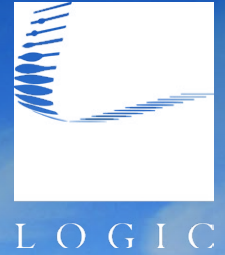


For Lease

Twain Swenson Plaza



860 E. Twain Ave.
Las Vegas, NV 89169

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Listing Snapshot



Contact Broker
Lease Rate



± 1,227 - 6,715 SF
Available Square Footage

Property Highlights

- Signalized corner shopping center located on the NEC of Twain Avenue and University Center Drive
- Shopping center is anchored by one of the top performing Family Dollar locations in Nevada
- Conveniently located near The Strip, UNLV, the Las Vegas Convention Center, and Boulevard Mall
- Property features excellent exposure and pylon signage opportunities on E. Twain Ave. and University Center Dr.

Demographics

	1-mile	3-mile	5-mile
2024 Population	31,381	160,141	437,406
2024 Average Household Income	\$56,415	\$70,567	\$70,099
2024 Total Households	15,099	72,401	178,869

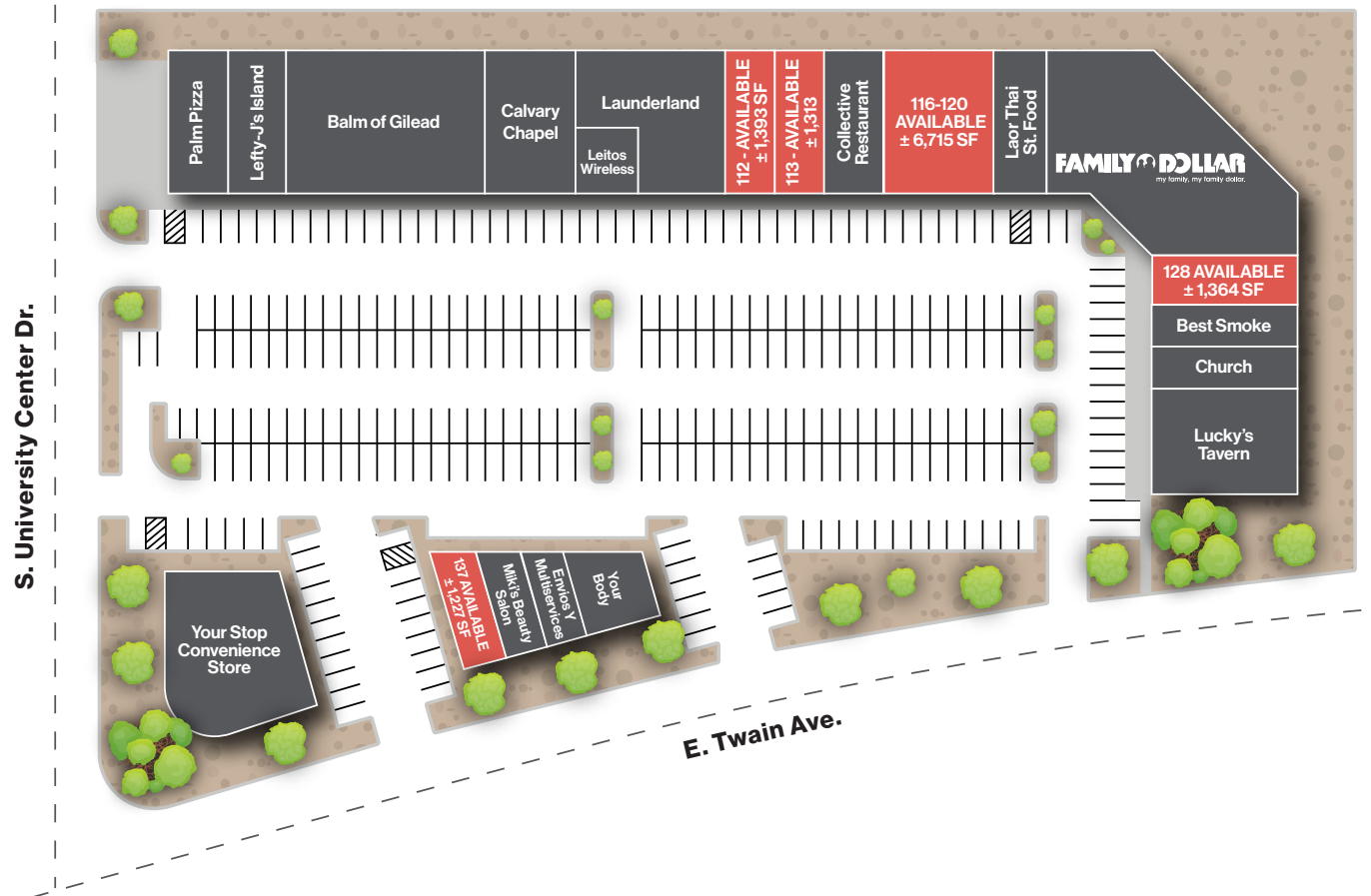




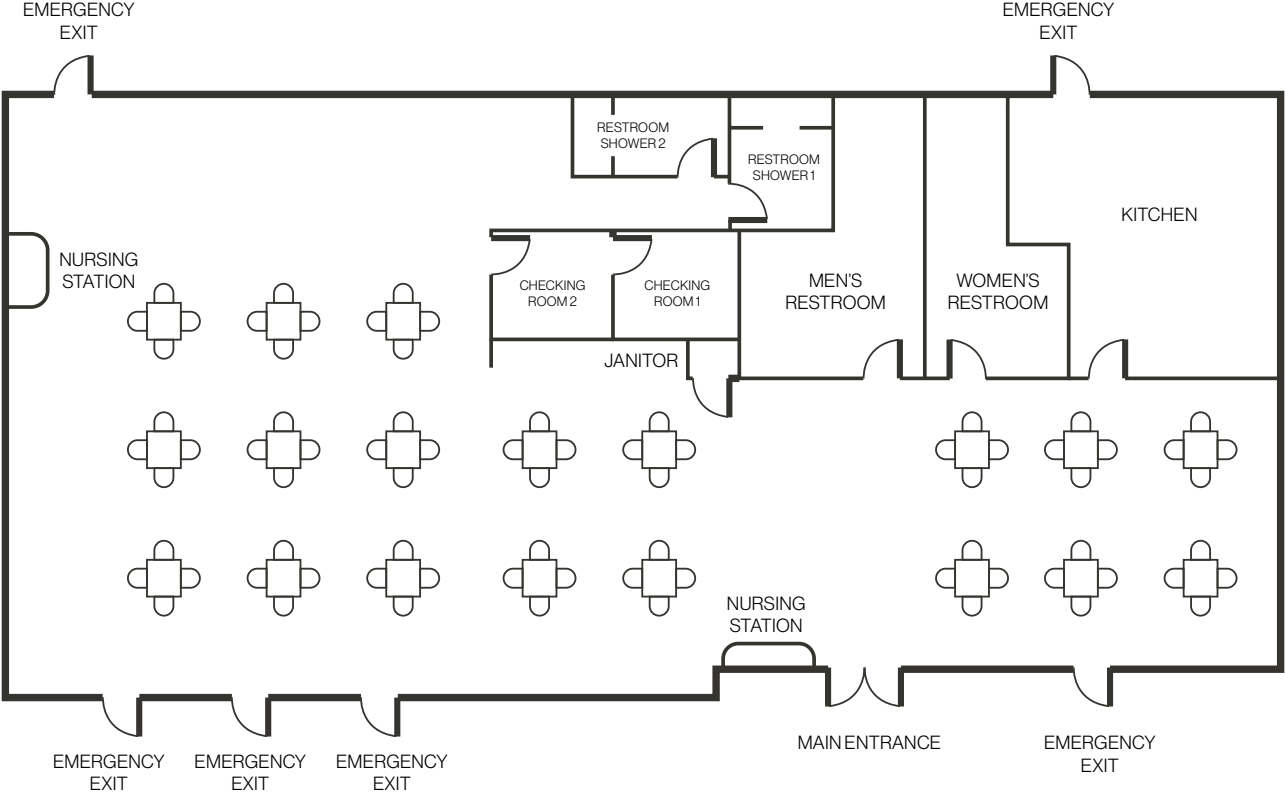
Site Plan

Available NAP

Suite	Tenant	SF
101	Palm Pizza	± 1,357
102	Lefty-J's Island	± 1,313
103-106	Balm of Gilead	± 5,492
107-108	Calvary Chapel	± 2,626
109	Leitos Wireless	± 663
110-111	Launderland	± 3,442
112	AVAILABLE	± 1,393
113	AVAILABLE	± 1,313
114-115	Collective Restaurant	± 2,716
116-120	AVAILABLE	± 6,715
121-122	Laos Thai St. Food	± 2,706
123-127	Family Dollar	± 10,651
128	AVAILABLE	± 1,364
129	Best Smoke	± 1,340
130	Church	± 1,420
131	Lucky's	± 2,760
133-134	Your Body	± 1,692
135	Envios Y Multiservices	± 1,027
136	Miki's Beauty Salon	± 1,102
137	AVAILABLE	± 1,227
138	Your Stop	± 5,040



Floor Plan | Suite 116-120
± 6,715 SF



Property Photos



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For inquiries please reach out to our team.

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