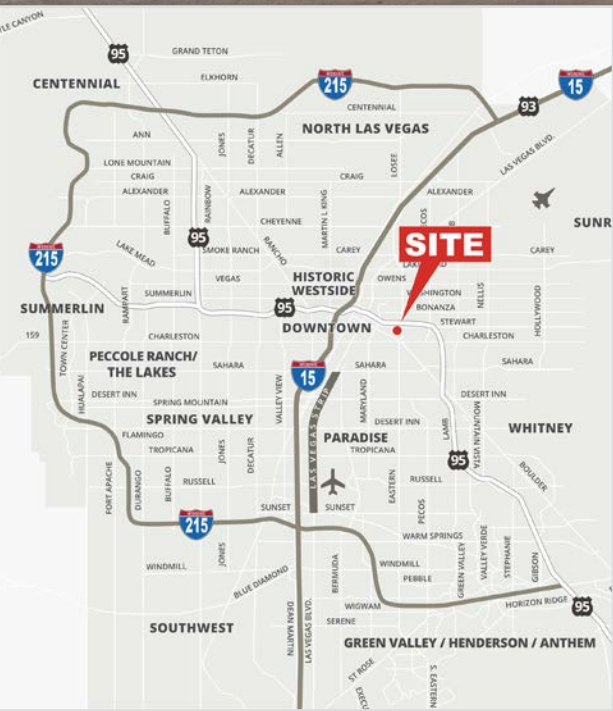


Multi-Tenant Retail Strip Center

(2024 estimated CAMs are \$0.58 PSF)

STEWART SQUARE

LEASE RATE: \$1.00/SF/Mo NNN • 235 North Eastern Avenue | Las Vegas, NV 89101



GREAT LOCATION AND CENTRALLY-LOCATED NEAR FREEWAY

PROPERTY DESCRIPTION

The Subject Property is a retail strip shopping center located just south of the US-95 on the southwest corner of Eastern Avenue and Stewart Avenue. The property is at a great location with a combined traffic count of over 96,000 cars per day. The property has $\pm 1,200$ square foot units available of retail space.

PROPERTY HIGHLIGHTS

- Free Rent Incentives (conditions apply)
- $\pm 1,200$ SF spaces available
- Owner motivated to make deals happen!
- Central location near the freeway and downtown

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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SUITE 129 (1,200 SF)



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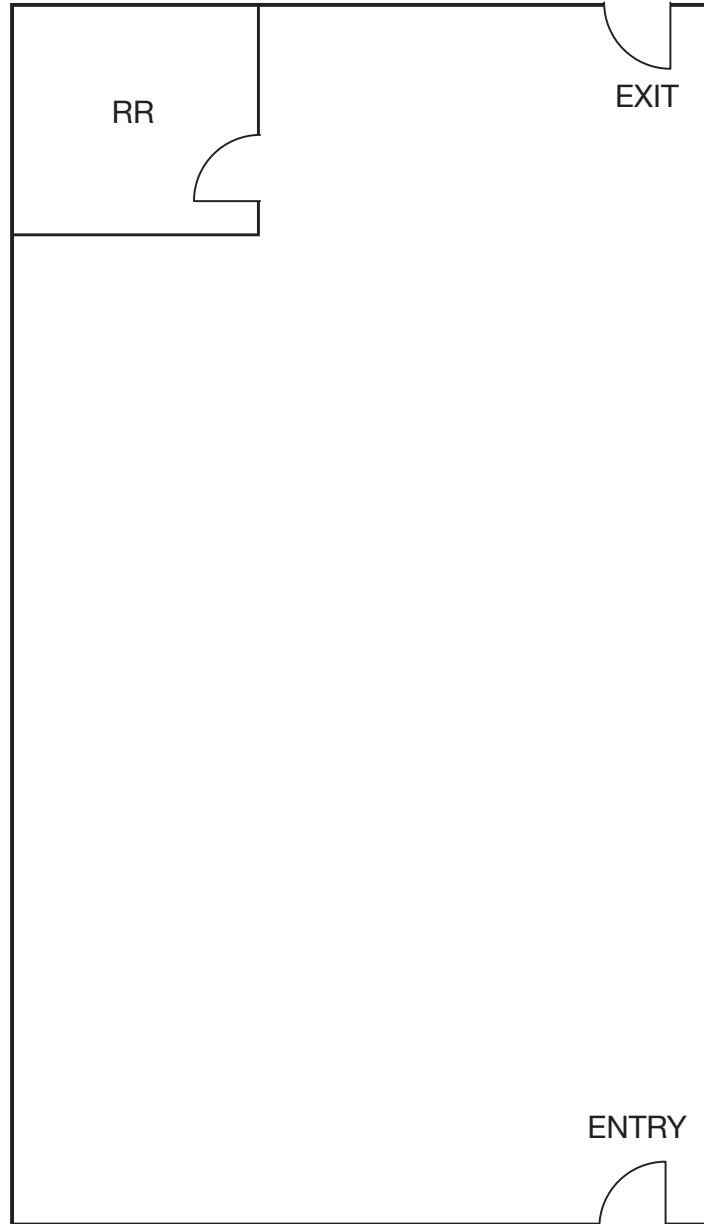
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FLOOR PLAN

