

FOR LEASE

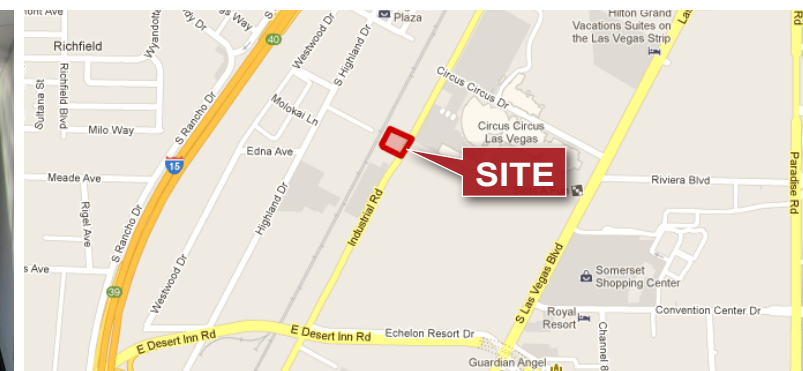
Bianca Plaza

2947-2973 Industrial Road, Las Vegas, NV 89109



Property Highlights

- 20,044 SF retail & office property
- 560–3,000 SF spaces available
- 2,400 SF fully built-out tavern available on end cap!
- Lease rate \$1.35 - 1.70/SF NNN
- NNN estimated at \$0.20/SF
- M-1 zoning within “adult overlay district”
- Heavily travelled roadway behind the heart of the Las Vegas “Strip”
- Located between Circus Circus & Fashion Show Mall on Industrial
- Newly remodeled suites available



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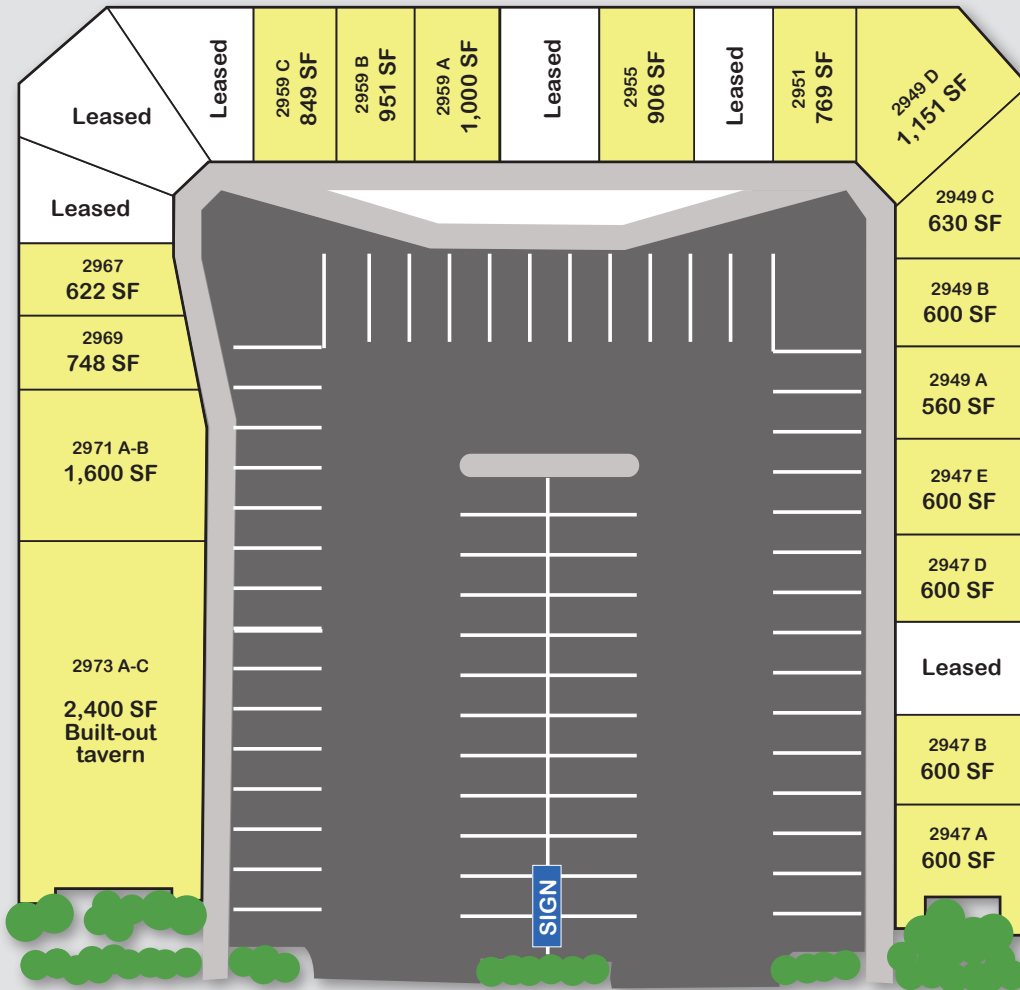
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Suite	SF	Status
2947 A	600	VACANT
2947 B	600	VACANT
2947 C	600	Leased
2947 D	600	VACANT
2947 E	600	VACANT
2949 A	560	VACANT
2949 B	600	VACANT
2949 C	630	VACANT
2949 D	1,151	VACANT
2951	769	VACANT
2953	850	Hair Salon
2955	906	VACANT
2957	1,011	Arigato Enterprises
2959 A	1,000	VACANT
2959 B	951	VACANT
2959 C	849	VACANT
2961	779	Mail Depot
2963	851	Anna's Alterations
2965	578	Exchange Services of NV
2967	622	VACANT
2969	748	VACANT
2971	1,600	VACANT
2973	2,400	VACANT - Built-out tavern

Traffic Counts	
Industrial	±27,00

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