

FOR LEASE

2668-2670 N Las Vegas Blvd.
North Las Vegas, Nevada 89030

Property Summary

LEASE RATE	\$1.45-\$2.00/SF/NNN
CAMS	\$0.43/SF
TOTAL MONTHLY RENT	\$3,283.67
LOT SIZE	±7.39 Ac
SPACE SQFT	±1,140 - 4,335 SF
TOTAL SF	±6,460 SF
ZONING	C2
TYPE	Retail Neighborhood Center

- Signalized intersection
- Access off Las Vegas Blvd & Belmont
- Looking for Food, Retail, Medical, & Office Users
- Potential Neighborhood Grocer, Pharmacy, Hardware Store, etc.
- The center is in close proximity to NLV City Hall

FOR MORE INFORMATION



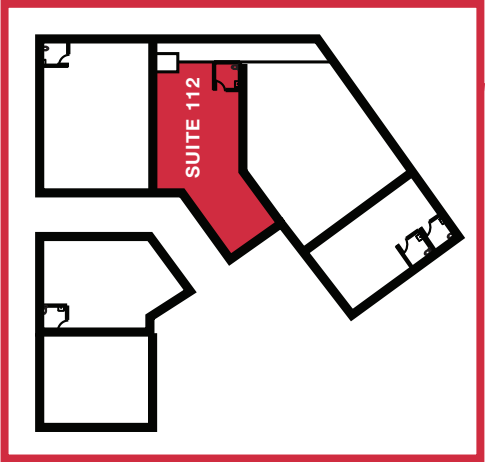
CLICK HERE

OR TEXT 16756 TO 39200



Site Plan

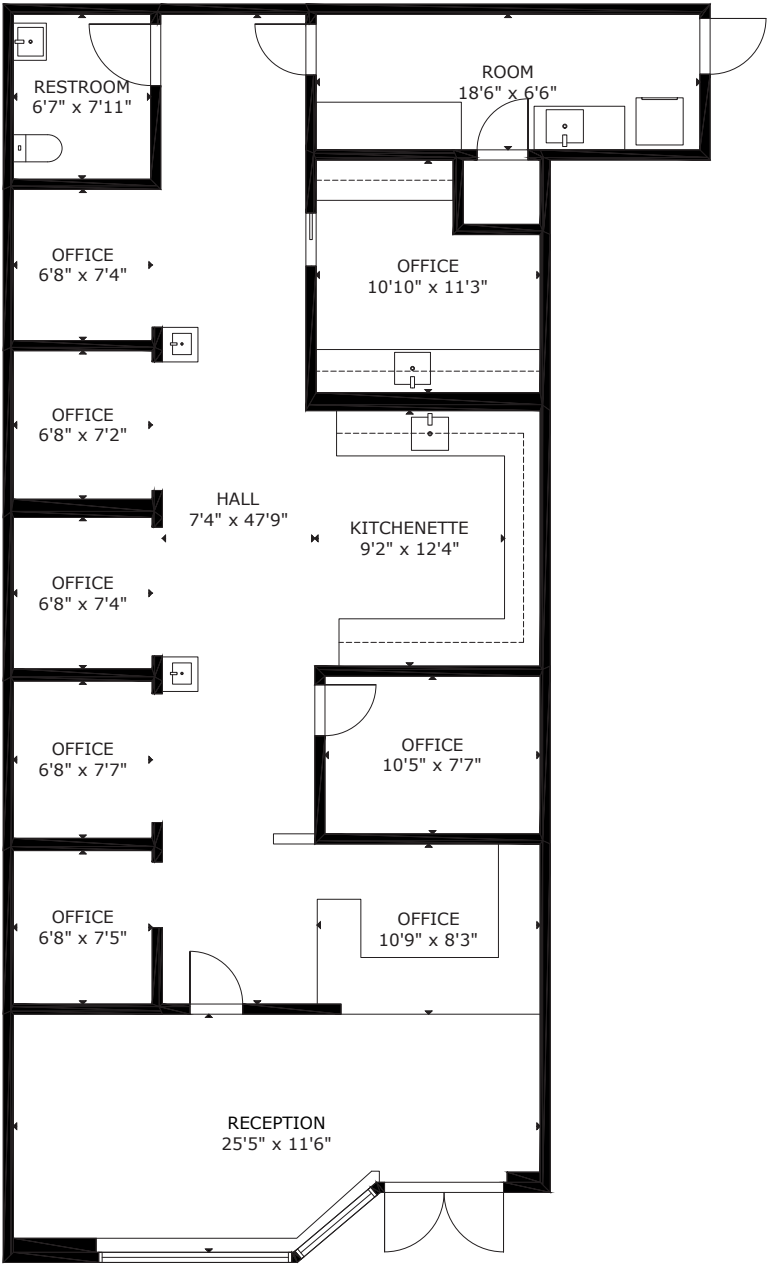
SUITE	SF	RENT	CAM
#101	1,535	\$1.45-\$2.00	\$0.43
#103	1,484	\$1.45-\$2.00	\$0.43
#104	1,495	\$1.45-\$2.00	\$0.43
#105-106	2,800	\$1.45-\$2.00	\$0.43
#112	1,140	\$1.45-\$2.00	\$0.43



