square Feet |  | AMAZING STARTING RATE AT \$1.00 (NNN) + 2025 Estimated NNNS @ \$0.40 / SF |
| POWER | VISIBILITY | RESTROOMS | SIGNAGE | CLEAR HEIGHT |
|  |  |  |  |  |
| Most suites feature 200A single phase panel @110 / 220V (To be Verified) | Pylon Sign on Nellis below Dennys sign and 47,500 Cars Per Day (2024 Data; 25% GROWTH since 2022) | En Suite Restrooms | Pylon signage space available | 10' ceiling heights, (sprinklered building) |

The Shops at Nellis and Stewart

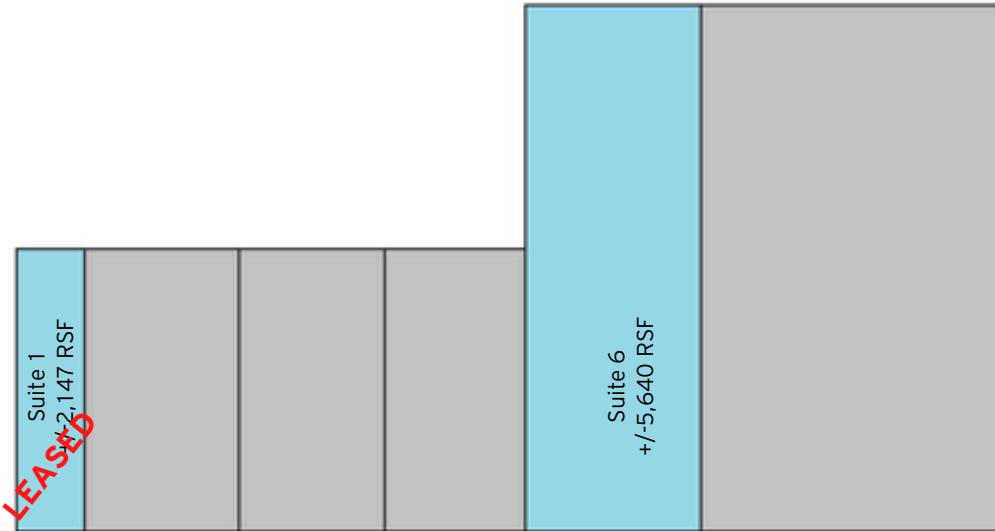


The Shops at Nellis and Stewart



The Shops at Nellis and Stewart

