



FOR LEASE

FRIENDLY BEAR PLAZA

861-871 N. Nellis Boulevard, Las Vegas, NV 89110

ERIC ROGOSCH

Vice President

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NV #S.52003



The Las Vegas "Strip"

Downtown Las Vegas

N NELLIS BLVD | +/- 38,000 CPD

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.00 - 1.25 SF/month
AVAILABLE SF:	1,100 - 1,200 SF
NNN:	\$0.74

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,600	28,926	63,330
TOTAL POPULATION	26,901	100,668	210,325
AVERAGE HH INCOME	\$52,246	\$55,476	\$55,834

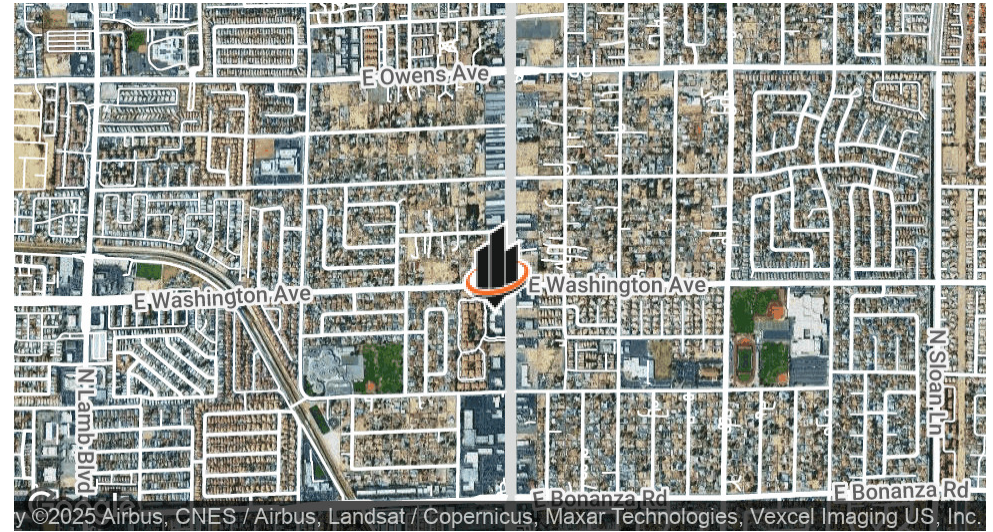
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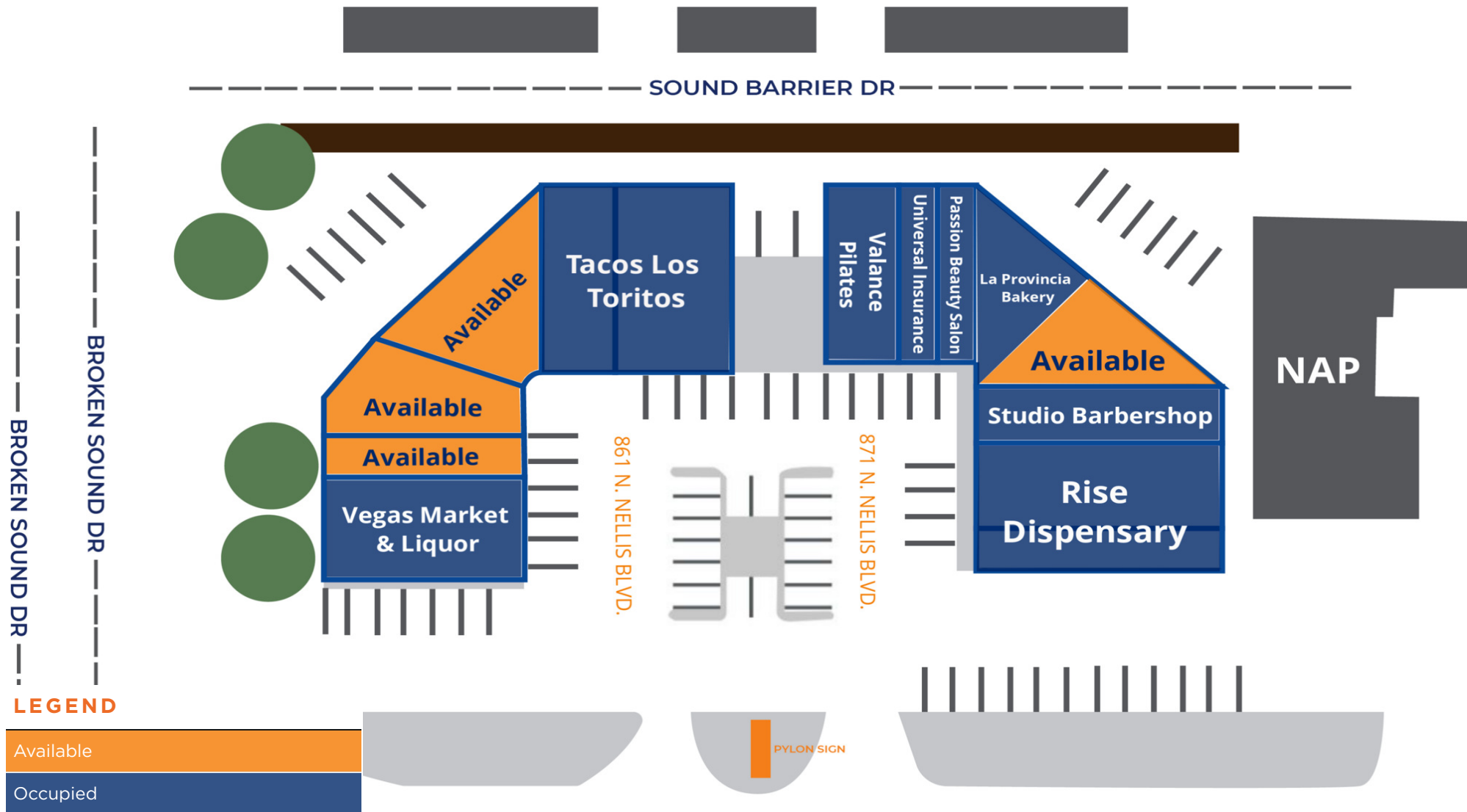
PROPERTY DESCRIPTION