Floor Plan - 101



[CLICK HERE](#)
FOR A 3D TOUR

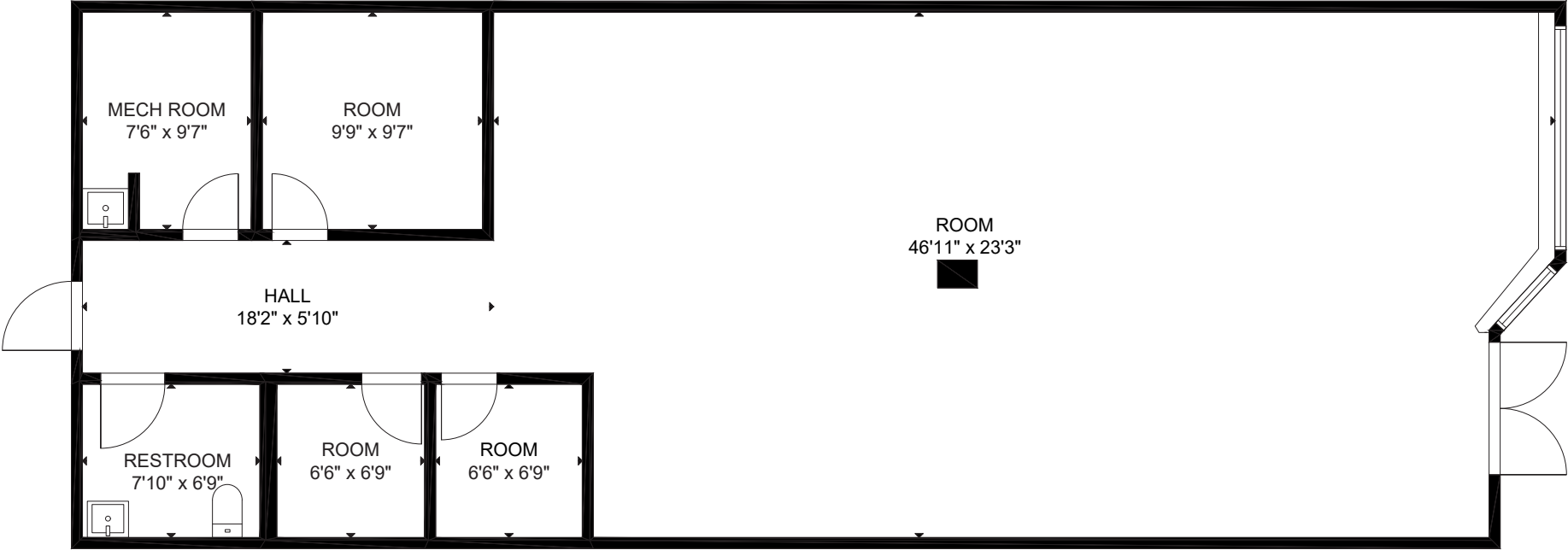




Floor Plan - 103



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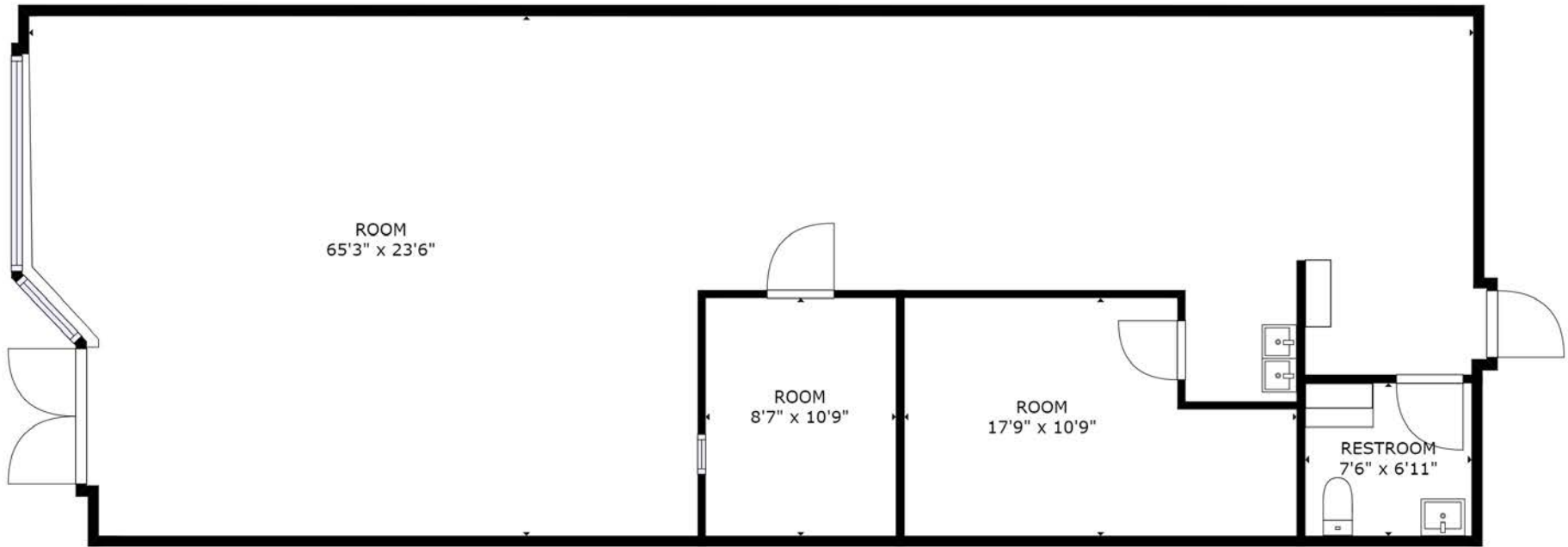
SUITE 103



