

LEASE or GROUND LEASE

PRIME LEASING OPPORTUNITY

3485 E Owens Avenue, Las Vegas, NV 89030



N PECOS RD

E OWENS AVE



Amelia Henry, CCIM

Vice President

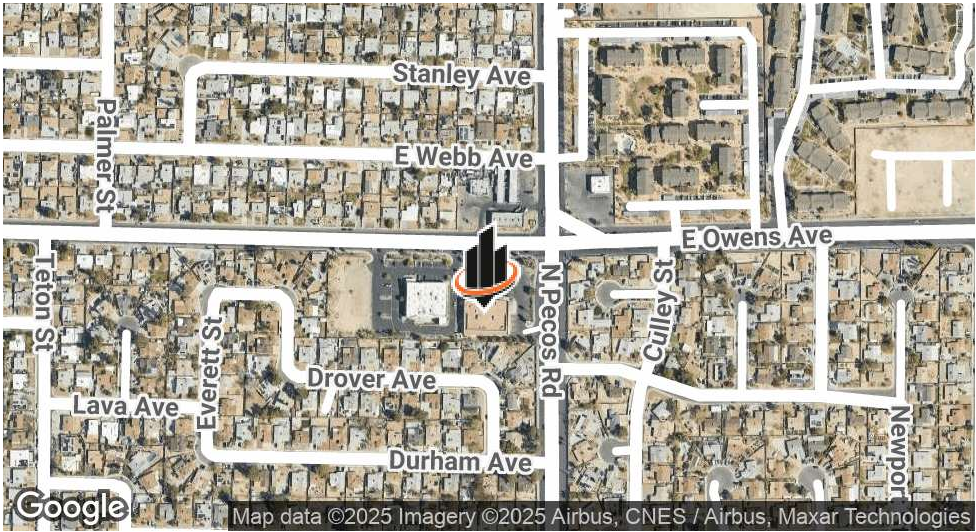
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
BUILDING SIZE:	15,618 SF
AVAILABLE SF:	15,618 SF
LOT SIZE:	1.5 Acres
YEAR BUILT:	2002
ZONING:	Limited Commercial (C-1)
APN:	139-25-516-003

PROPERTY OVERVIEW

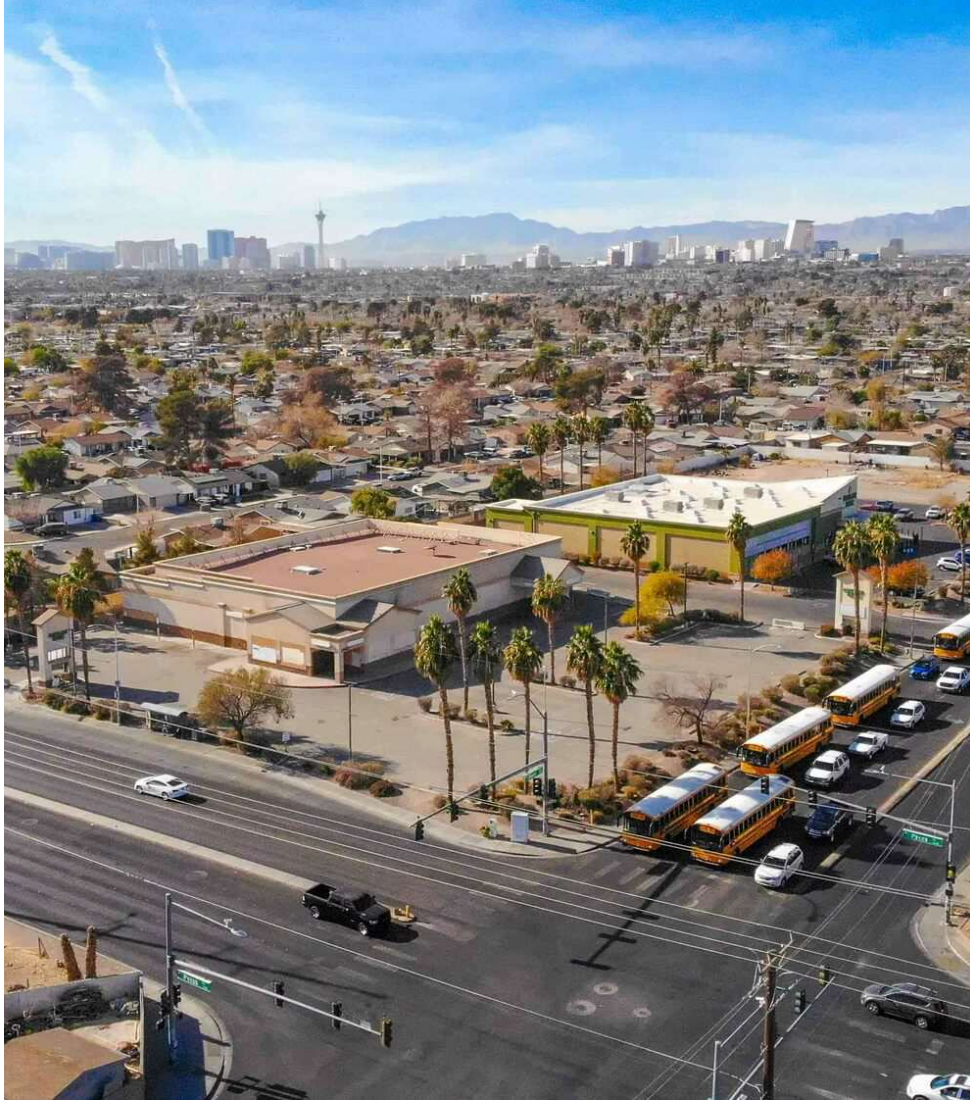
Introducing a prime leasing opportunity at 3485 East Owens Avenue in Las Vegas, NV. This versatile property boasts a spacious interior, ideal for a range of commercial ventures. Its open layout offers endless possibilities, from retail to professional services. The property's strategic location provides easy access and high visibility, making it a desirable choice for businesses seeking to make an impact. With ample parking and a well-maintained exterior, this property offers an attractive opportunity for those seeking a prominent commercial space in a vibrant trade area.

