

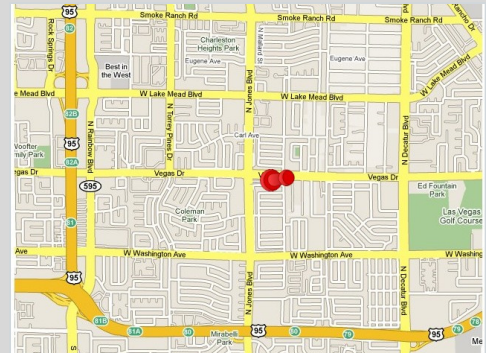
MERCADO PLAZA

1508 N Jones Blvd



LOCATION:

Mercado Plaza is located at North Jones Blvd and Vegas Drive.



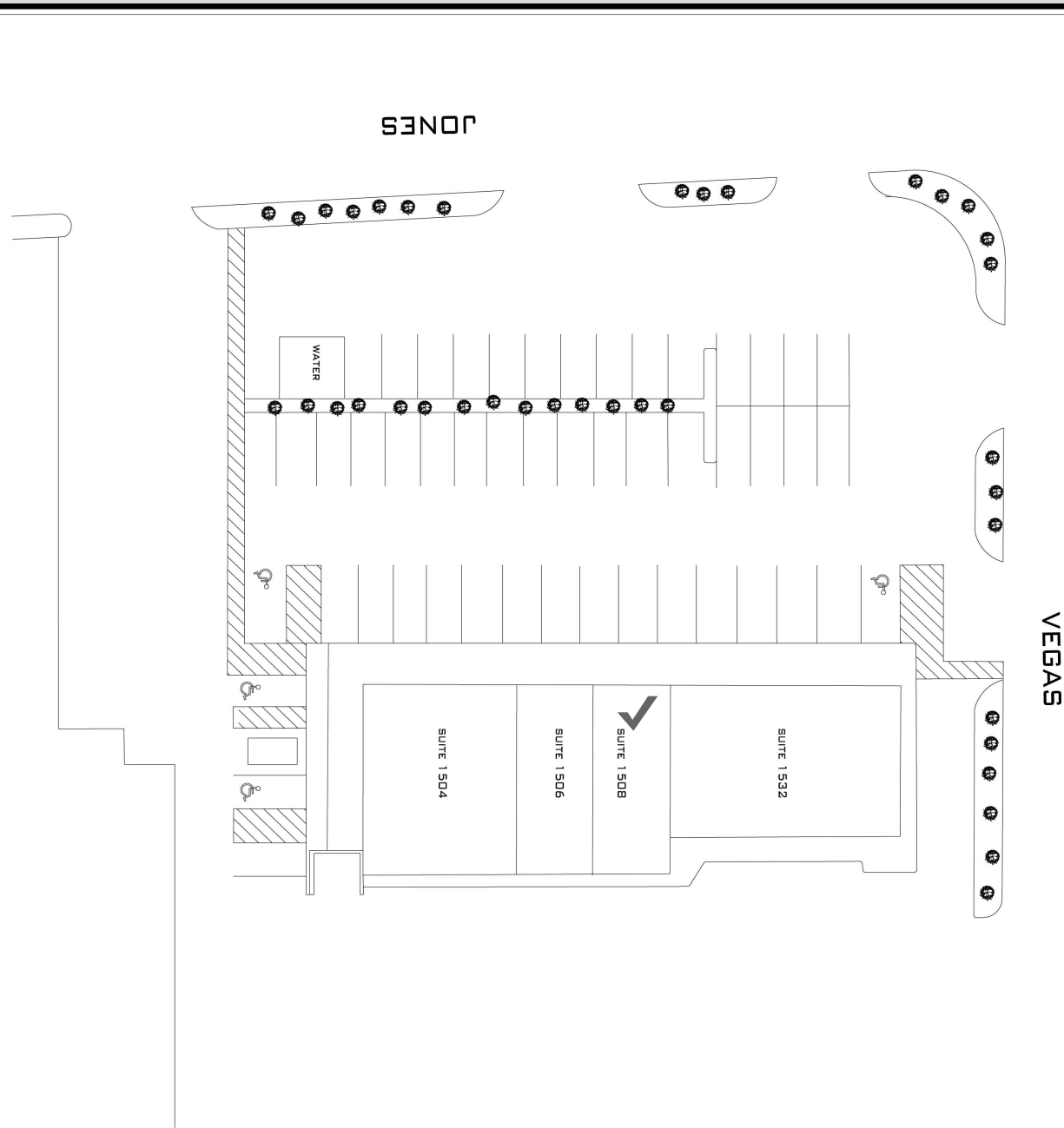
- Easy Access and Great Visibility
- Tenants Include - Speedy Cash and Cricket Wireless
- Area Retailers - Smiths Grocery, Walgreen's, Papa John's Pizza, Popeye's Chicken, H&R Block
- Traffic Counts: Jones Blvd South at Vegas Drive - 34,800
- Pylon Signage Available
- Competitive Lease Rates



BECKER
ENTERPRISES

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

For More Information Contact:
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Mercado Plaza
1508 N. Jones Blvd.
1,000 Sq. Ft.

Mercado Plaza

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics

2016 Demographics

Total Population	4,191	9,322	28,215	Total Population	4,887	10,794	31,654
Total Households	1,334	3,073	9,230	Total Households	1,595	3,620	10,512
Age - 5-14	12.6%	13.1%	14.5%	Age - 5-14	12.8%	13.2%	14.5%
Age - 25-34	14.6%	14.9%	14.6%	Age - 25-34	12.8%	13.0%	12.6%
Age - 35-44	16.6%	16.615.5%	14.9%	Age - 35-44	16.4%	16.3%	15.2%
Age - 45-54	14.4%	14.3%	14.3%	Age - 45-54	14.7%	14.7%	14.6%
Age - 55-64	10.5%	10.2%	10.5%	Age - 55-64	10.9%	10.7%	11.1%
Total Housing Units	1,611	3,615	10,650	Total Housing Units	1,900	4,220	12,087
Avg. Household Income	54,315	60,950	57,185	Avg. Household Income	60,663	67,447	63,254
# of Employees	153	624	2,401	# of Employees	N/A	N/A	N/A

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 ENTERPRISES

**MERCADO PLAZA
C-1 ZONING / CITY / 89107**

OFFICE SPACE

1508 N. JONES BLVD.

VACANT

	Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	1,000		
BASE RENT	\$1.20	\$1,200.00	\$1,200.00
COMMON AREA MAINTENANCE		\$270.00	\$270.00
TAXES		\$110.00	\$110.00
COMMON AREA INSURANCE		\$30.00	\$30.00
WATER		\$40.00	\$60.00
SEWER		TBD	TBD
TRASH			TBD
		TENANT RESPONSIBILITY	
SUBTOTAL		\$1,650.00	\$1,670.00
ADDITIONAL RENTS PSQF		\$0.45	\$0.47
PYLON - PER SPACE PER SIGN <i>OPTIONAL</i>		\$135.00	\$135.00
PERCENTAGE RENT SALES		\$24,000.00	\$24,000.00
SECURITY DEPOSIT		\$2,400.00	\$2,400.00
ANNUAL BASE RENT		\$14,400.00	\$14,400.00

ADDITIONAL INFORMATION Additional Rents PSQF are estimated and subject to change