



FOR LEASE

6250 Mountain Vista Ave  
Henderson, NV 89014

● Nine Suites Available

## Property Specs

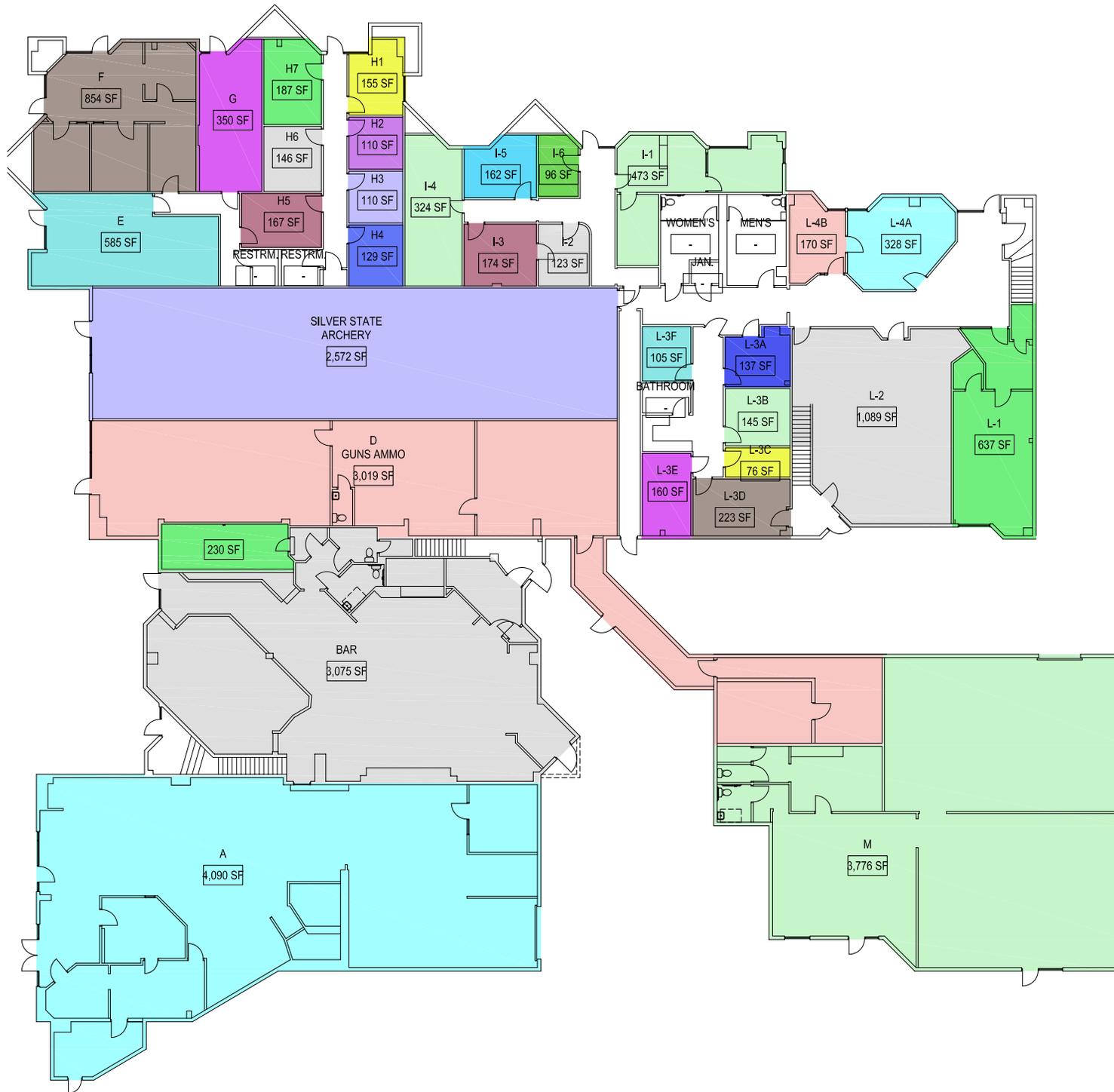
LEASE RATE	Suite A   \$1.50/SF/NNN Suite D   \$1.50/SF/NNN Suite H2   \$3.00/SF/MG Suite H3   \$3.00/SF/MG Suite H4   \$3.00/SF/MG Suite H5   \$3.00/SF/MG Suite I4   \$3.00/SF/MG Suite L3D   \$3.00/SF/MG Suite M   \$1.25/SF/NNN
CAMS	Suite A   \$0.37 PSF Suite D   \$0.37 PSF Suite M   \$0.37 PSF
MONTHLY RENT	Suite A   \$7,878.31 Suite D   \$5,645.53 Suite M   \$6,117.12
AVAILABLE	Suite A   ±4,213 SF Suite D   ±3,019 SF Suite H2   ±110 SF Suite H3   ±110 SF Suite H4   ±134 SF Suite H5   ±167 SF Suite I4   ±324 SF Suite L3D   ±229 SF Suite M   ±3,776 SF
LEASE TERM	3-5 years
ZONING	CC
TYPE	Retail   Community Center

- Suite A is 4,090 sf and is a former discount store. This suite has a large open area, a storage room, a back room that contains an office and a rear roll up door for receiving merchandise.
- Suite D is a 3,019 SF former gun store.
- Suite M is a former appliance warehouse/store and contains 3,776 sf. This suite consists of two showrooms, a bathroom, a kitchen/break room, and a warehouse.
- Suites H3, H5, and I4 can be combined to create one suite
- Great generating factors that include close proximity to schools, a daycare, industrial businesses, office users, and many, many rooftops.
- Well established center that has stood the test of time.