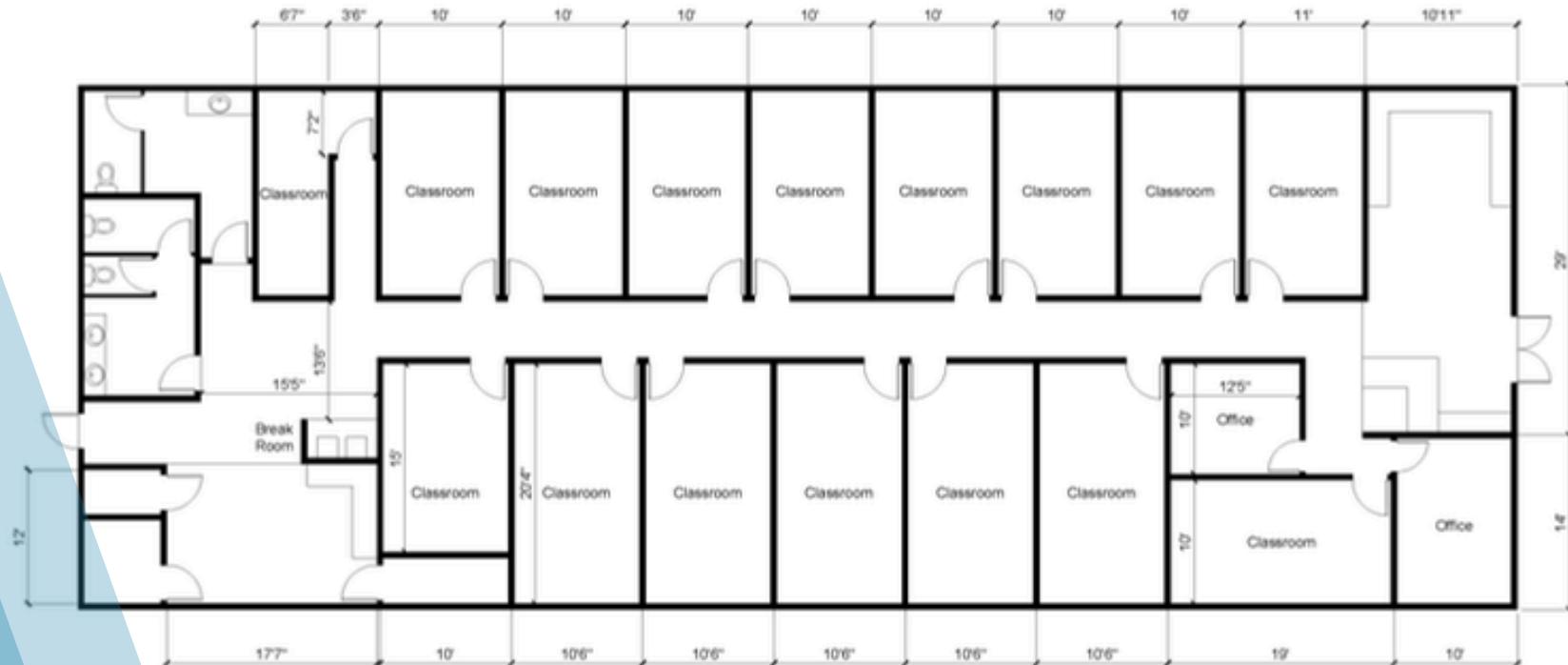
AVAILABILITIES



| Suite # | Use Type | RSF | USF | Base Rent | Estimated NNNs | Fees | Total Monthly | About This Space |
|---------|--------------------------------|-------|-------|----------------|----------------|------|---------------|--|
| Suite 6 | Education, Daycare, Government | 5,640 | 5,400 | \$1.00/ SF NNN | \$0.40 / SF | N/A | \$7,896 | Excellent condition 16 individual room space with spine type hallway. Reception with window, waiting area, break area, separate women's and men's restroom. GREAT for daycare, vocational school, preschool. |

