



WINDMILL LANE PLAZA

470-530 E Windmill Lane, Las Vegas, NV 89123

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allegiant stadium

LAS VEGAS BOULEVARD ("THE STRIP")

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Restaurant Space Available! 1,160-2,450 SF available today! Windmill Lane Plaza is a busy neighborhood retail center situated near Silverado Ranch in Las Vegas with excellent visibility and convenient access from I-215 and I-15 alike. The center provides excellent ingress/egress, ample parking, LED pylon sign, and a strong mix of retail and medical tenants.

PROPERTY HIGHLIGHTS

- Located just 1 mile from a future \$10 billion sports and entertainment complex slated to begin construction in 2024.
- Restaurant space available immediately
- Tesla charging station coming soon
- Pylon, building & monument signage available

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OFFERING SUMMARY

LEASE RATE:	\$2.50 - 2.75 SF/month (NNN)
AVAILABLE SF:	1,160 - 2,450 SF
LOT SIZE:	4.36 Acres
BUILDING SIZE:	49,763 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,561	43,055	103,405
TOTAL POPULATION	12,415	111,543	264,819

PROPERTY PHOTOS

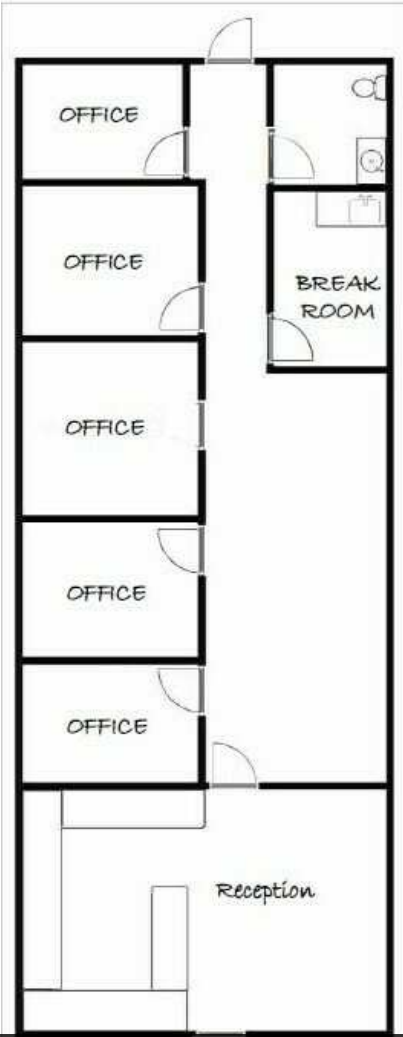


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FOR LEASE - SUITE 500-115 +/-1,565 SF - \$2.75/SF NNN



Newly Renovated - Move in Ready

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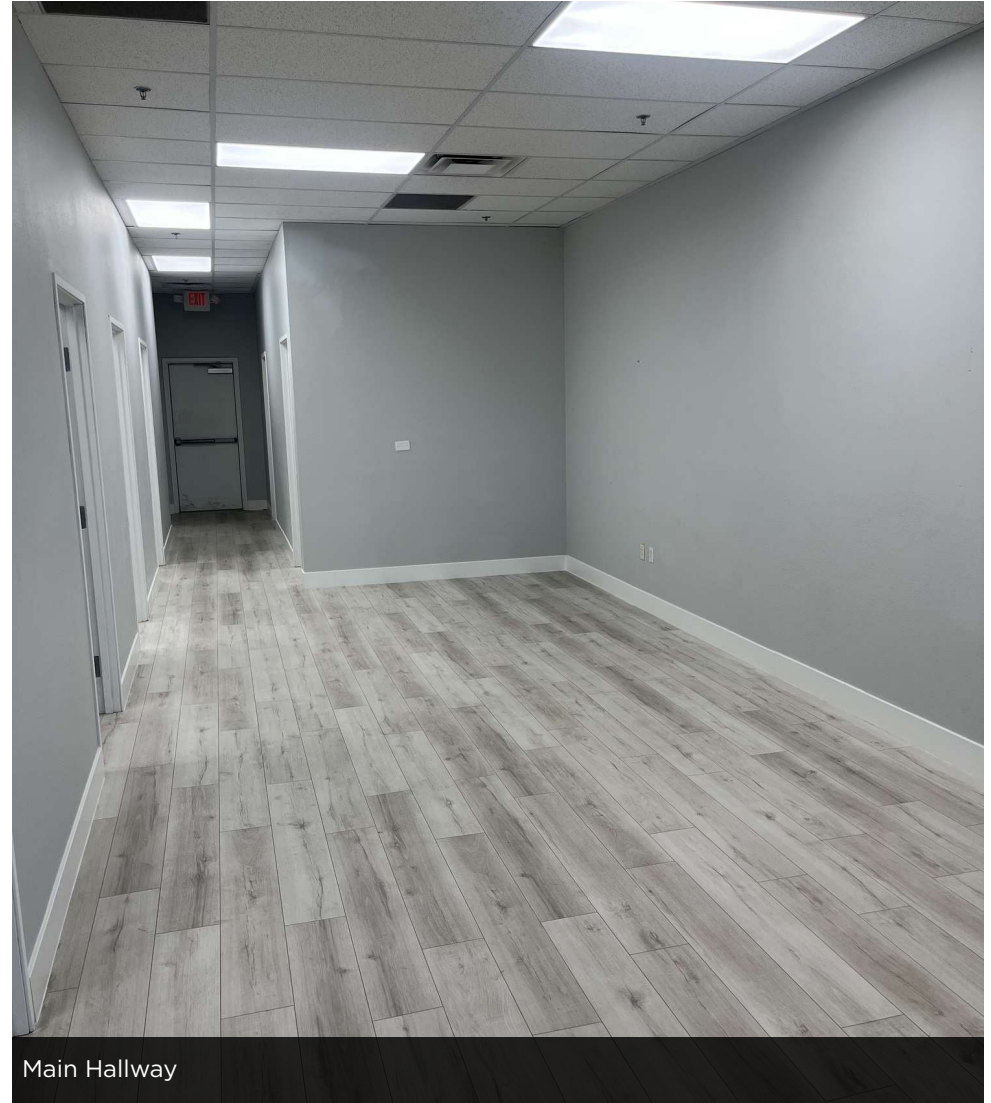
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SUITE 115 INTERIOR PHOTOS



