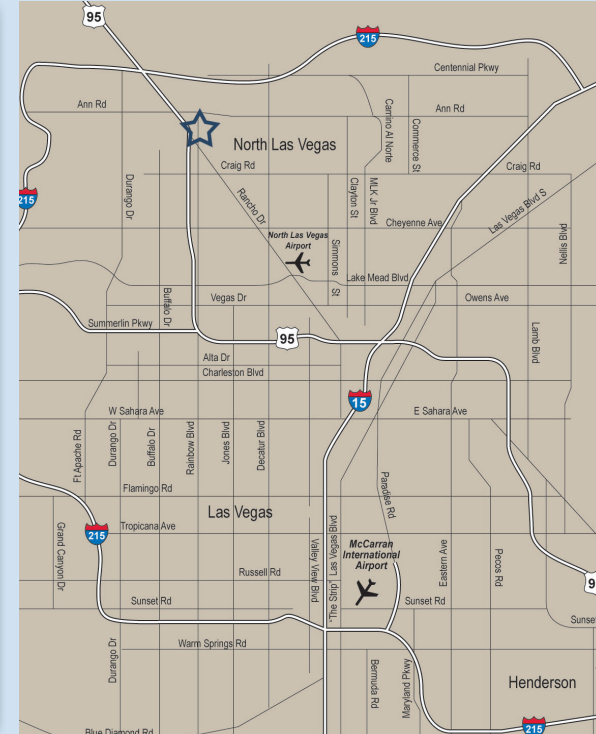
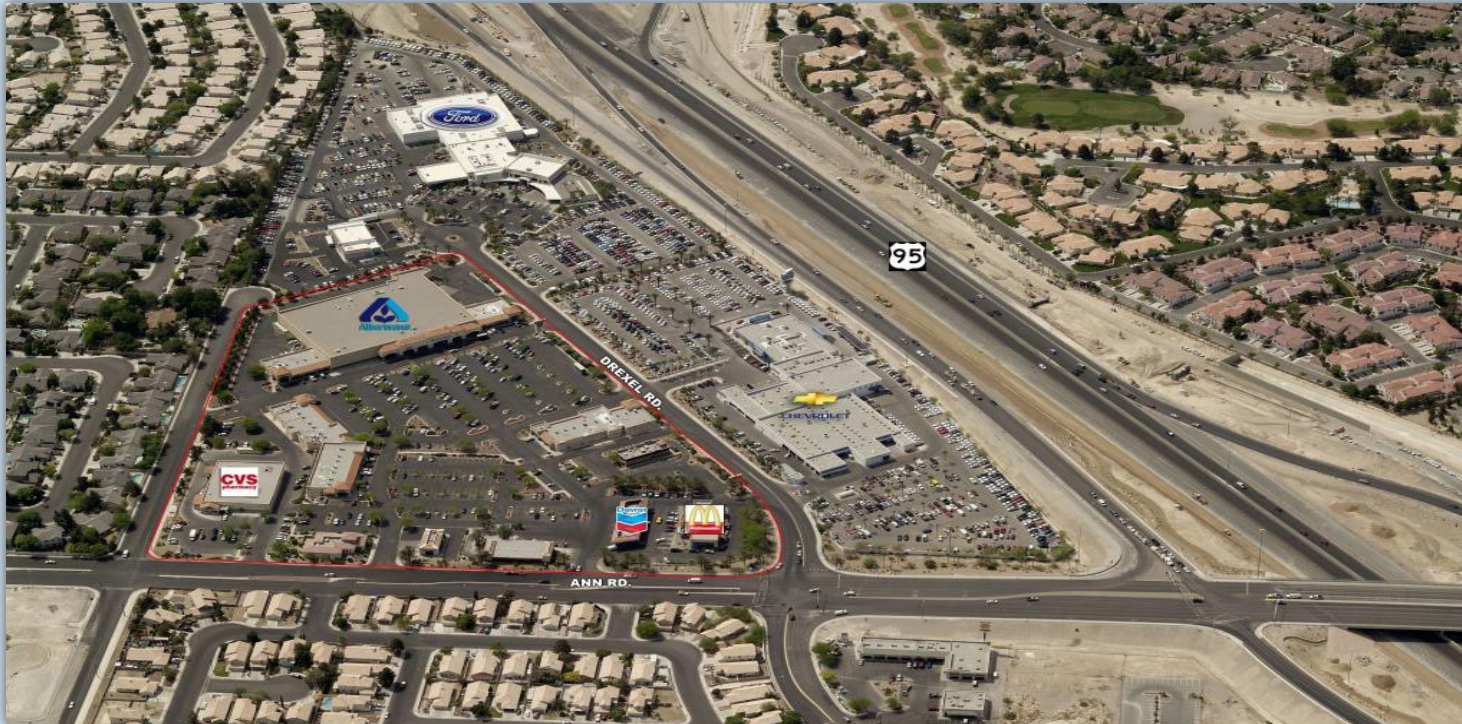


# FOR LEASE | RETAIL Rio Vista Plaza

7035 - 7145 W. Ann Road, Las Vegas NV 89130



## Rio Vista Plaza

Rio Vista Plaza is located on the southeast corner of Ann Road and Drexel Road in Las Vegas, NV. It is situated less than a 1,000 feet east of the US-95 Highway and across the street from a Chevrolet and a Ford car dealership. This center is anchored by an Albertson's grocery store and features other tenants such as Allstate Insurance, CVS Pharmacy, GNC, McDonald's, Pizza Hut, Supercuts and The UPS Store.