Floor Plan - 104



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FLOOR 1

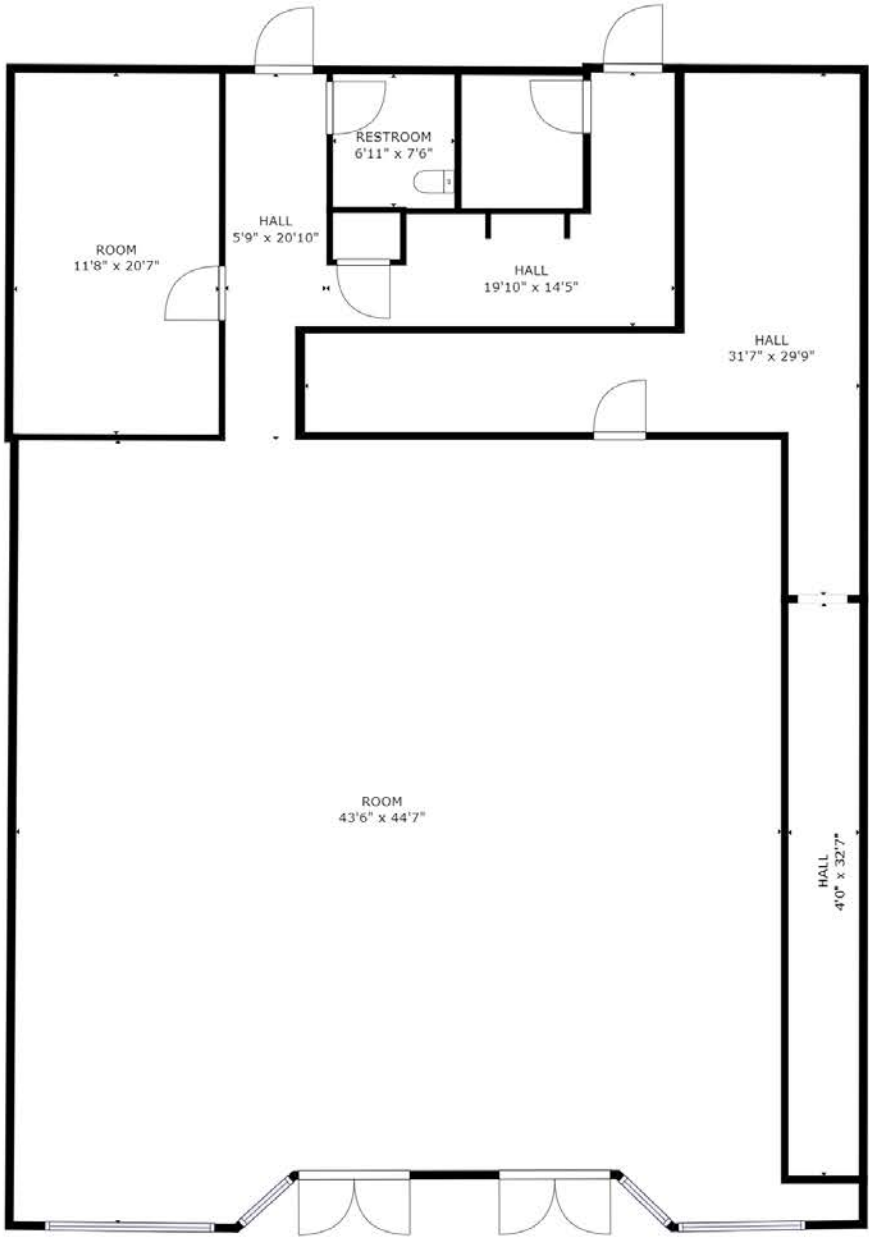
SUITE 104



Floor Plan - 105/106

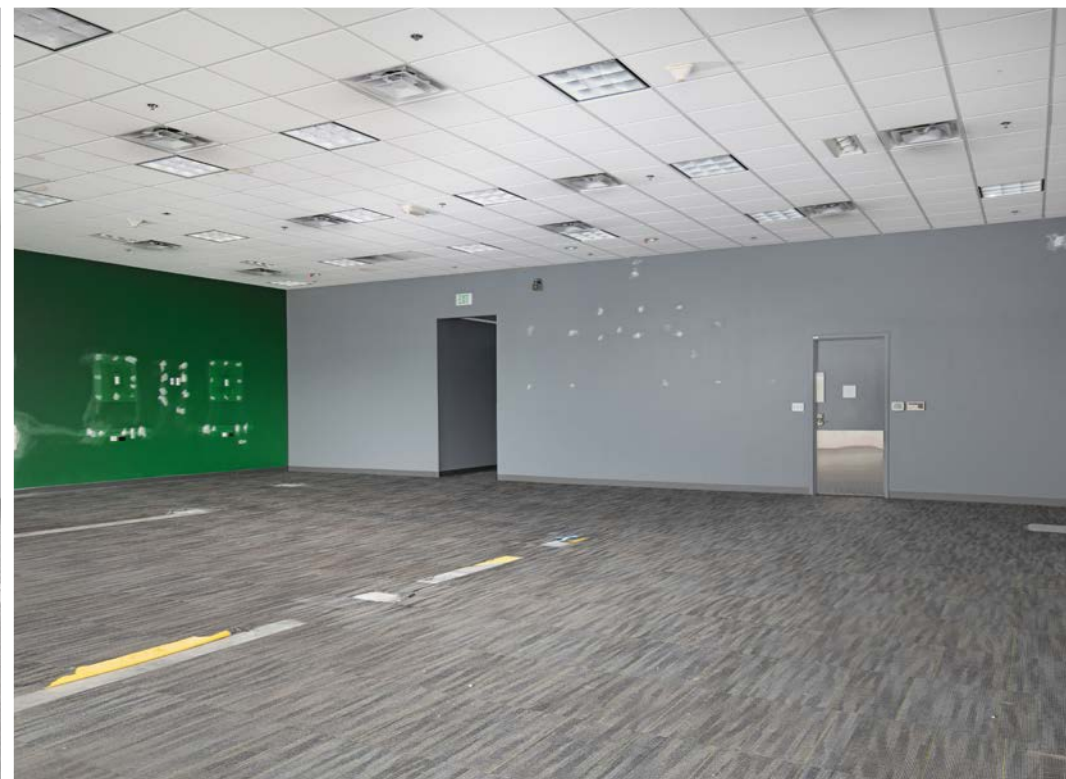


