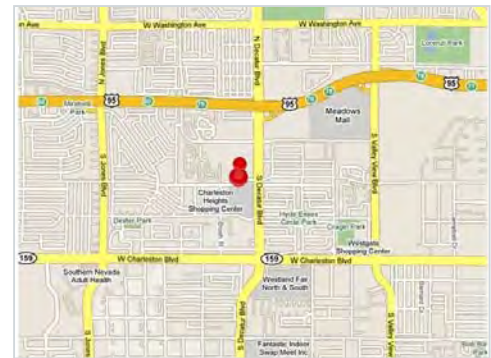


# DECATUR PLAZA

4750 W. Lake Mead Blvd.

## LOCATION:

Decatur Plaza is located on the corner of Decatur Blvd and W. Lake Mead Blvd.



- Easy Access and Great Visibility
- Tenants Include: Smog Busters and LA Insurance

Area Retailers: ATT, Walmart Superstore, McDonald's, Walgreens, Taco Bell, and Dollar Store

Pylon Signage Available Competitive

Lease Rates

Traffic Counts: W. Lake Mead Blvd. at N.

Decatur Blvd. - 63,000



**BECKER**  
ENTERPRISES

50 South Jones Blvd., Suite 100  
Las Vegas, NV 89107

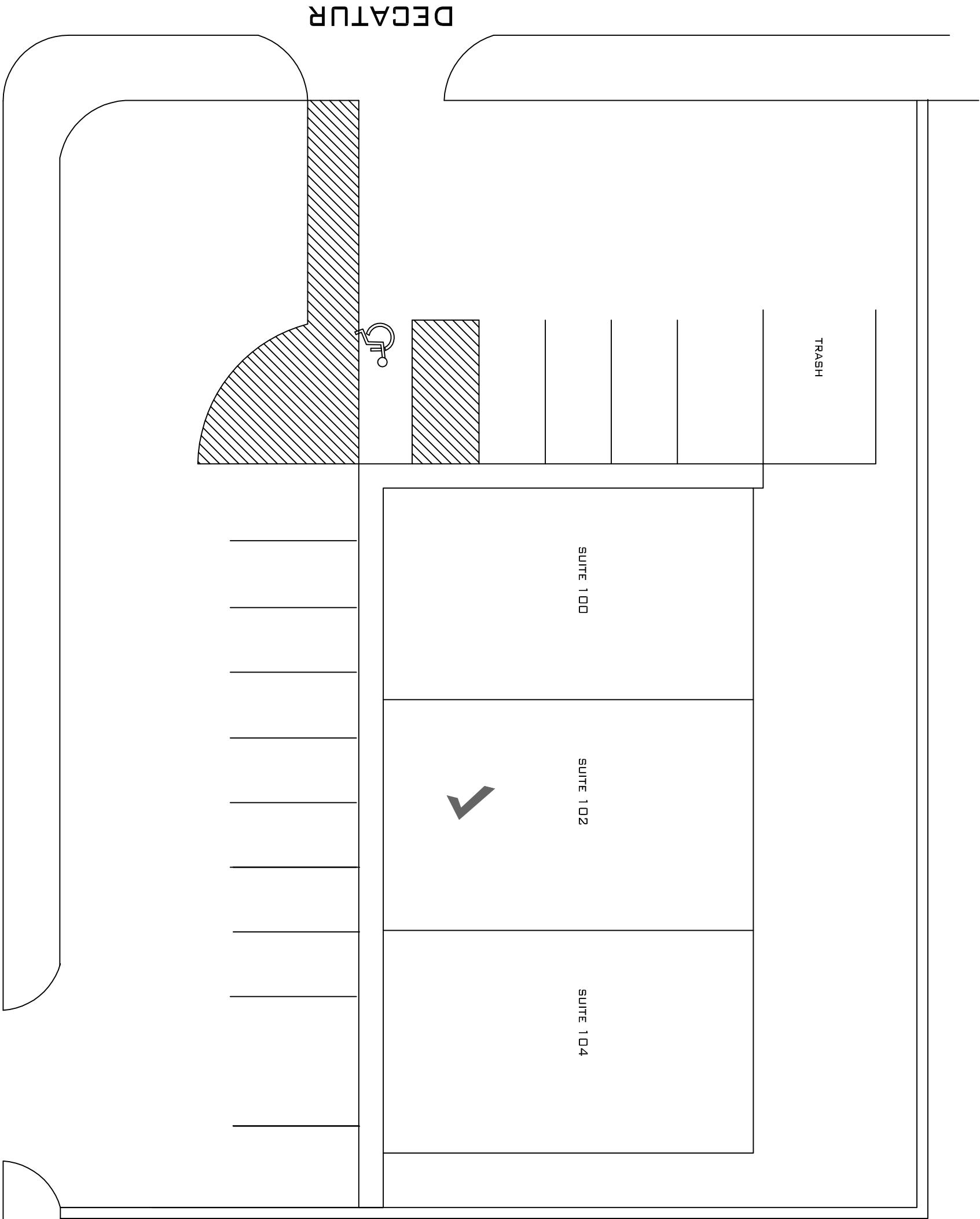
For More Information Contact:  
Randy Becker  
Phone: 702-878-1903  
Fax: 702-878-1057  
E-mail: [rbecker@beckerlv.com](mailto:rbecker@beckerlv.com)  
[www.beckerlv.com](http://www.beckerlv.com)

