



RETAIL | FOR LEASE



5031 Wagon Trail Ave  
Las Vegas, NV 89118

**NAivegas**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110  
Las Vegas, NV 89148

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27364



# Property Details

## DEMOGRAPHICS

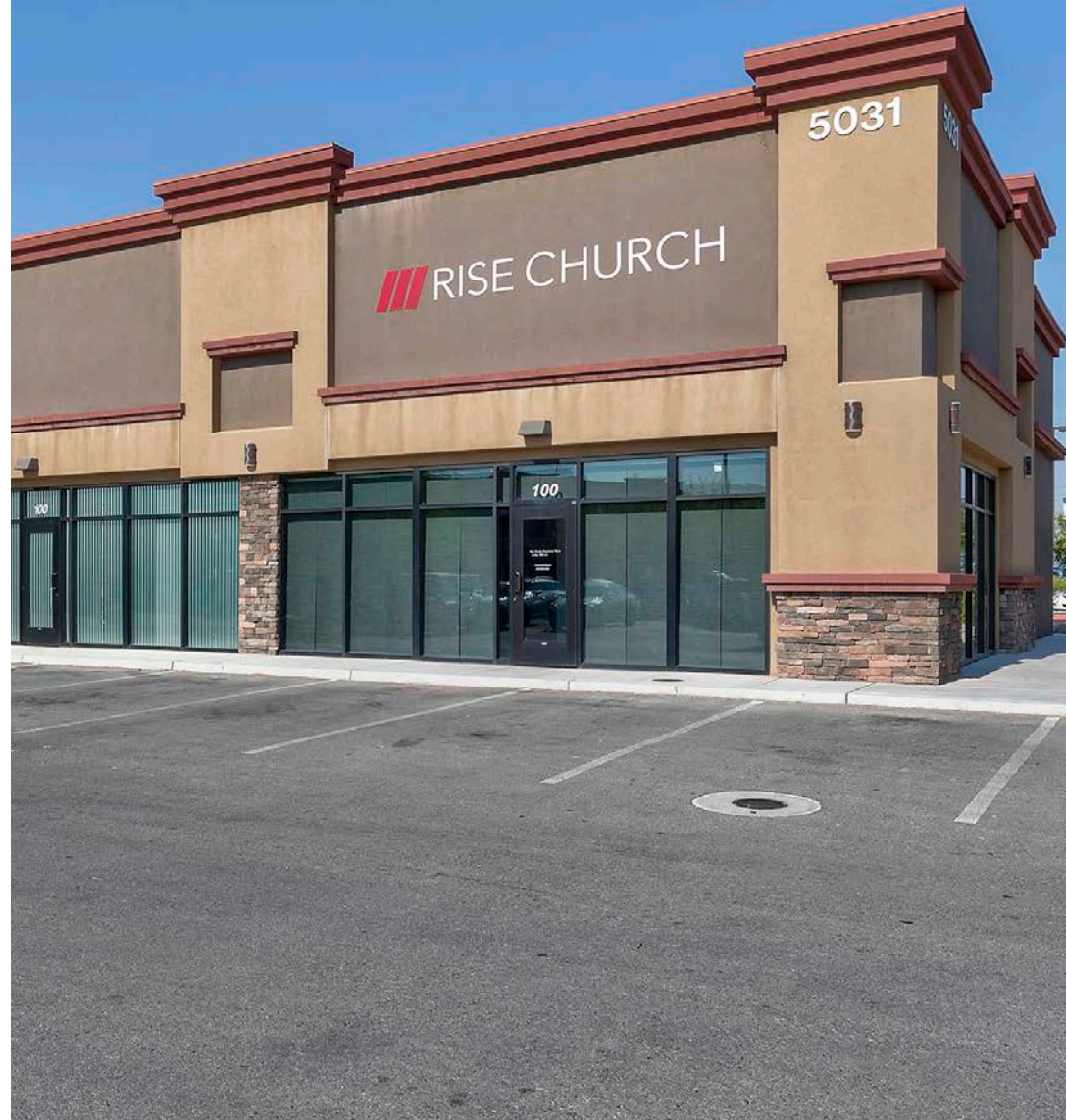
POPULATION	1-mile	3-mile	5-mile
2018 Population	24,819	126,578	371,467
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	11,648	50,760	147,160
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$48,618	\$59,374	\$63,565

