

Lake Mead Retail Center

6520 & 6540 E. Lake Mead Blvd. | Las Vegas, NV 89156

Retail for Lease

3,350 SF



Leasing Information:
702.221.8226

Laramie Bracken
NRE:S.0065576
Executive Vice President
(702) 765-8888
laramie.bracken@lpc.com

Lincoln

4755 Dean Martin Drive
Las Vegas, NV 89013

www.lpc.com

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Property Overview

Located within the Walmart Neighborhood Market center on Lake Mead just west of Hollywood in the heart of Las Vegas, this retail center offers a blend of high traffic volume, strong demographics, and a strategic location just minutes away from the Las Vegas Motor Speedway. New tenants will join existing tenants including Subway, Starbucks, Domino's Pizza and others positioned to attract a steady flow of customers and clients.

Highlights

- Excellent East side location in the busy Lake Mead and Hollywood corridor
- Former Anytime Fitness gym
- CAM: \$0.59 PSF, NNN
- High traffic volume
- National tenants include Taco Bell, Subway, Walmart, T-Mobile, Domino's Pizza, and more

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Available Space(s)

Suite	Total SF	Rate	CAM	Space Description
6520 #107	3,350	\$1.70 SF/Mo NNN	\$0.59 PSF NNN	Former Anytime Fitness

Demographics	1 mile	3 miles	5 miles
Population	23,188	94,706	286,296
Med. Household Income	\$48,564	\$45,351	\$38,333
Total Housing Units	7,428	24,432	84,433

Traffic Counts		
E. Lake Mead Blvd.	Shatz St.	18,149 VPD
N. Hollywood Blvd.	E. Lake Mead Blvd.	13,919 VPD

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