**PARKING SPACES**

ACCESSIBLE SPACES -- 1  
 OVERALL PARKING SPACES -- 16

**DECATUR PLAZA**

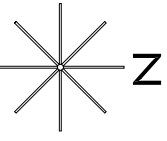
|           |              |          |
|-----------|--------------|----------|
| SUITE 100 | SMOG BUSTERS | 1 500 SF |
| SUITE 102 | TITLEMAX     | 1 500 SF |
| SUITE 104 | LA INSURANCE | 1 500 SF |



DECATUR PLAZA

SITE PLAN  
 MAY 2012

|                |
|----------------|
| contact name   |
| contact number |
| contact email  |



LAKE MEAD

DECATUR

**DECATUR PLAZA**  
**C-1 ZONING / CITY / 89108**

**OFFICE SPACE**

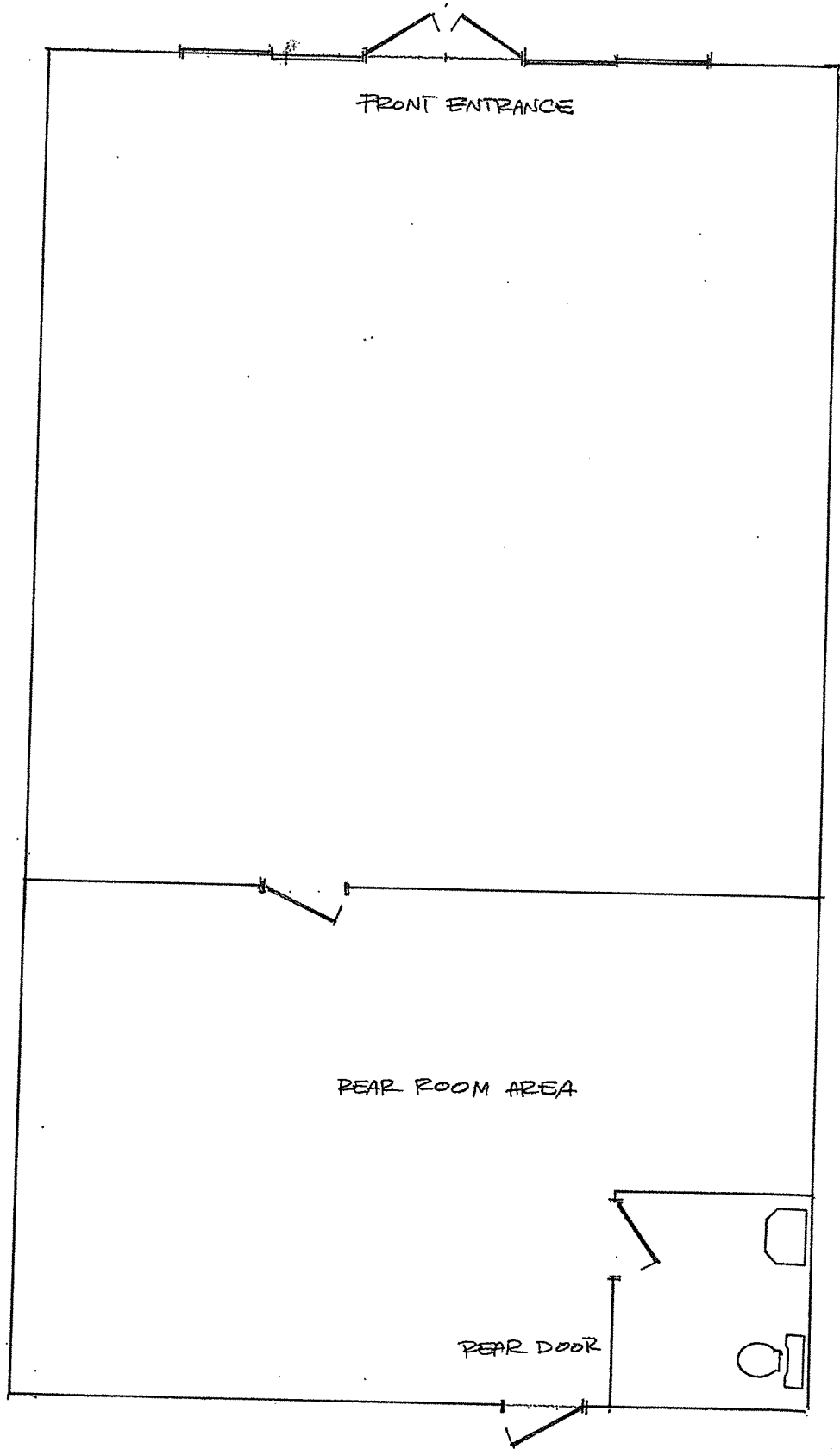
**4750 W. LAKE MEAD BLVD.**

**SUITE 102**

**VACANT**

|                              |                 | <b>Standard<br/>Water Use</b> | <b>Medium<br/>Water Use</b> | <b>High Water<br/>Use</b> |
|------------------------------|-----------------|-------------------------------|-----------------------------|---------------------------|
| SQUARE FOOTAGE               | <b>1,500</b>    |                               |                             |                           |
| <b>BASE RENT</b>             | <b>\$1.10</b>   | \$1,650.00                    | \$1,650.00                  | \$1,650.00                |
| COMMON AREA MAINTENANCE      |                 | \$270.00                      | \$270.00                    | \$270.00                  |
| TAXES                        |                 | \$135.00                      | \$135.00                    | \$135.00                  |
| COMMON AREA INSURANCE        |                 | \$45.00                       | \$45.00                     | \$45.00                   |
| WATER                        |                 | \$120.00                      | \$150.00                    | \$180.00                  |
| SEWER                        |                 | TBD                           | TBD                         | TBD                       |