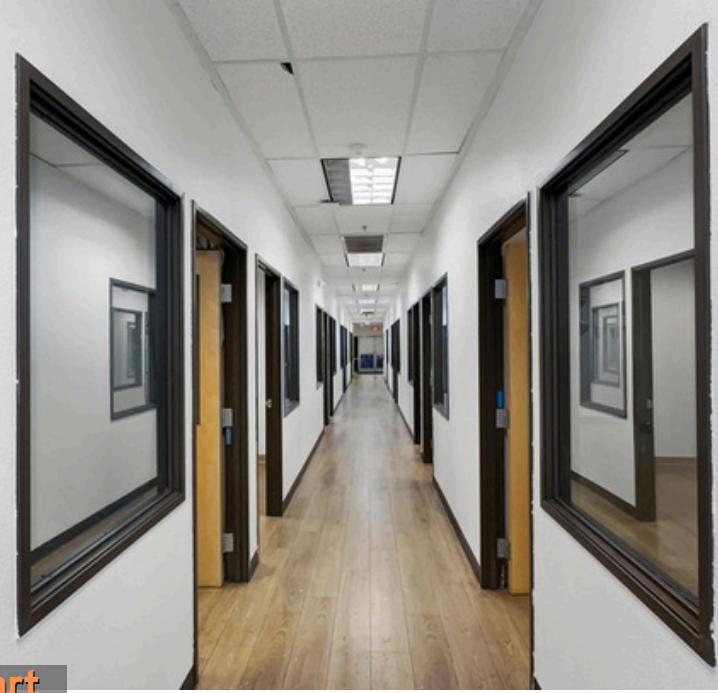
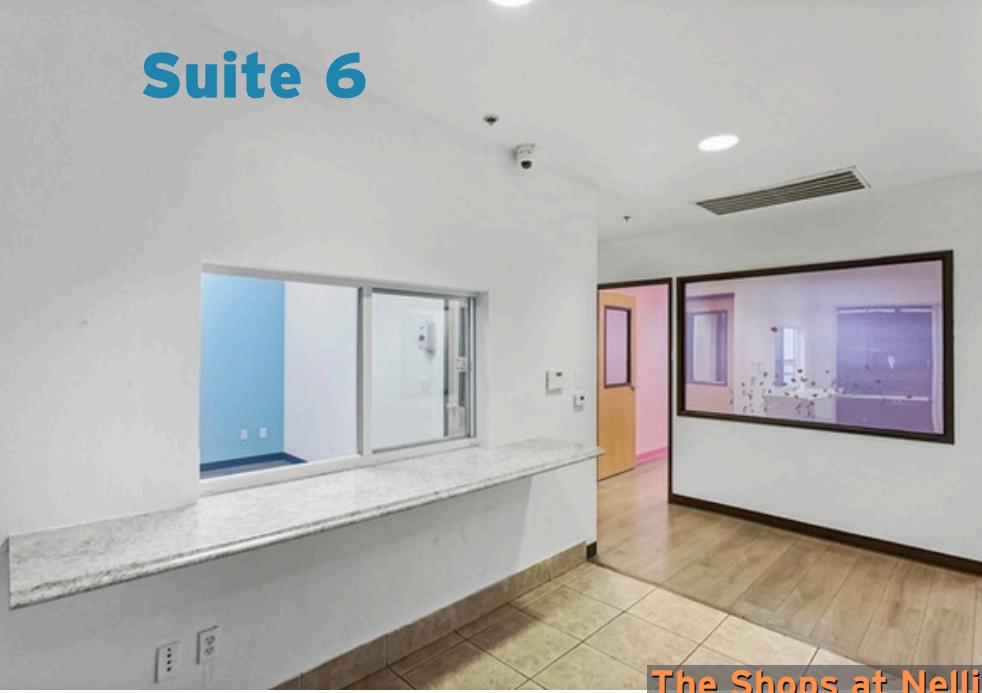
320 N Nellis Blvd
Las Vegas, NV 89110