PROPERTY HIGHLIGHTS

- 15,618 SF Former CVS located on the hard corner of E Owens Ave & N Pecos Rd
- 1.5 Acres for Ground Lease
- Strategic location with high visibility and easy access
- Ideal for retail & professional services
- Prominent signage opportunities
- Ample parking

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ADDITIONAL PHOTOS



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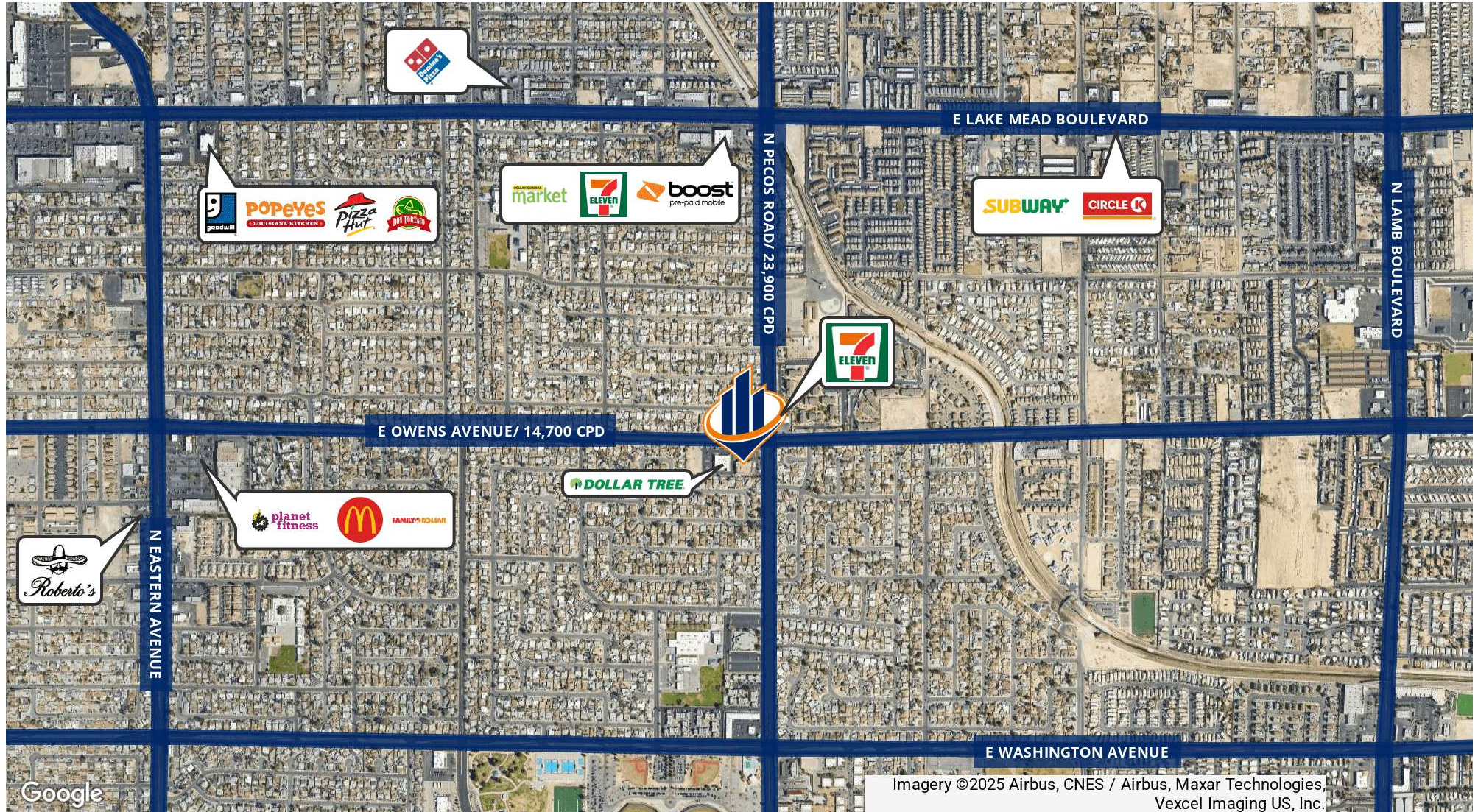
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FORMER CVS | 3485 East Owens Avenue Las Vegas, NV 89030