- Less than 1,000 feet from the US-95 Highway
- Anchored by Albertson's grocery store and CVS Pharmacy

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### Population

1 Mile: 12,961  
3 Mile: 122,633  
5 Mile: 370,872

### Average Household Income

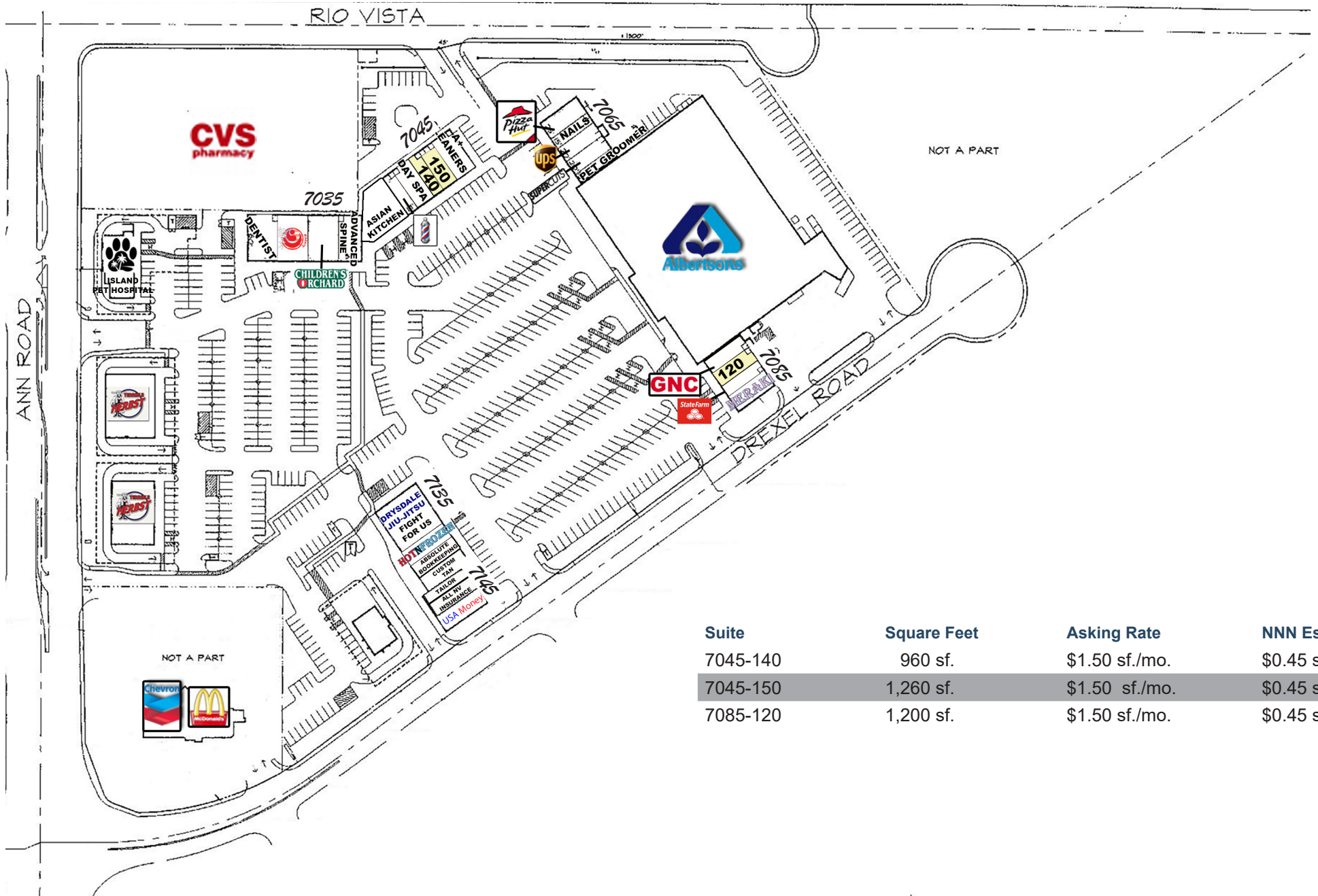
1 Mile: \$86,126  
3 Mile: \$93,304  
5 Mile: \$88,266

**Zoning:** Planned Development District (PD)

# FOR LEASE | RETAIL

## Rio Vista Plaza

7035 - 7145 W. Ann Road, Las Vegas NV 89130



Suite	Square Feet	Asking Rate	NNN Estimate
7045-140	960 sf.	\$1.50 sf./mo.	\$0.45 sf./mo
7045-150	1,260 sf.	\$1.50 sf./mo.	\$0.45 sf./mo
7085-120	1,200 sf.	\$1.50 sf./mo.	\$0.45 sf./mo