SUMMARY

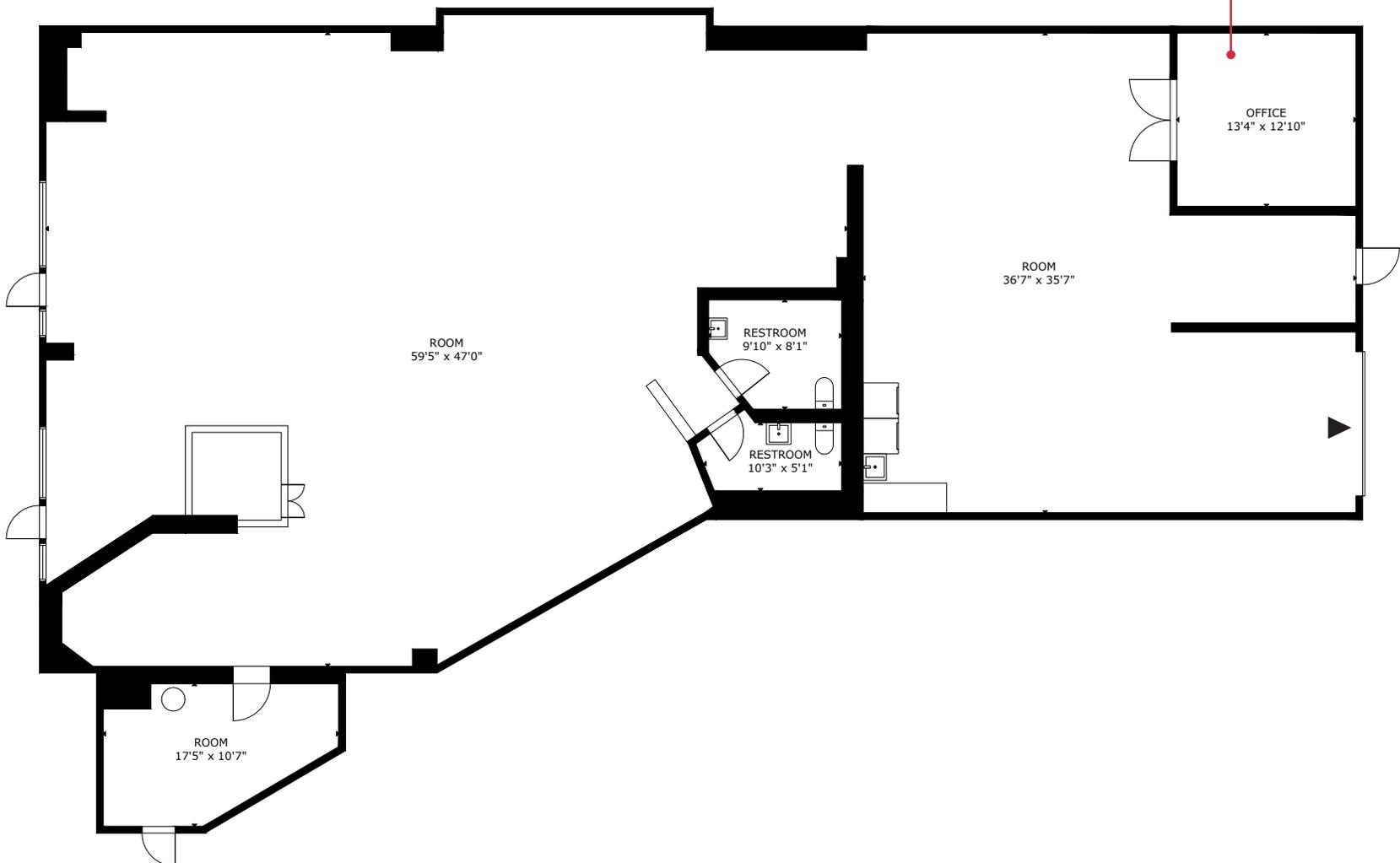
# SITE PLAN





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▲ ROLL UP DOOR



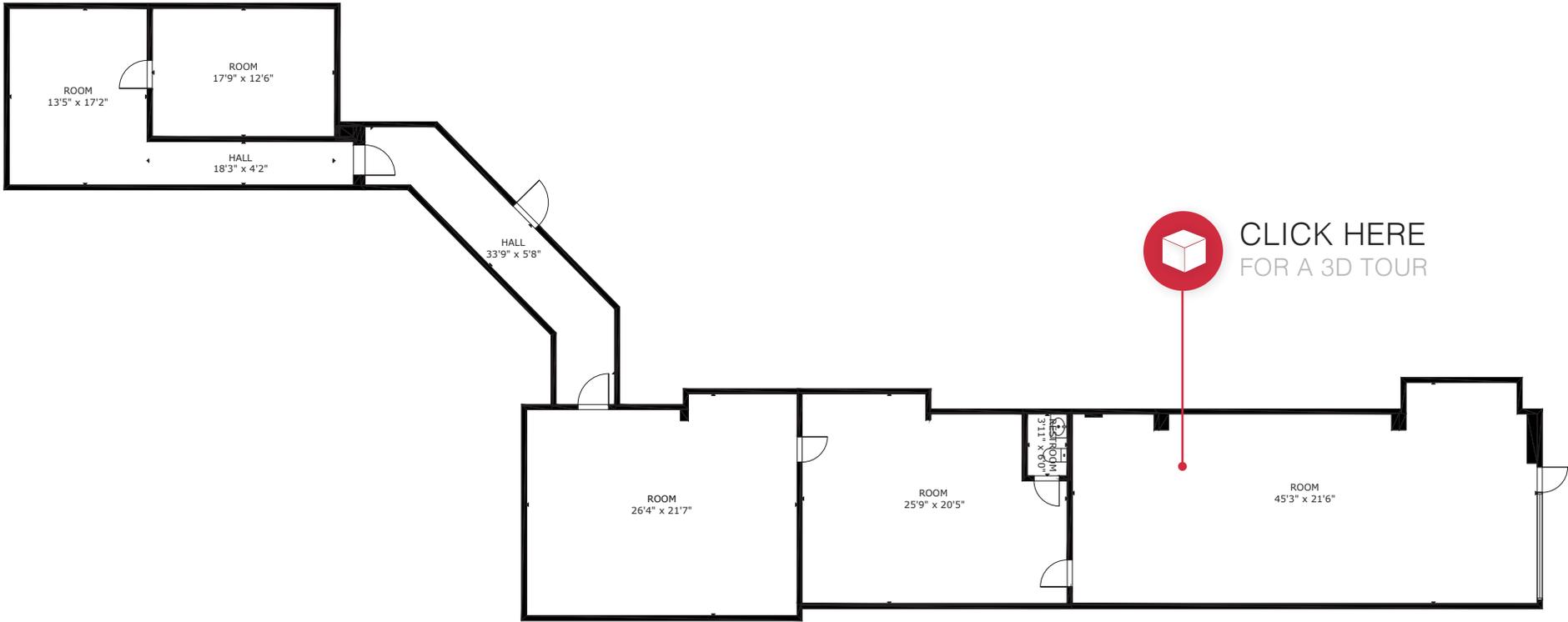
# FLOOR PLAN

SUITE A



PHOTOS



