

1300 S LAMB BLVD.

LAS VEGAS, NV 89104 | FOR LEASE



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

1300 S LAMB BLVD.

LAS VEGAS, NV 89104



\$2.00 - \$2.25 NNN
lease rate



±1,325 SF
space available

PROPERTY HIGHLIGHTS

- Great location near S Lamb Blvd. and Charleston Blvd. with easy access to the 95 freeway
- 2nd generation retail space available
- Retail center adjacent to Walmart Neighborhood Market and across the street from The Home Depot and El Super
- Join current tenants: Panda Express, Metro PCS, Subway and Herrera Family Dental
- Pylon signage available



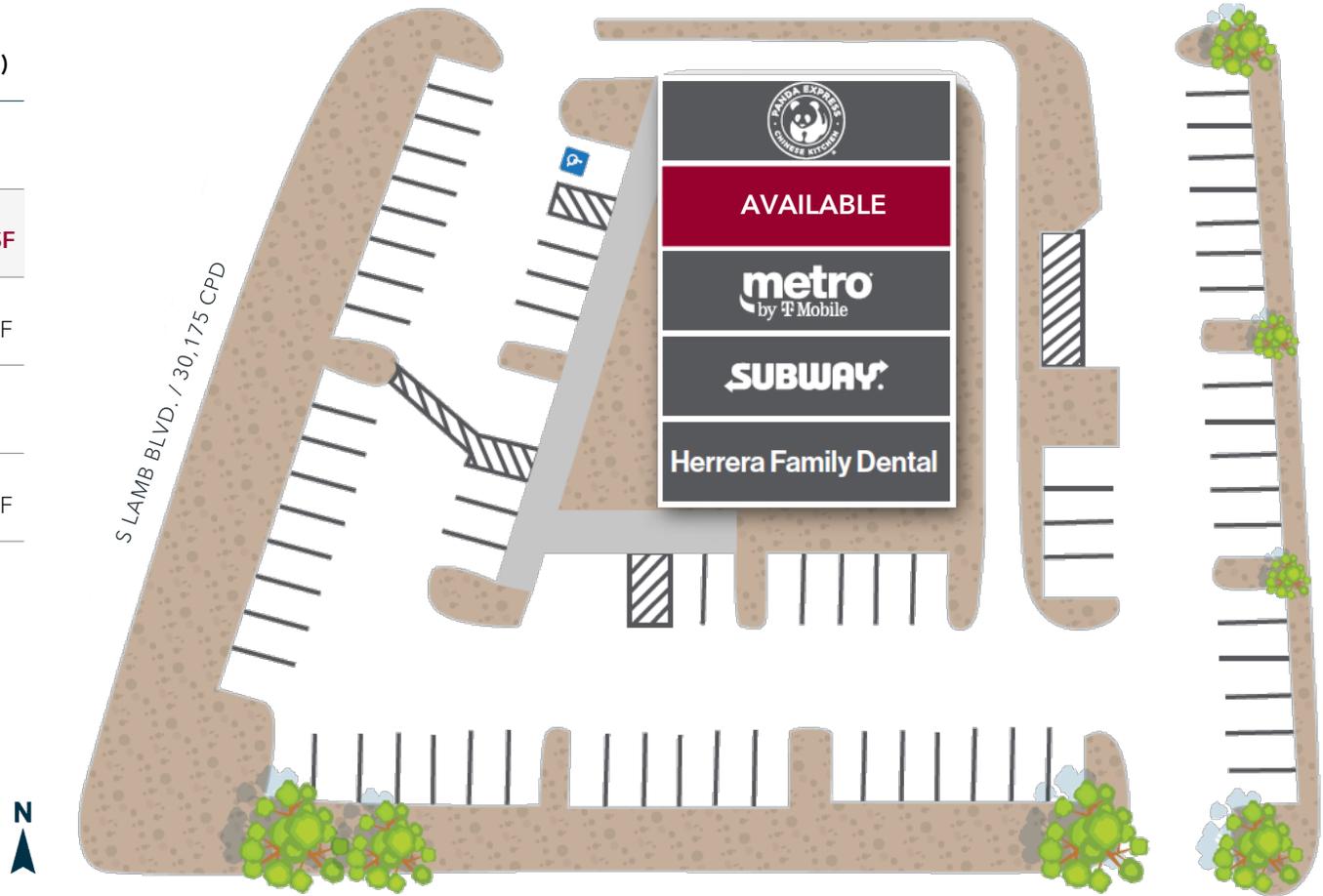
DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	28,464	243,135	511,685
2024 AVERAGE HOUSEHOLD INCOME	\$67,752	\$65,319	\$67,989
2024 TOTAL HOUSEHOLDS	8,989	83,709	183,371

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SUITE	TENANT	SIZE (SF)
A1 100	Panda Express	
A2 100	AVAILABLE	±1,325 SF
A2 200	Metro PCS	±1,325 SF
A3 300	Subway	
A4 400	Herrera Family Dental	±1,801 SF



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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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