



# For Lease

## Property Highlights

- Extreme infill location in fast growing Las Vegas submarket
- Superior Demographics: Over 900,000 residents within a 10-mile radius
- Exceptional regional access given proximity to Las Vegas Beltway and extreme infill location
- Large 12 Acre parcel size and retail box could accommodate several uses including warehousing/shipping

## Property Description

159,000 SF retail building located in an extreme infill location within Las Vegas. The Subject is located adjacent to the Las Vegas Beltway (50,000+ VPD) and over 125,000 households within a 5-mile radius.

## Offering Summary

<b>Lease Rate</b>	Negotiable
<b>Available SF</b>	159,671 SF
<b>Lot Size</b>	12.19 Acres

**Las Vegas - Sears**  
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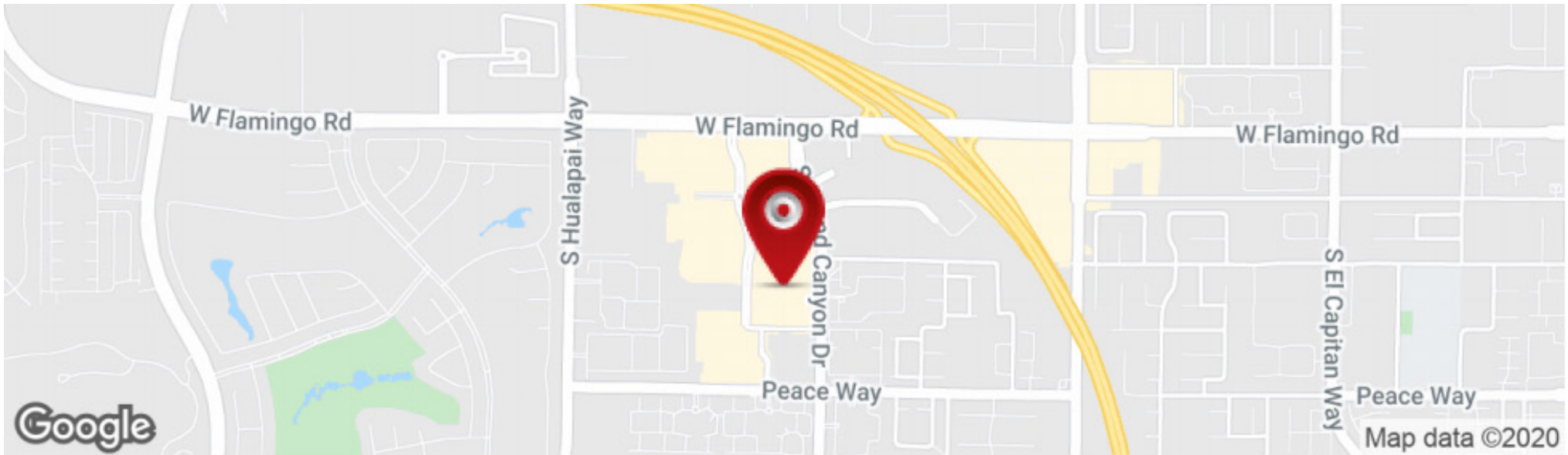
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IN PARTNERSHIP WITH:





Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	19,860	152,402	303,058	915,418
Households	8,671	64,339	126,601	375,200
Avg. Household Income	\$79,336	\$93,302	\$97,458	\$83,084