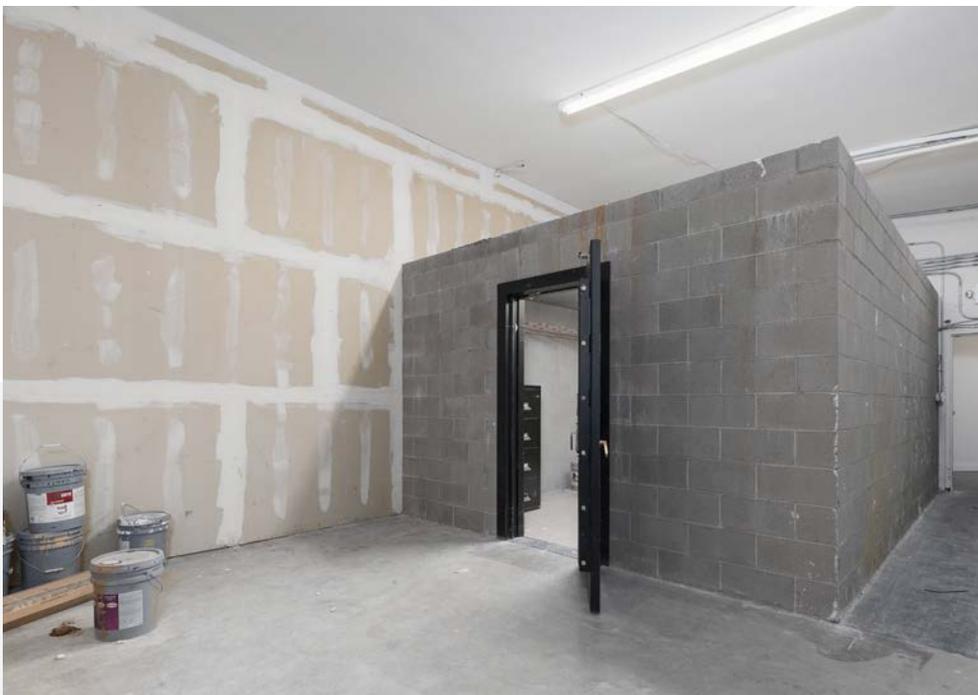


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SUITE D

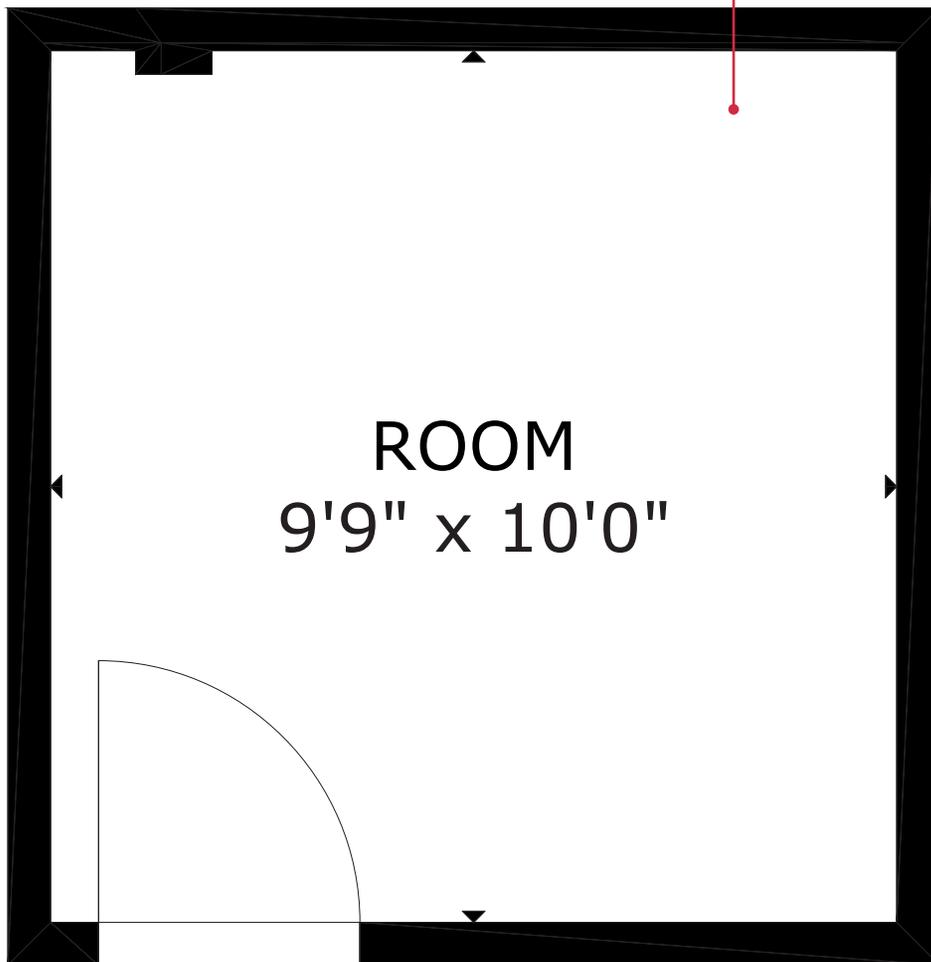


PHOTOS





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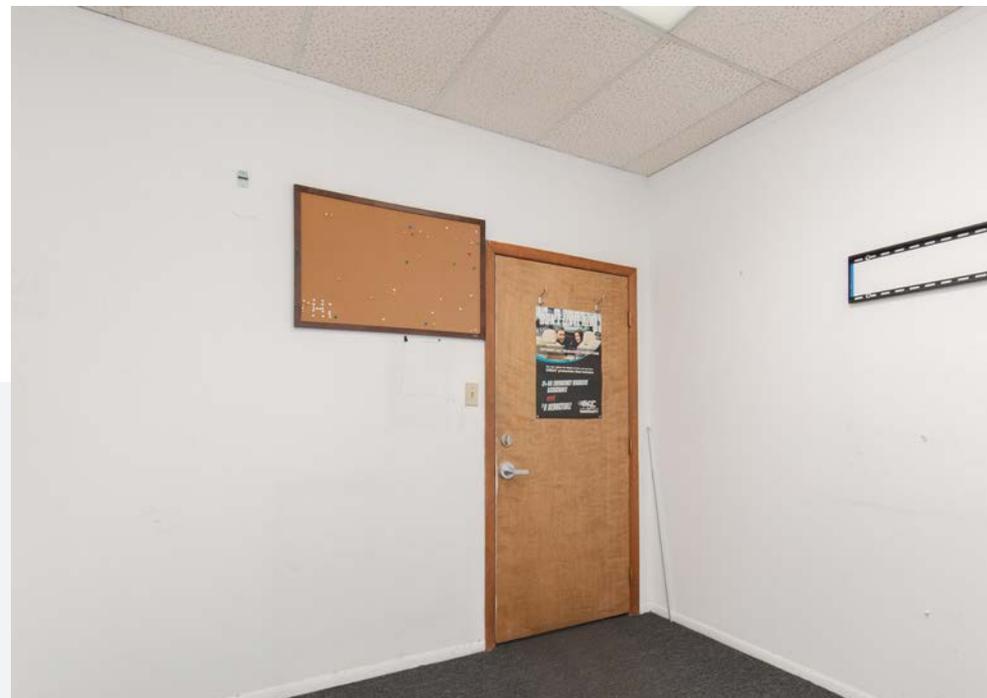