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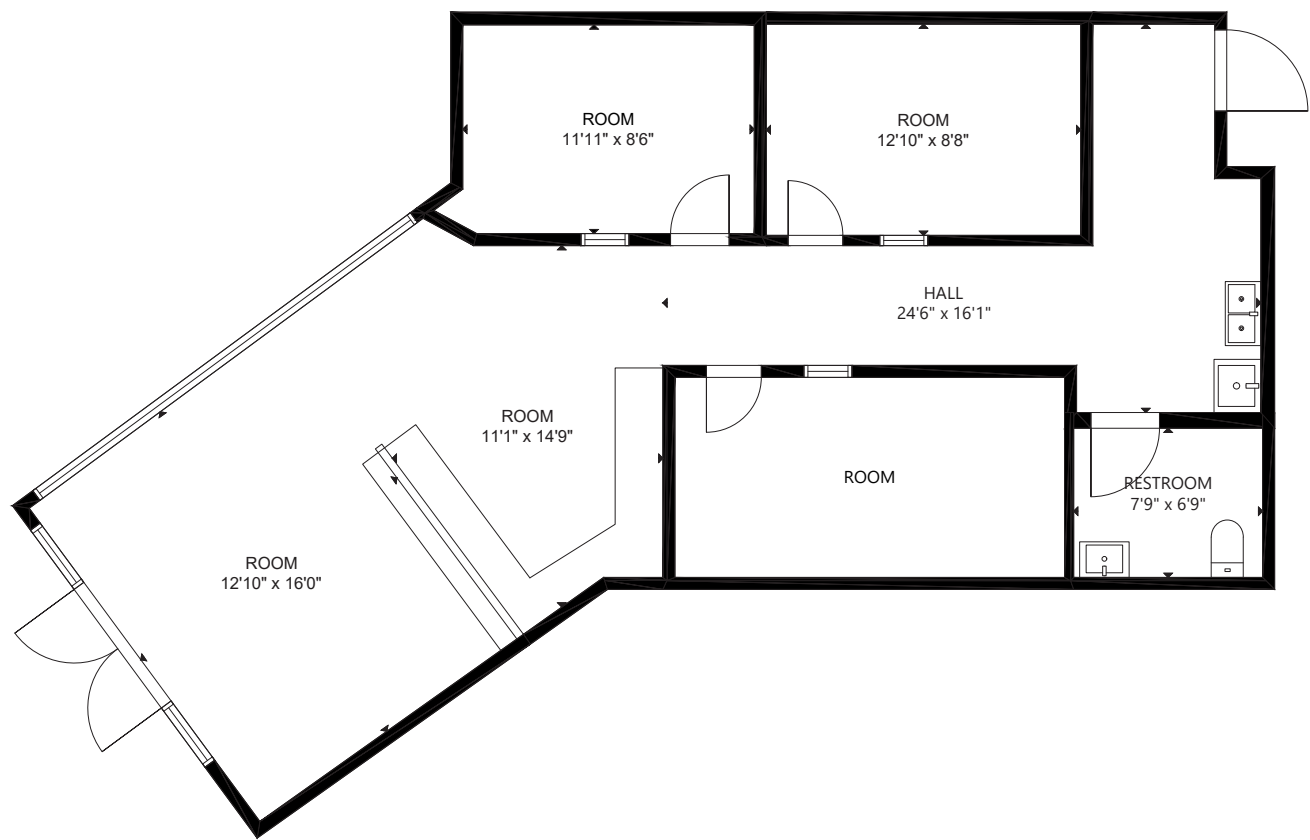