## LEASING DETAILS

Inline Space:  
**\$1.50 PSF NNN**  
**CAM CHARGES \$0.31**

Space Available:  
**±1,500 - 3,000 SF**

> FOR MORE INFORMATION  
<http://helloarti.com/view/31695>





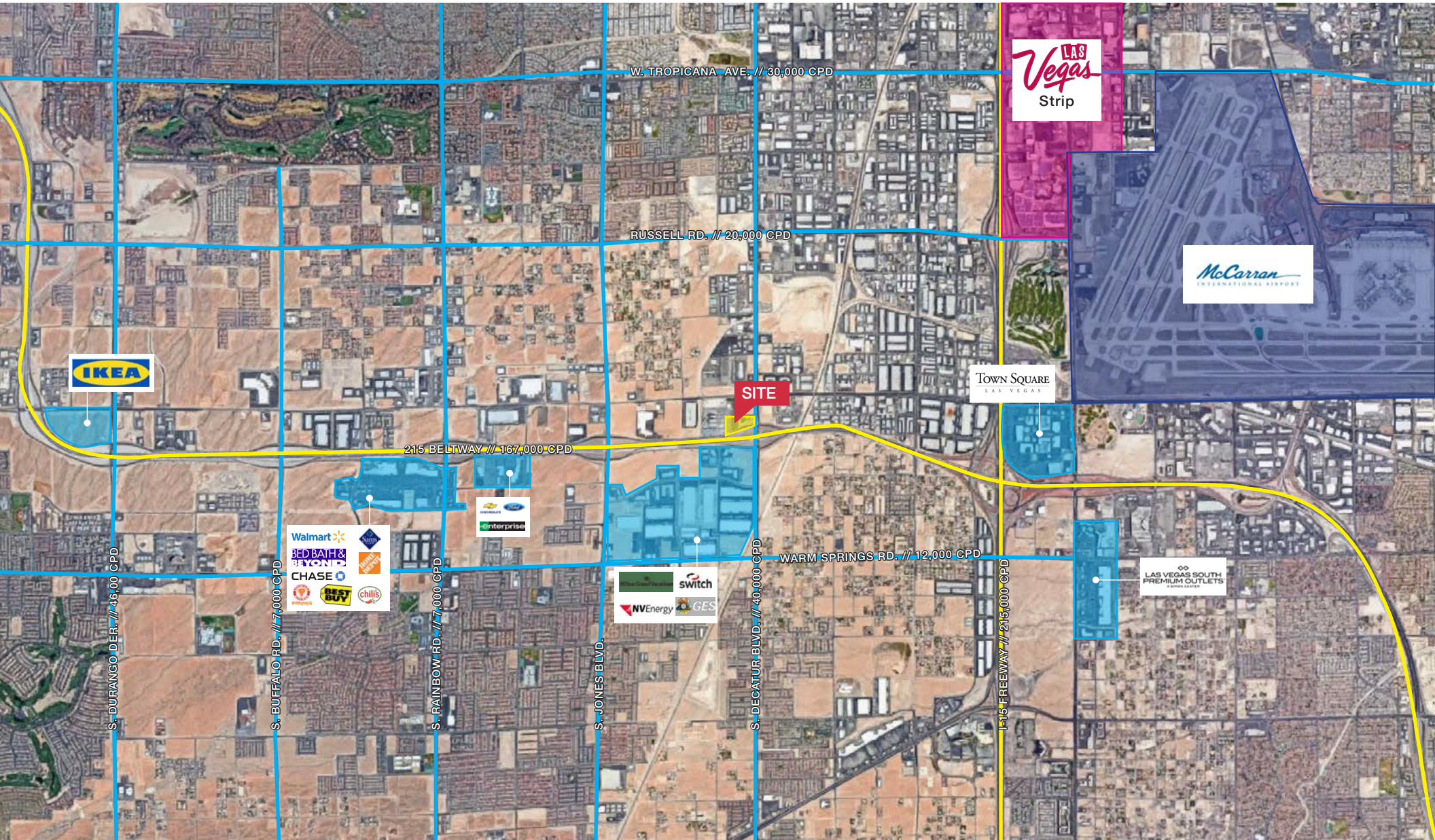
# Property Highlights

- Former church suit available
- Seconds from the Decatur/215 on ramp
- Strong Demographics
- Highly sought after southwest location
- Great visibility from the 215 Beltway
- Going to work side of street
- Traffic Counts: 40,000 CPD
- Fully improved pad available for ground lease