# FLOOR PLAN

SUITE H2

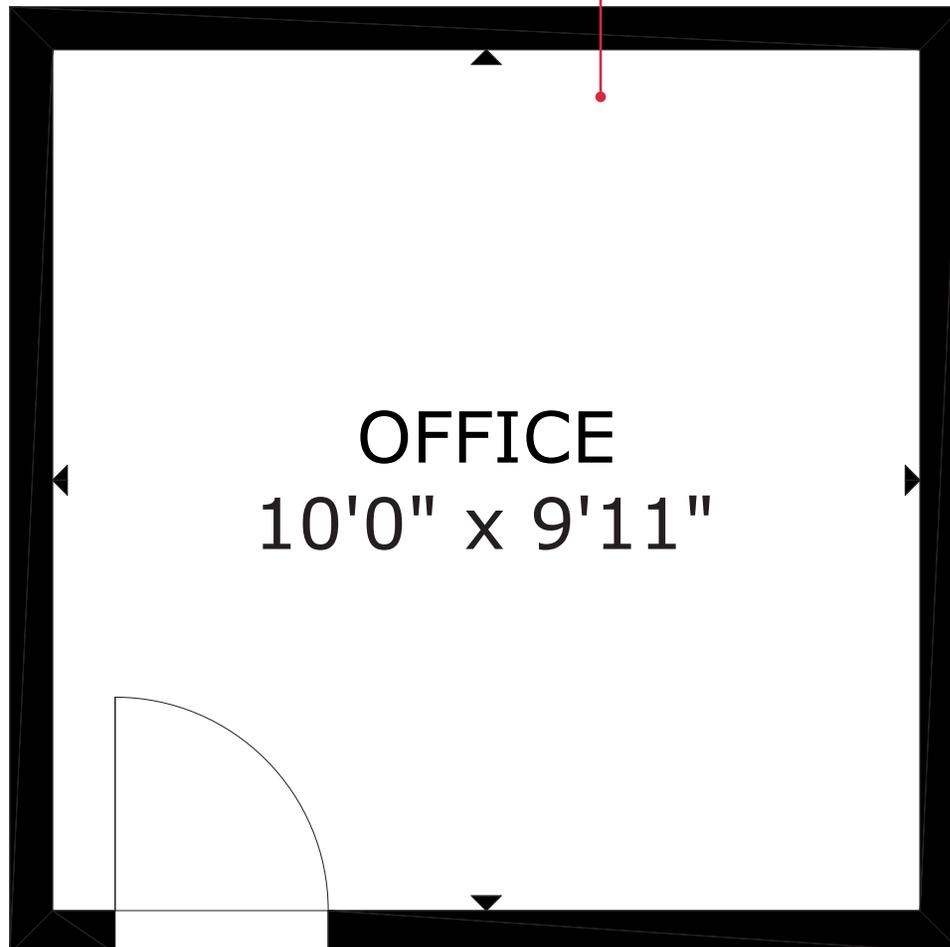


PHOTOS





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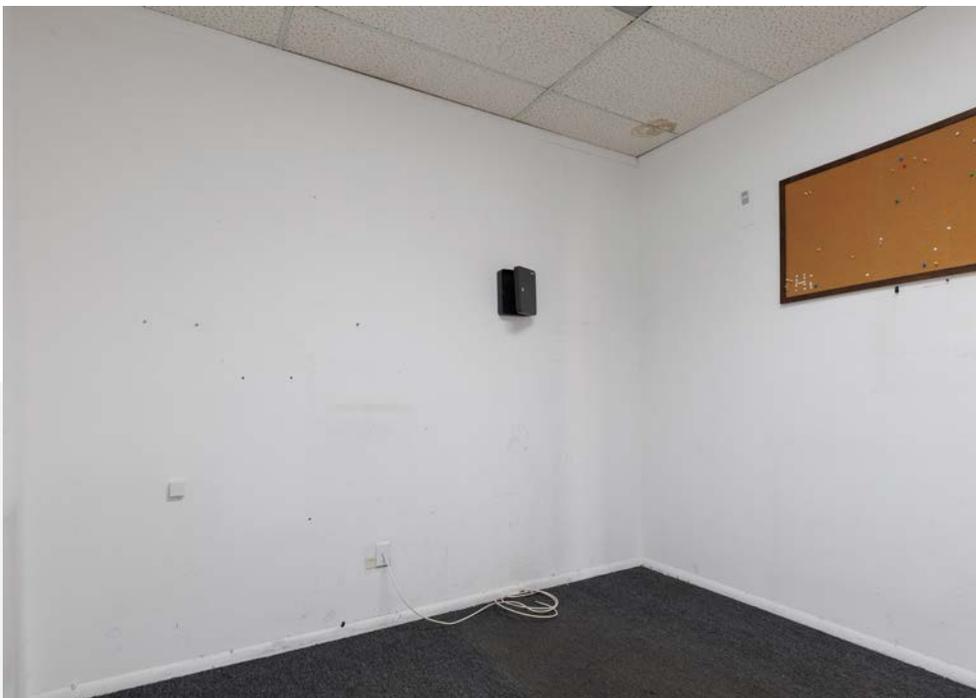


