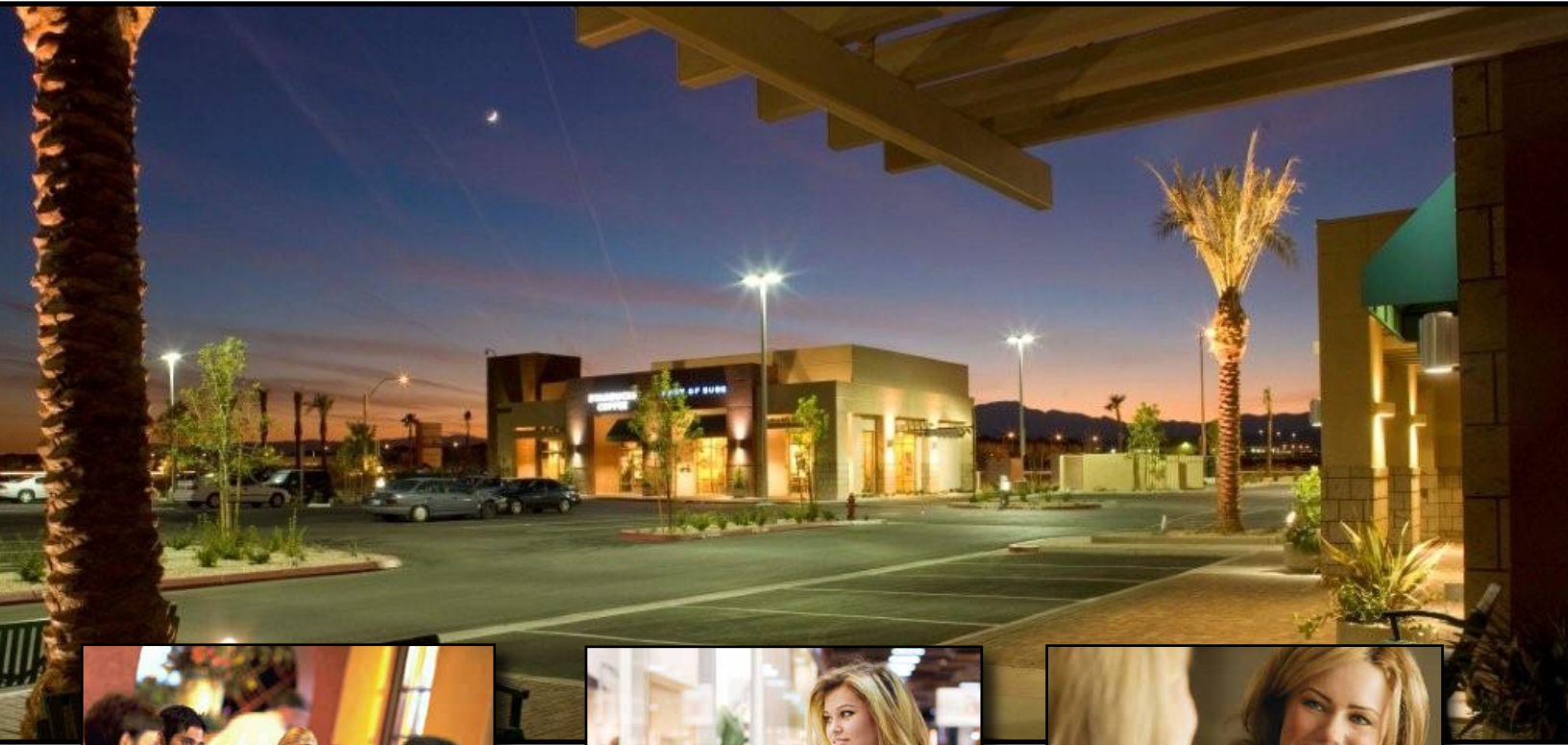


LAS VEGAS

DIGITAL EXCHANGE CAMPUS

BELTWAY COMMONS RETAIL CENTER



6020-6040 Badura Ave., Las Vegas, NV 89118

PROJECT FEATURES

- Currently the Only Retail Center Planned to Service the Beltway Business Park, a 400-acre Mixed Used Commerical Development
- 25,000 SF Upscale Retail Center
- 1,138 SF Existing Available Space for Lease
- Two Parcels: 32,000 and 17,500 SF Available, BTS or Ground Lease
- Rates starting at \$1.90/SF/MO NNN
- NNN Charges Estimated at \$0.40/SF/MO
- Join Existing Tenants Starbucks, Port of Subs, Soho Sushi Burrito & Bourbon Street Sports Bar
- Spaces Delivered in "grey shell" Condition with \$40.00/SF
- TI allowances
- Spaces are 60' Deep
- Potential of 6,000+ Daytime Employees within the Business Park at Buildout

2018 ESTIMATE DEMOGRAPHICS

Population

- 3 Mile 93,921
- 5 Mile 335,974

Average Household Income

- 3 Mile \$77,054
- 5 Mile \$73,938

CONTACT INFORMATION

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DEVELOPMENT GROUP



**MAJESTIC
REALTY CO.**

