

**Blue Diamond & S. Rainbow
Next to the Walmart Shopping Center**

FOR LEASE










**Umer Malik | Owner Licensee, BS 0056501.LLC
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**Imran Malik
702-767-3025**

**Real Estate Broker: Milestone Realty
3900 S Hualapai Way Ste 110
Las Vegas, NV 89147**

PROPERTY HIGHLIGHTS

-  Endcap/Inline Space: Up to ±9,500 SF Available
-  Pad Sites, Drive-Thru Available *(Call Broker for Details)*
-  Cross access with Walmart
-  Inline Rate: \$3.25 - \$4 PSF NNN
-  Excellent Visibility
-  New Construction
-  High Growth Corridor with Excellent Co-Tenants in the Trade Area

Nearby Retailers

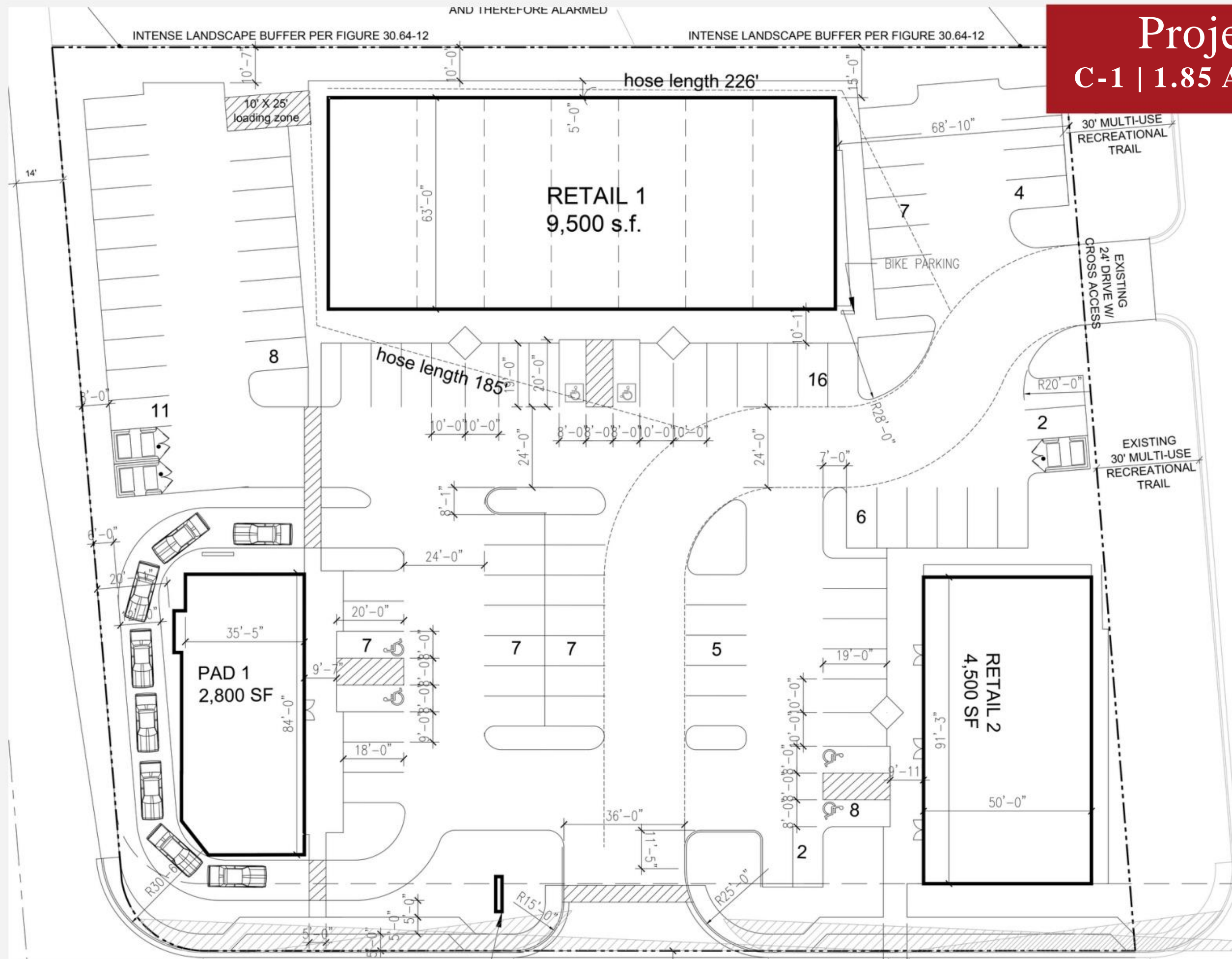


Project Location



Project Site Plan

C-1 | 1.85 Acres | +/-16,800 SF



Pricing is subject to change without notice and all parties should conduct their own due diligence to form their own conclusions.

AREA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	4,930	147,489	261,127
2028 Population - Five Year Projection	5,264	155,147	277,391
2023-2028 Annual Population Growth Rate	1.32%	1.02%	1.22%

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2023 Households - Current Year Estimate	1,708	50,314	95,496
2028 Households - Five Year Projection	1,853	53,564	102,775
2023 Average Household Size	2.88	2.93	2.73

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2023 Average Household Income	1,823	52,498	102,479
2028 Average Household Income	115	2,184	6,983
2023 Median Household Income	1,708	50,314	95,496
2028 Median Household Income	1,299	35,033	58,462
2023 Per Capita Income	409	15,281	37,034
2028 Per Capita Income	\$56,530	\$49,966	\$51,623

HOUSING UNITS	1 Mile	3 Miles	5 Miles
2023 Population 25 and Over	3,242	98,683	176,525
HS and Associates Degrees	1,764	55,132	97,576
Bachelor's Degree or Higher	1,323	36,724	67,355