FLOOR 1

SUITE 105/106



Floor Plan - 112



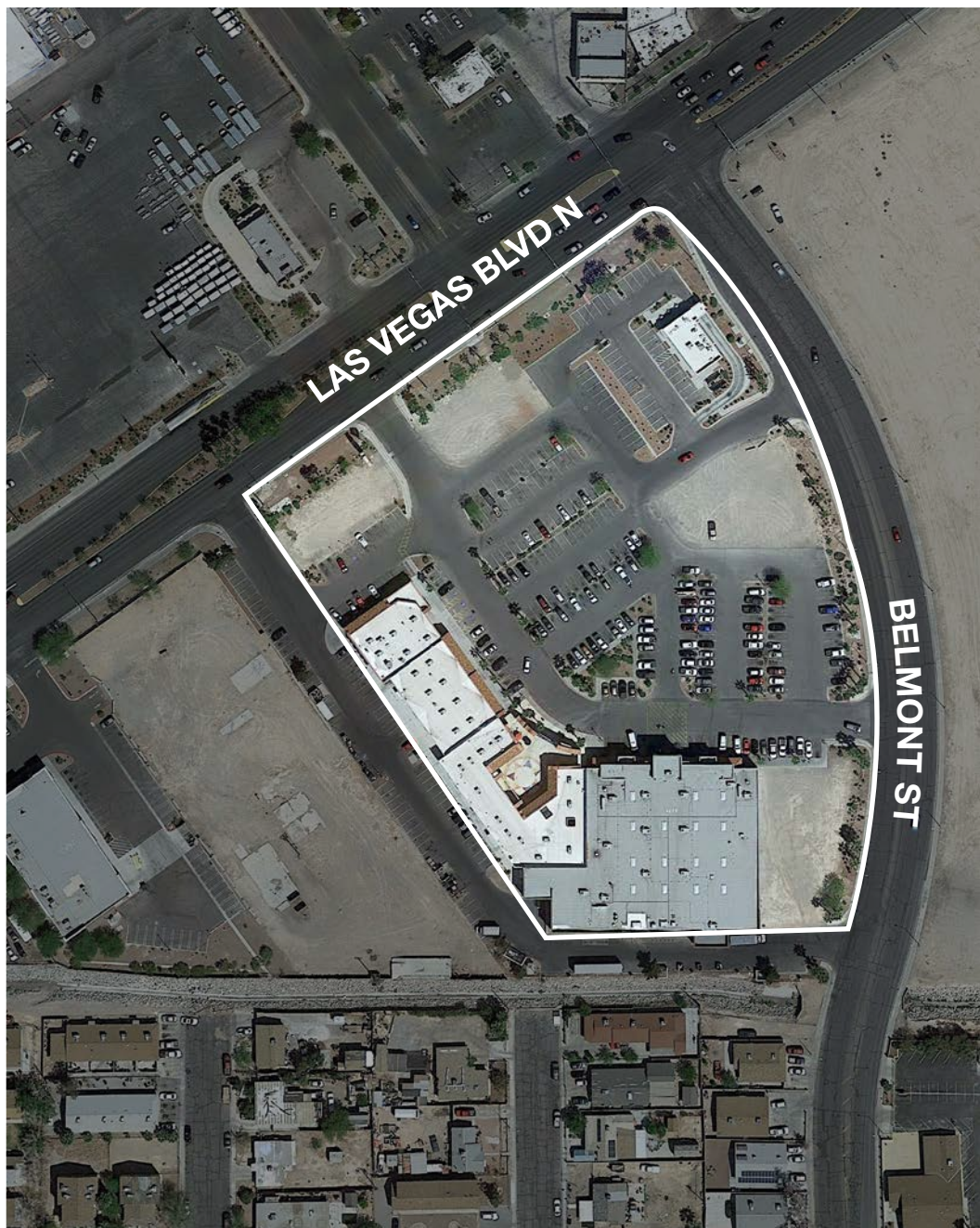
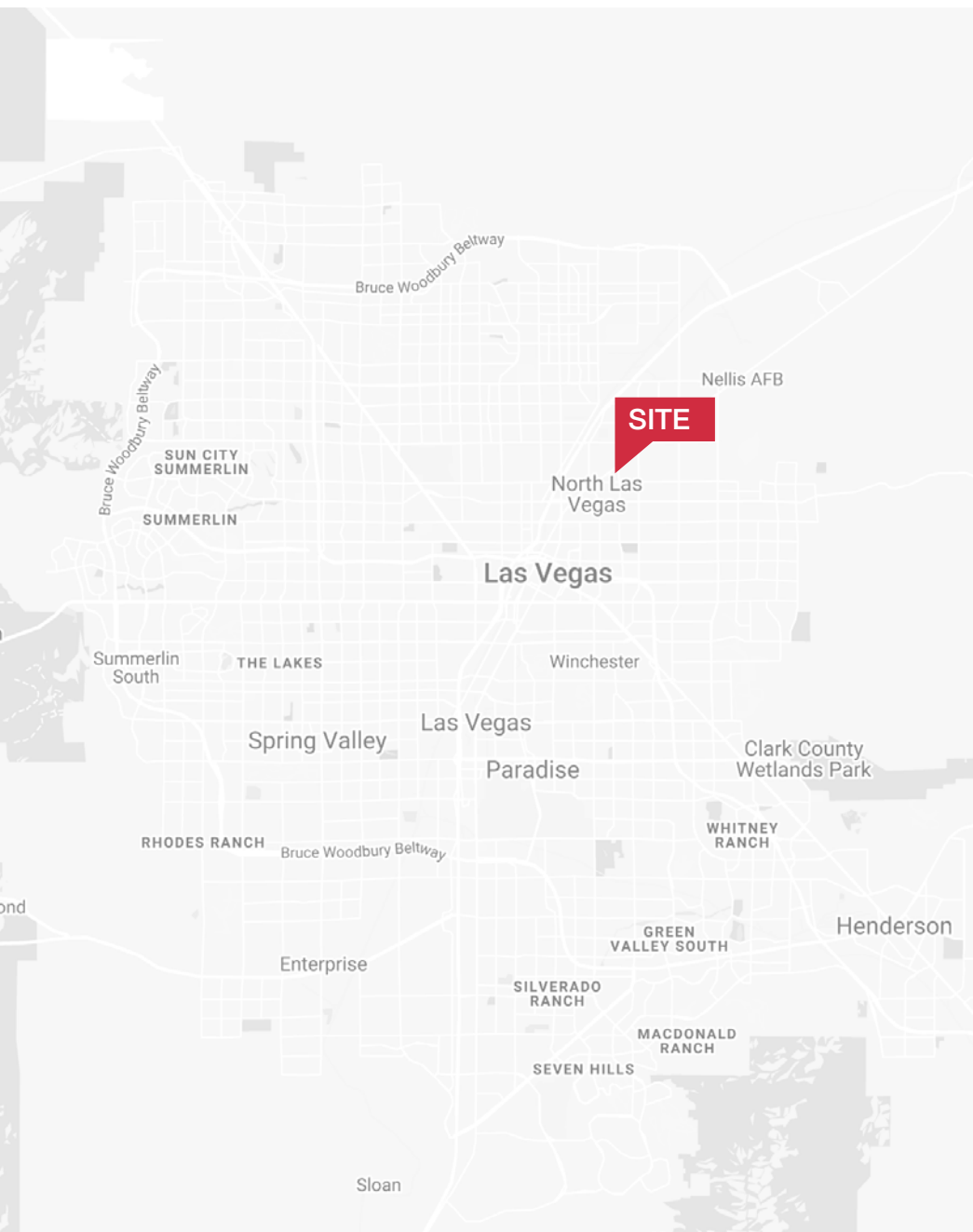


PADS





Area Map



Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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