# FLOOR PLAN

SUITE H3

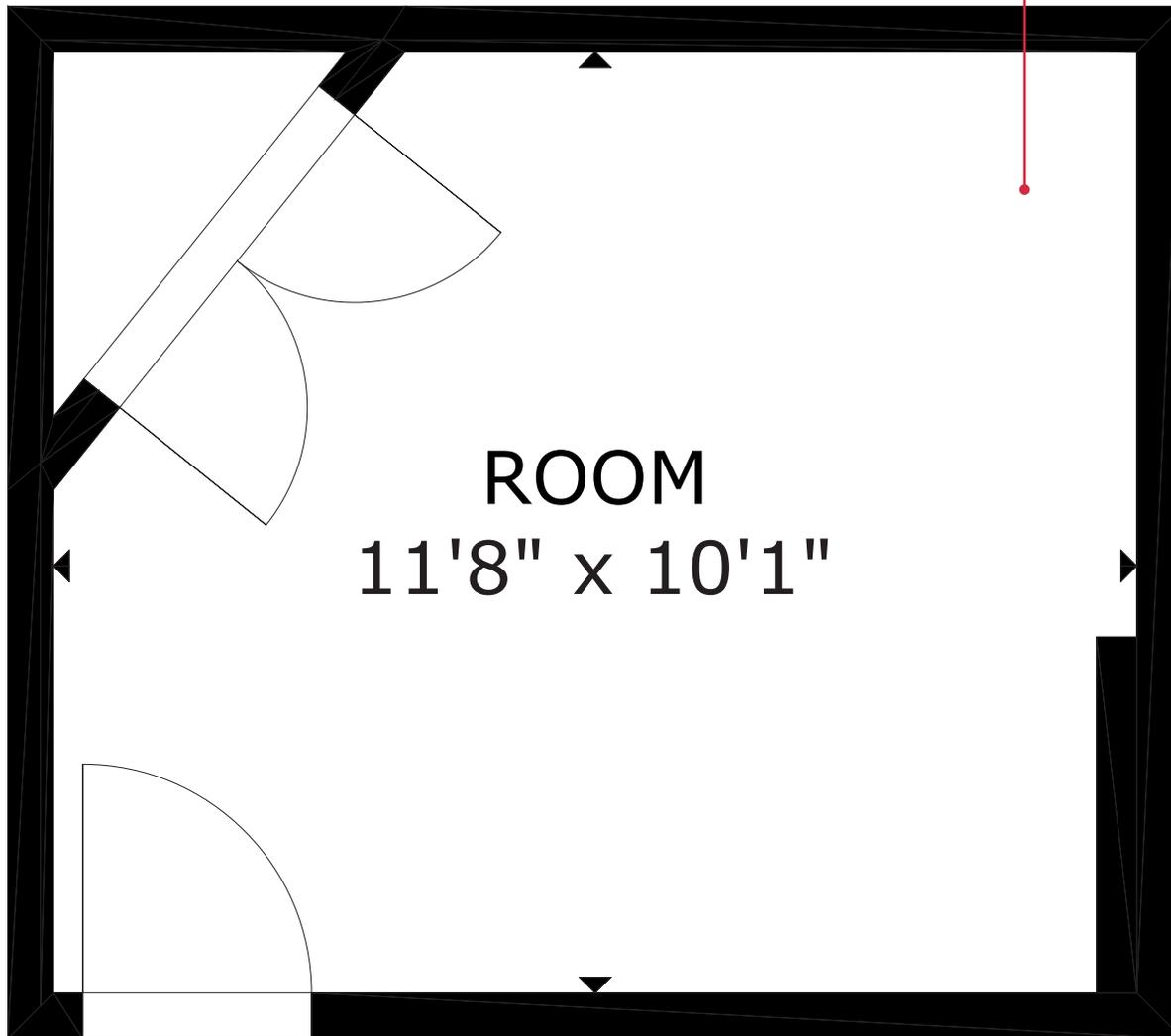


PHOTOS





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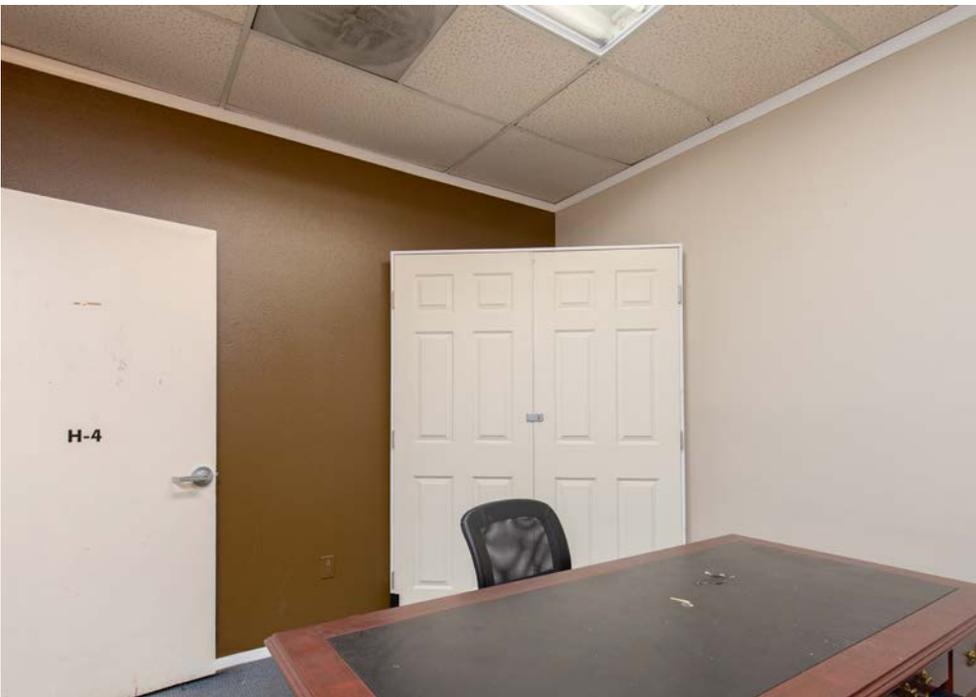