Suite 6

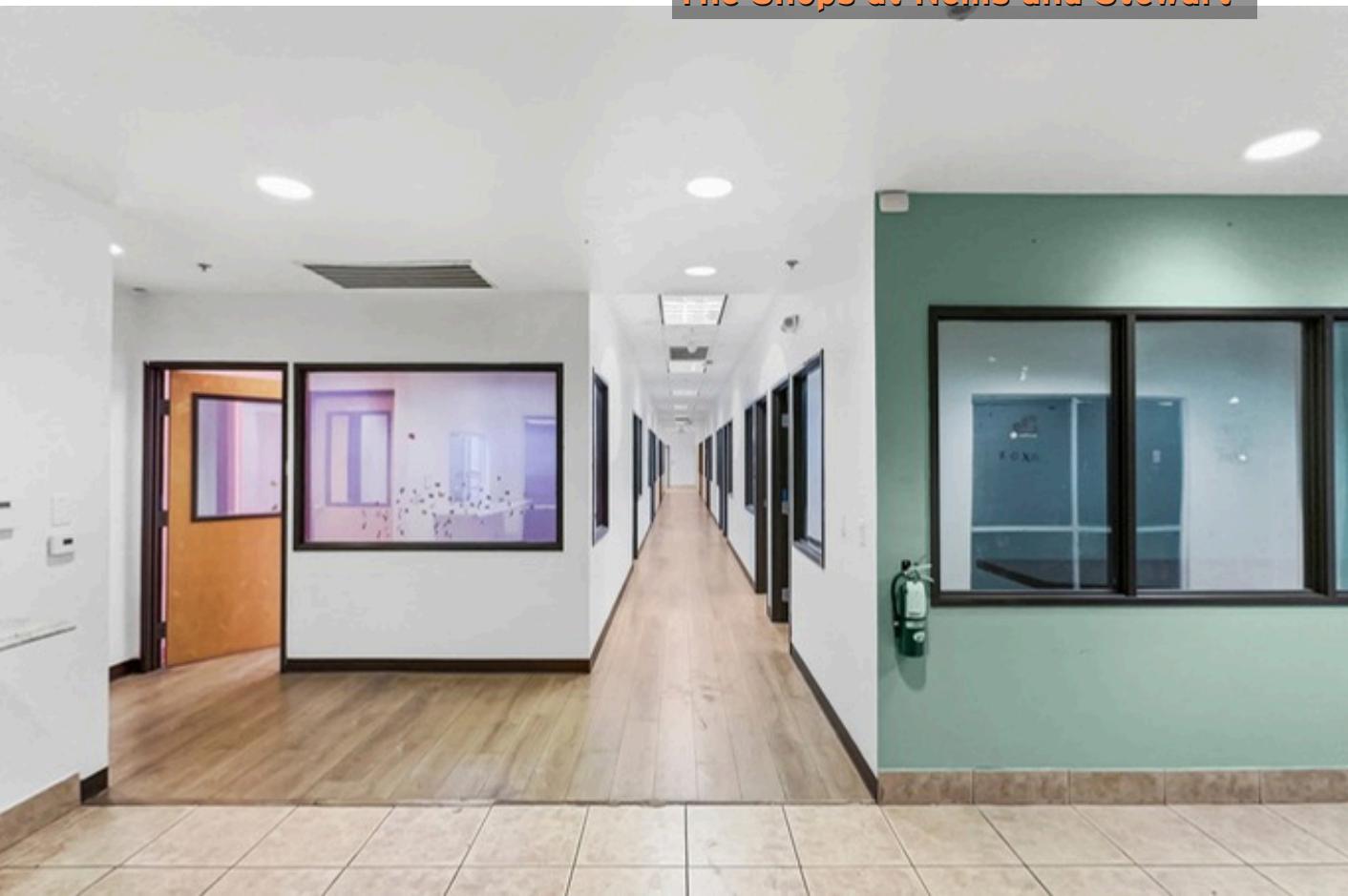


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| Suite 6 | Education, Daycare, Government, Salon Suites, Law Firm | 5,640 | 5,400 | \$1.00 / SF NNN | \$0.40 / SF | N/A | \$7,896 | Excellent condition 16 individual room space with spine type hallway. Reception with window, waiting area, break area, separate women's and men's restroom. GREAT for daycare, vocational school, preschool. |