Reception Area



Main Hallway

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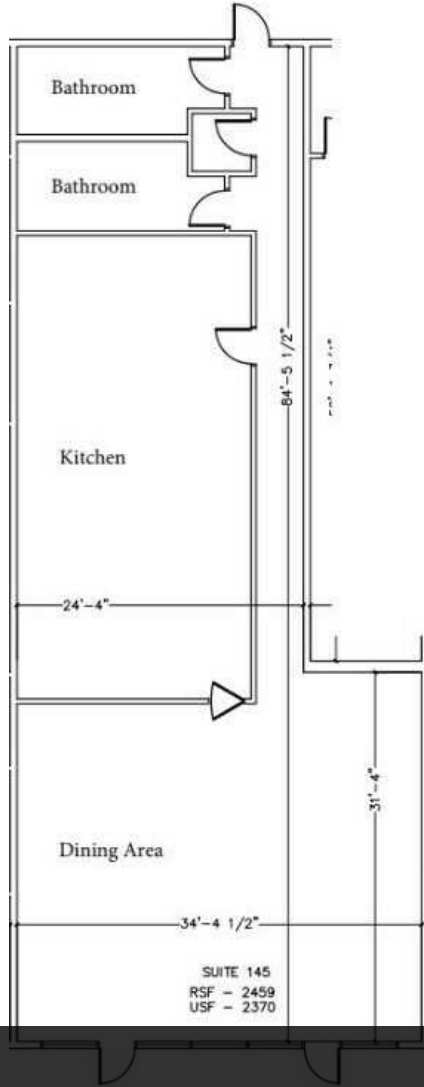
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FOR LEASE SUITE 500-145 +/-2,450 SF \$2.75-\$3.00/SF NNN



2ND GENERATION RESTAURANT SPACE

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SUITE 145 INTERIOR PHOTOS



Order Counter and Main Dining Area



Full Commercial Kitchen



Hood, Walk-In Cooler & Walk-In Refrigerator

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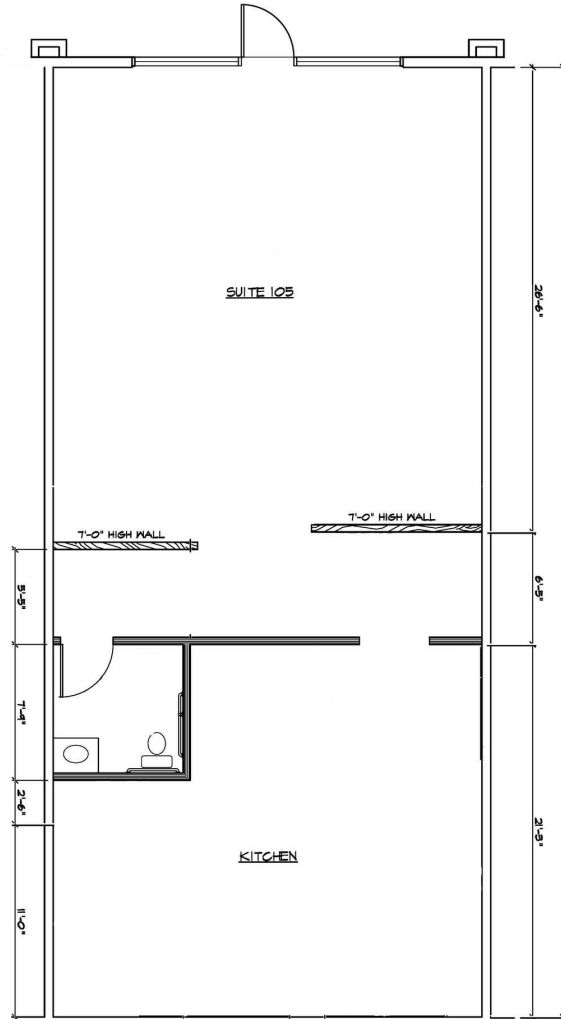
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FOR LEASE - SUITE 530-105 +/-1,160 SF - \$2.50-\$2.75/SF NNN