SUITE 129 (1,200 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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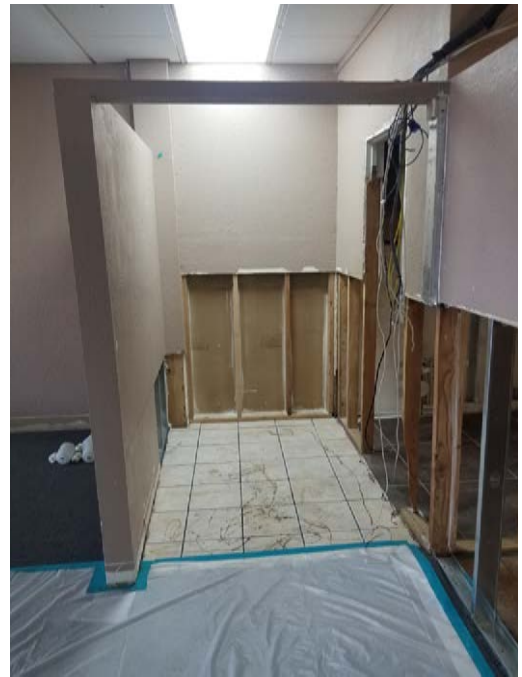
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SUITE 131 (1,200 SF) - AVAILABLE 12/1/24



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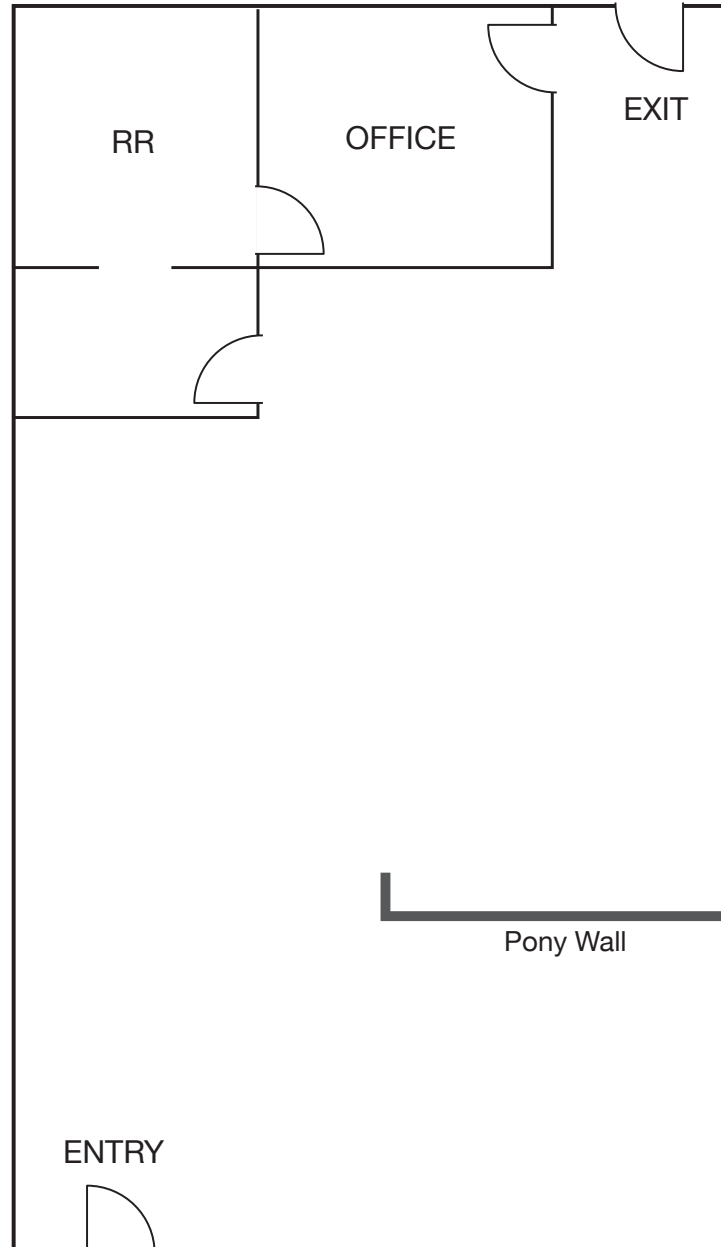
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