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RETAILER MAP



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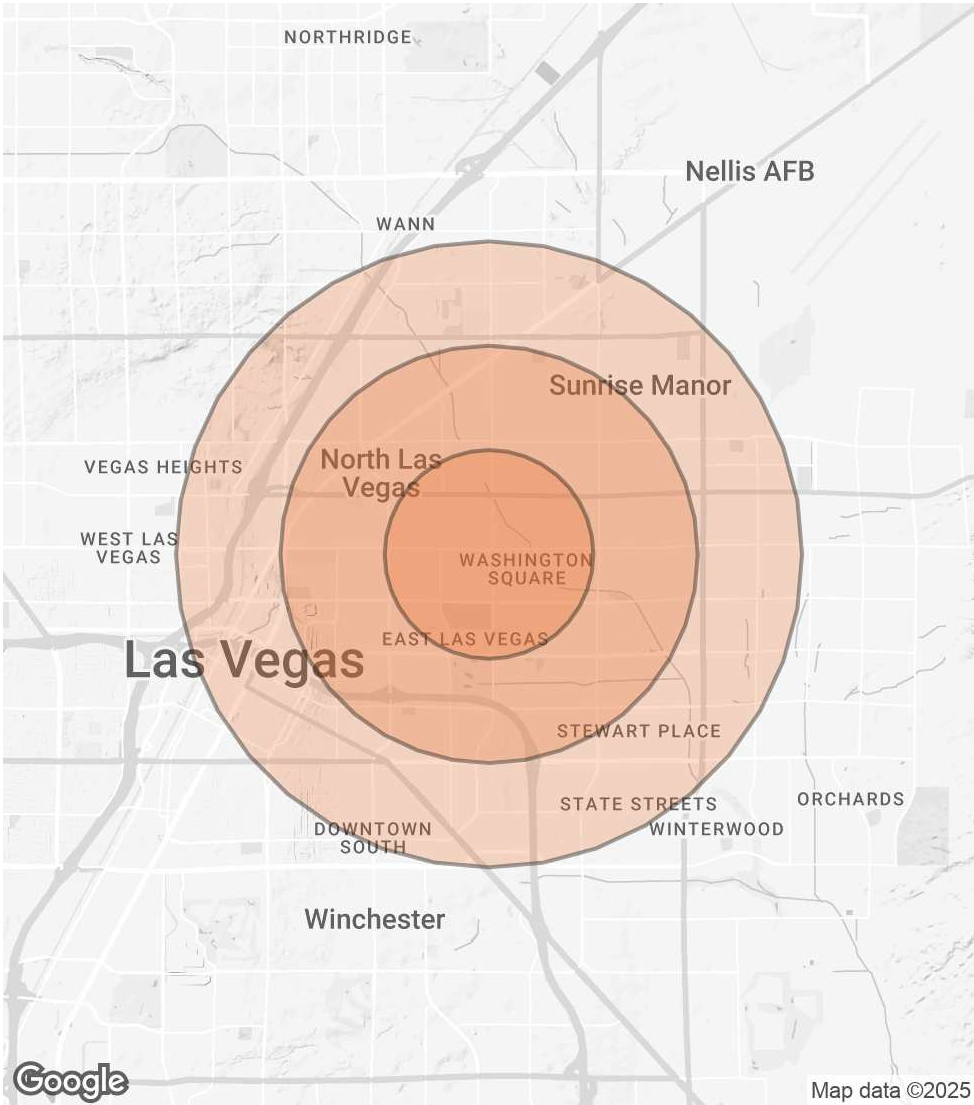
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	35,049	118,421	217,668
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	33	33	35
AVERAGE AGE (FEMALE)	35	34	36

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,584	35,412	70,342
# OF PERSONS PER HH	3.3	3.3	3.1
AVERAGE HH INCOME	\$59,741	\$54,241	\$55,205
AVERAGE HOUSE VALUE	\$230,584	\$258,046	\$271,402

Demographics data derived from AlphaMap



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