# FLOOR PLAN

SUITE H4

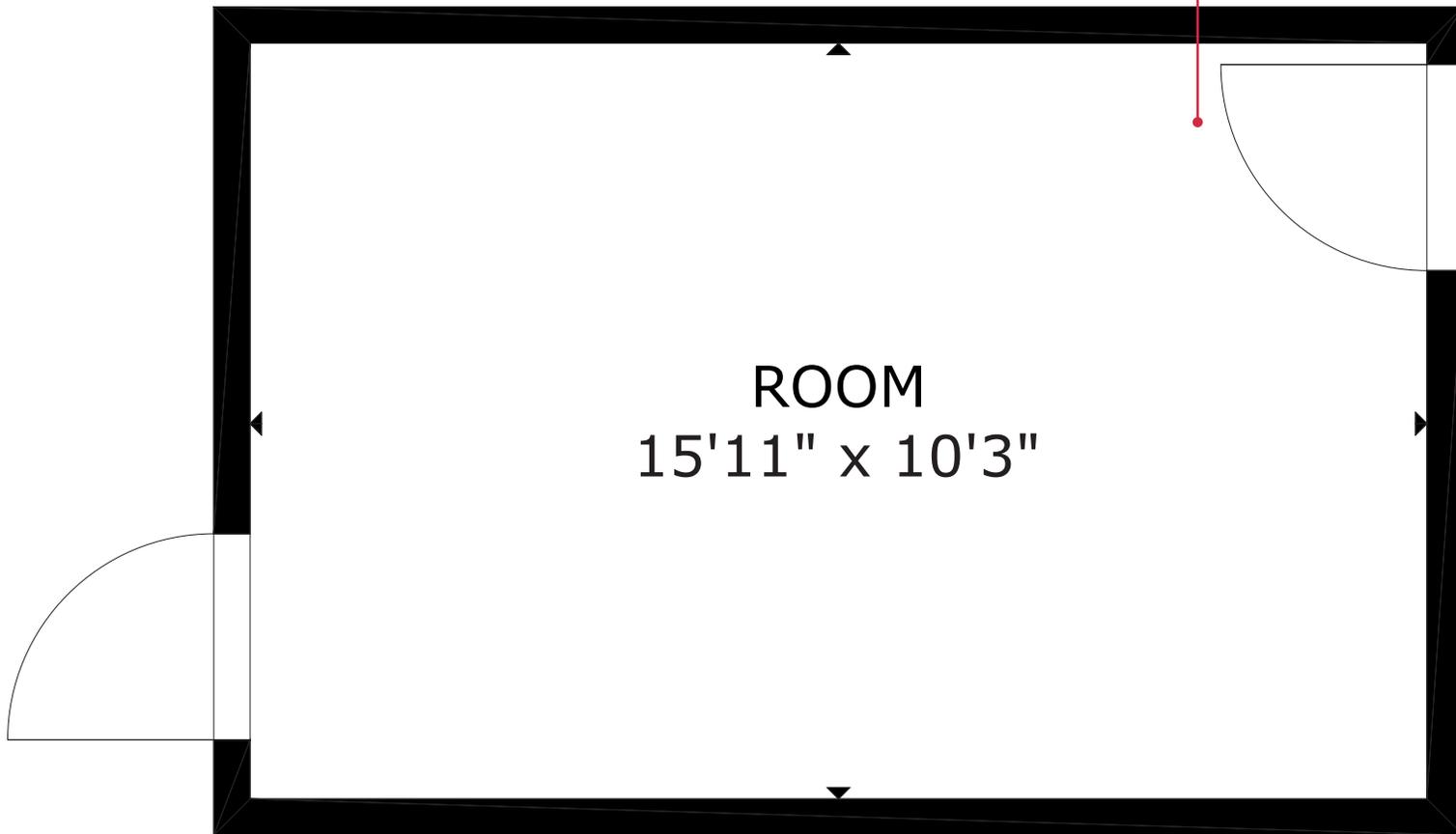


PHOTOS





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# FLOOR PLAN

SUITE H5

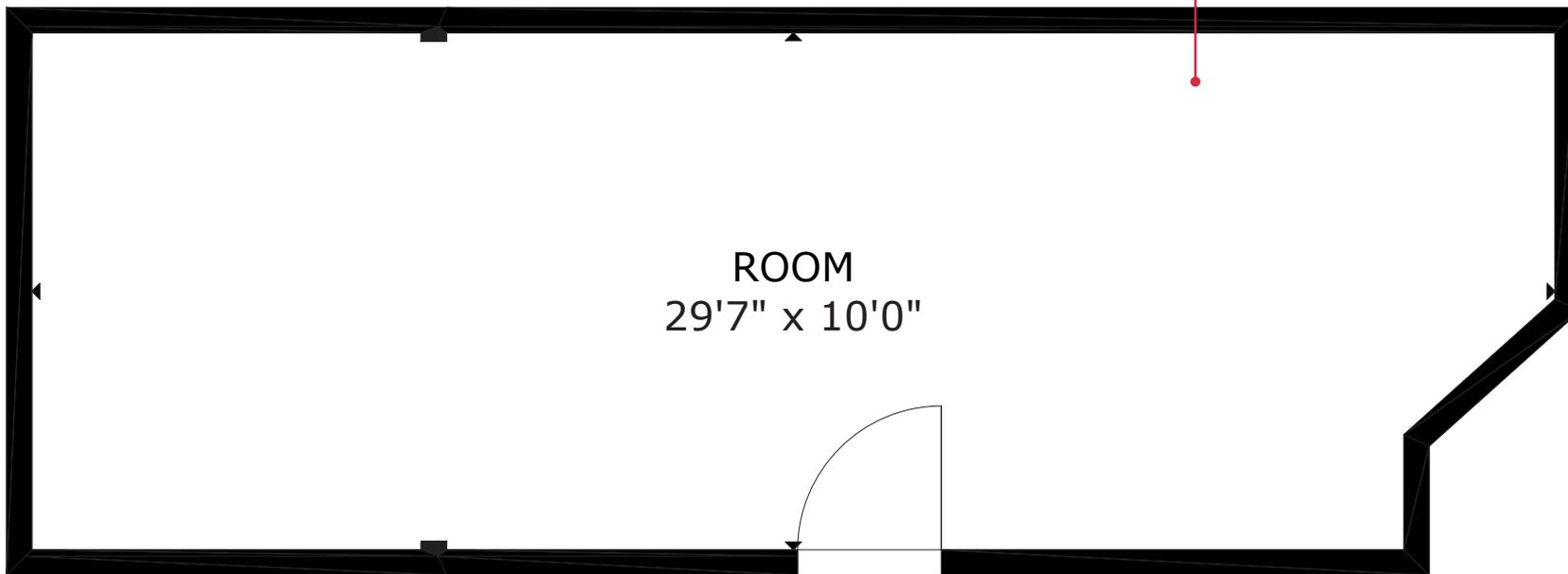


PHOTOS





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ROOM  
29'7" x 10'0"