| TRASH                        |                 | TENANT RESPONSIBILITY         |                             |                           |
| <br>                         |                 |                               |                             |                           |
| SUBTOTAL                     |                 | \$2,220.00                    | \$2,250.00                  | \$2,280.00                |
| <b>ADDITIONAL RENTS PSQF</b> |                 | <b>\$0.38</b>                 | <b>\$0.40</b>               | <b>\$0.42</b>             |
| <br>                         |                 |                               |                             |                           |
| PYLON - PER SPACE PER SIGN   | <i>OPTIONAL</i> | \$135.00                      | \$135.00                    | \$135.00                  |
| <br>                         |                 |                               |                             |                           |
| PERCENTAGE RENT SALES        |                 | \$33,000.00                   | \$33,000.00                 | \$33,000.00               |
| <br>                         |                 |                               |                             |                           |
| SECURITY DEPOSIT             |                 | \$3,300.00                    | \$3,300.00                  | \$3,300.00                |
| <br>                         |                 |                               |                             |                           |
| ANNUAL BASE RENT             |                 | \$19,800.00                   | \$19,800.00                 | \$19,800.00               |

**ADDITIONAL INFORMATION**      Additional Rents PSQF are estimated and subject to change



2-22-18

DECATUR PLAZA  
4750 W. LAKEMEAD #102