Restaurant Space - Grease Trap in place

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SITE PLAN



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SITE PLAN

AVAILABLE SPACES

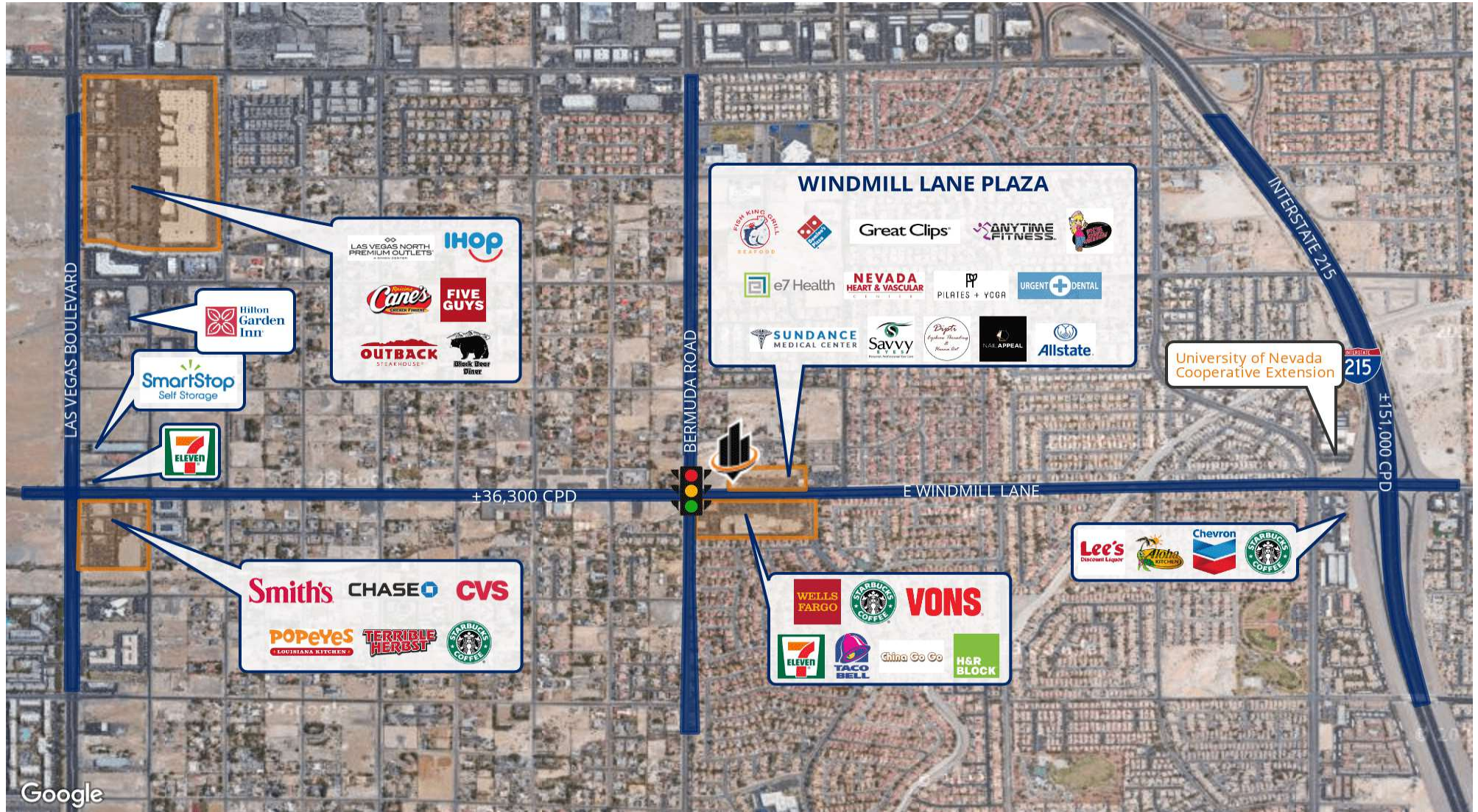
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
530 - 105 E Windmill Lane	Available	1,160 SF	NNN	\$2.50 - 2.75 SF/month	1st Generation Restaurant Available Immediately - Restaurant suite w/grease trap, hood, and outdoor seating
500-115 E Windmill Lane	Available	1,565 SF	NNN	\$2.50 SF/month	Available Immediately - Fully renovated, move-in ready 2nd gen med spa with 5 rooms
500-145 E Windmill Lane	Available	2,450 SF	NNN	\$2.75 SF/month	Move-in ready restaurant space

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RETAILER MAP



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