RISE DISPENSARY NOW OPEN! Friendly Bear Plaza is a busy neighborhood center located in a densely populated multi-cultural trade area of N. Nellis Boulevard and E. Washington Avenue. This center has great visibility and benefits from the strong traffic counts of N. Nellis Boulevard and dense surrounding residential. Last remaining spaces available

PROPERTY HIGHLIGHTS

- Great for Tax/Immigration Services with Multiple Offices
- 3 Spaces Available!
- New Pylon Sign Completed!
- Strong Counts on N. Nellis Blvd: $\pm 38,000$ CPD
- Busy Retail Corridor near Sunrise Manor
- Close Proximity to Nellis Air Force Base

SVN | THE EQUITY GROUP



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
861 N. Nellis Blvd. #1	Vegas Market & Liquor	3,600 SF	NNN = \$0.74	-
861 N. Nellis Blvd. #4	Available	1,200 SF	NNN = \$0.74	\$1.25 - 1.50 SF/month
861 N. Nellis Blvd. #5	Available	1,100 SF	NNN = \$0.74	\$1.00 - 1.25 SF/month
861 N. Nellis Blvd. #6	Available	1,100 SF	NNN = \$0.74	\$1.00 - 1.25 SF/month
861 N. Nellis Blvd. #7-9	Tacos Los Toritos	3,500 SF	NNN = \$0.74	-
871 N. Nellis Blvd. #1	Valance Pilates	1,200 SF	NNN = \$0.74	-
871 N. Nellis Blvd. #2	Universal Insurance	1,200 SF	NNN = \$0.74	-
871 N. Nellis Blvd. #3	Passion Beauty Salon	1,200 SF	NNN = \$0.74	-
871 N. Nellis Blvd. #4	La Provincia Bakery	1,100 SF	NNN = \$0.74	-
871 N. Nellis Blvd. #5	Available	1,100 SF	NNN = \$0.74	\$1.00 - 1.25 SF/month
871 N. Nellis Blvd. #6	Studio Barbershop	1,200 SF	NNN = \$0.74	-
871 N. Nellis Blvd. #7/8	Rise Dispensary	2,400 SF	NNN = \$0.74	-
871 N. Nellis Blvd. #9	Universal Insurance	1,200 SF	NNN = \$0.74	-

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RETAILER MAP



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