Suite 6

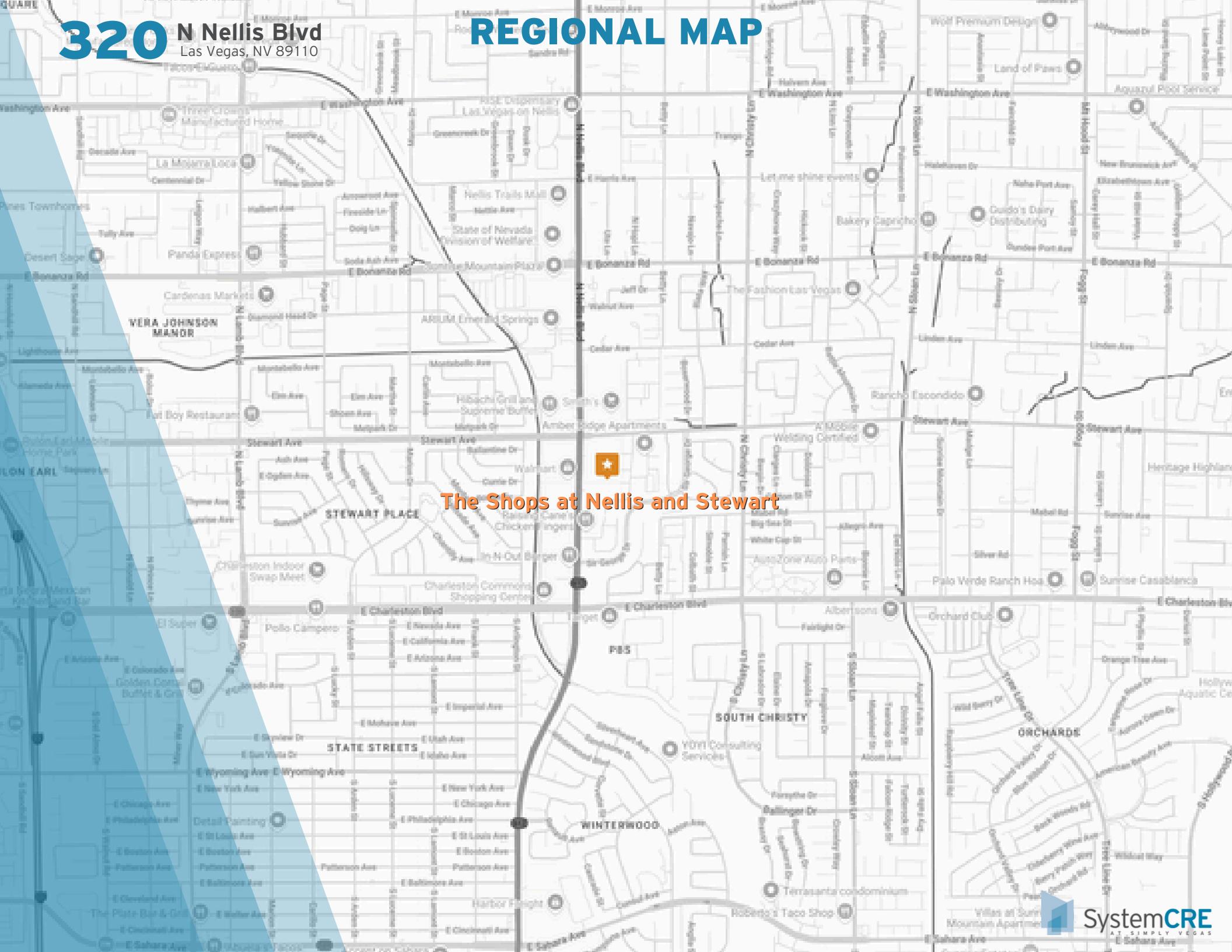


The Shops at Nellis and Stewart



320 N Nellis Blvd
Las Vegas, NV 89110

REGIONAL MAP



DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

5 MILE

| | | | |
|------------------|--------|---------|---------|
| 2029 PROJECTION | 32,557 | 225,436 | 464,040 |
| 2024 ESTIMATE | 30,651 | 211,184 | 434,190 |
| 2020 CENSUS | 31,798 | 213,184 | 434,804 |
| GROWTH 2024-2029 | 1.2% | 1.4% | 1.4% |
| GROWTH 2020-2024 | -0.9% | -0.2% | 0% |

HOUSEHOLDS

| | | | |
|------------------|--------|--------|---------|
| 2029 PROJECTION | 10,068 | 73,112 | 155,877 |
| 2024 ESTIMATE | 9,478 | 68,491 | 145,813 |
| 2020 CENSUS | 9,836 | 69,183 | 146,068 |
| GROWTH 2024-2029 | 1.2% | 1.4% | 1.4% |
| GROWTH 2020-2024 | -0.2% | 0.1% | 0.3% |

HOUSEHOLD INCOME

| | | | |
|-------------------------------|----------|----------|----------|
| 2024 AVERAGE HOUSEHOLD INCOME | \$55,981 | \$56,982 | \$57,447 |
| 2024 MEDIAN HOUSEHOLD INCOME | \$43,214 | \$42,518 | \$42,803 |

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