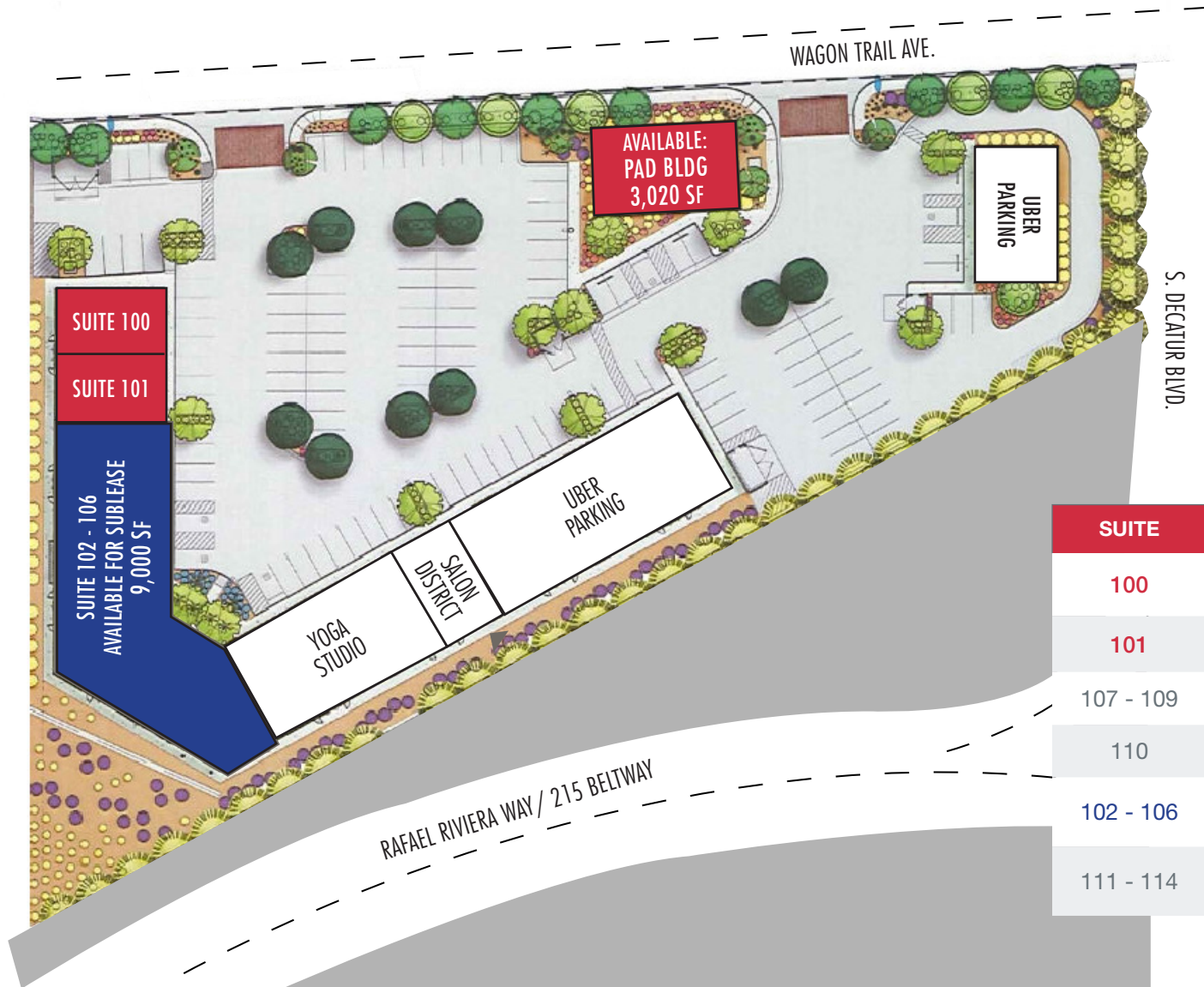


# Aerial Map





# Site Plan



SUITE	TENANT	SF
100	AVAILABLE	1,500
101	AVAILABLE	1,500
107 - 109	Yoga Studio	4,500
110	Salon District	1,500
102 - 106	Available for Sublease	8,954
111 - 114	Uber Parking	6,000



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