# FLOOR PLAN

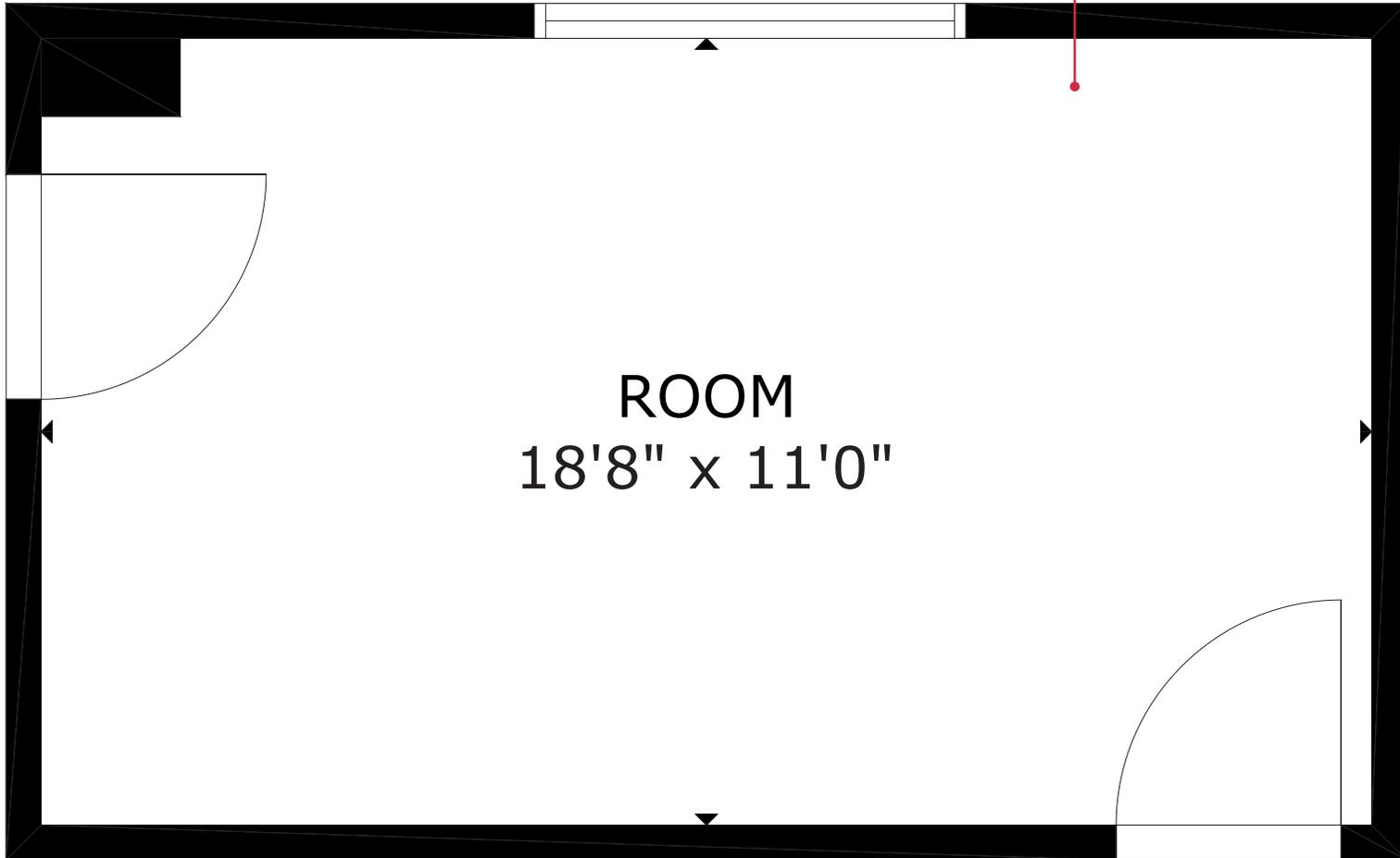
SUITE 14

PHOTOS





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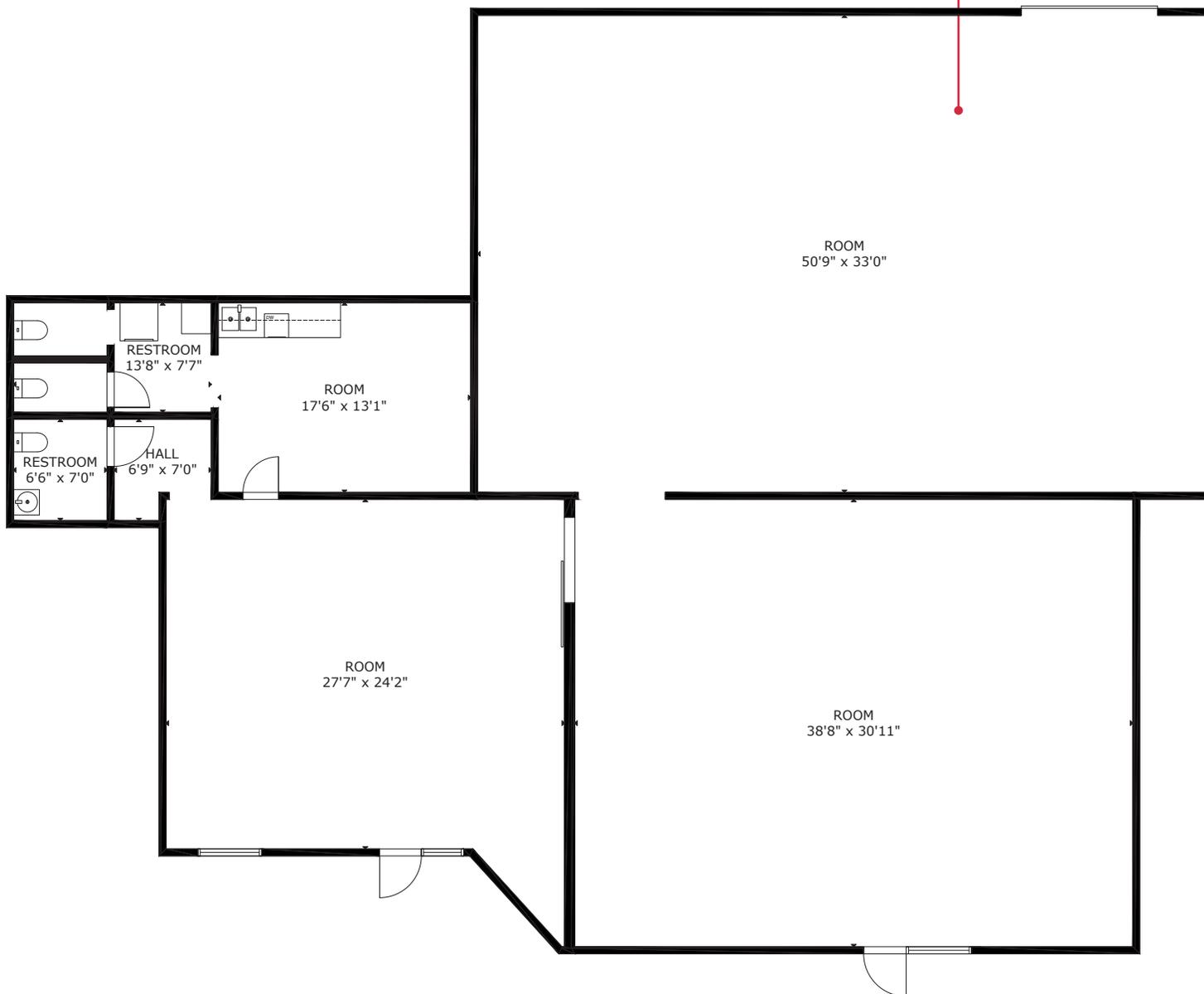


# FLOOR PLAN





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# FLOOR PLAN

SUITE M



PHOTOS



# AREA MAP



**Bank of America**  
**WILDFIRE**  
**meineke**  
**HARBOR FREIGHT**  
**Starbucks**  
**Wendy's**  
**Chevron**  
**Quest Diagnostics**

**PT'S zerorez**  
**TAVERNS**  
**TRADER JOE'S**  
**MATTRESS FIRM**  
**Bedrosians**  
**Tile & Stone**  
**AutoZone**  
**FRESENIUS**  
**SEKO**  
**WELLS FARGO**  
**Black Bear Diner**  
**THE CHICKEN SHACK**

**Dotty's**  
**H&R BLOCK**  
**La Bonita**  
**Olive Garden**  
**GALAXY THEATRES**  
**BR**  
**Smith's**  
**Ethel M. CHOCOLATES**  
**GREEN VALLEY ANIMAL HOSPITAL**

**BARNES & NOBLE**  
**HOBBY LOBBY**  
**Habit BURGER & GRILL**  
**SPROUTS FARMERS MARKET**  
**Michael's**  
**Total Wine & MORE**  
**TEXAS ROADHOUSE**  
**PET SMART**  
**ULTRA BEAUTY**  
**OUTBACK STEAKHOUSE**  
**Target**  
**NORDSTROM**  
**HomeGoods**  
**MARIANA'S SUPERMARKETS**  
**E6S FITNESS**

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



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	14,427	157,547	365,190
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,107	62,538	142,003
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$104,537	\$110,404	\$111,486

## Traffic Counts

STREET	AADT
Patrick Ln	30,500
Durango Dr	32,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

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