

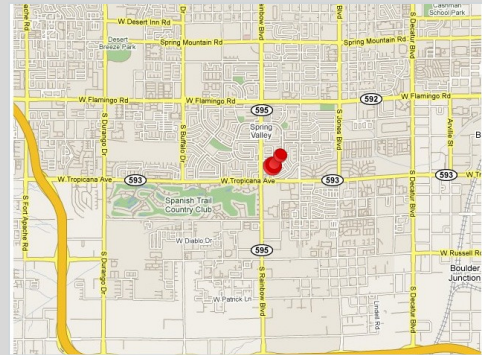
SPRING VALLEY MARKETPLACE

4825 S Rainbow Blvd



LOCATION:

Spring Valley Marketplace is located at South Rainbow Blvd and West Tropicana Ave.



- Easy Access and Great Visibility
- Tenants Include - Econo Lube N Tune, Carl's Jr, Little Caesers' Pizza, W'Care Pharmacy, Subway, Rainbow Dental, Cariba Charlie's
- Area Retailers - Albertsons, Cold Stone Creamery, Creative Kids Learning Center, Walgreens, Spring Valley Hospital and Postnet
- Traffic Counts: W. Tropicana Ave and S. Rainbow Blvd combined - Approximately 55,000
- Pylon Signage Available
- Competitive Lease Rates

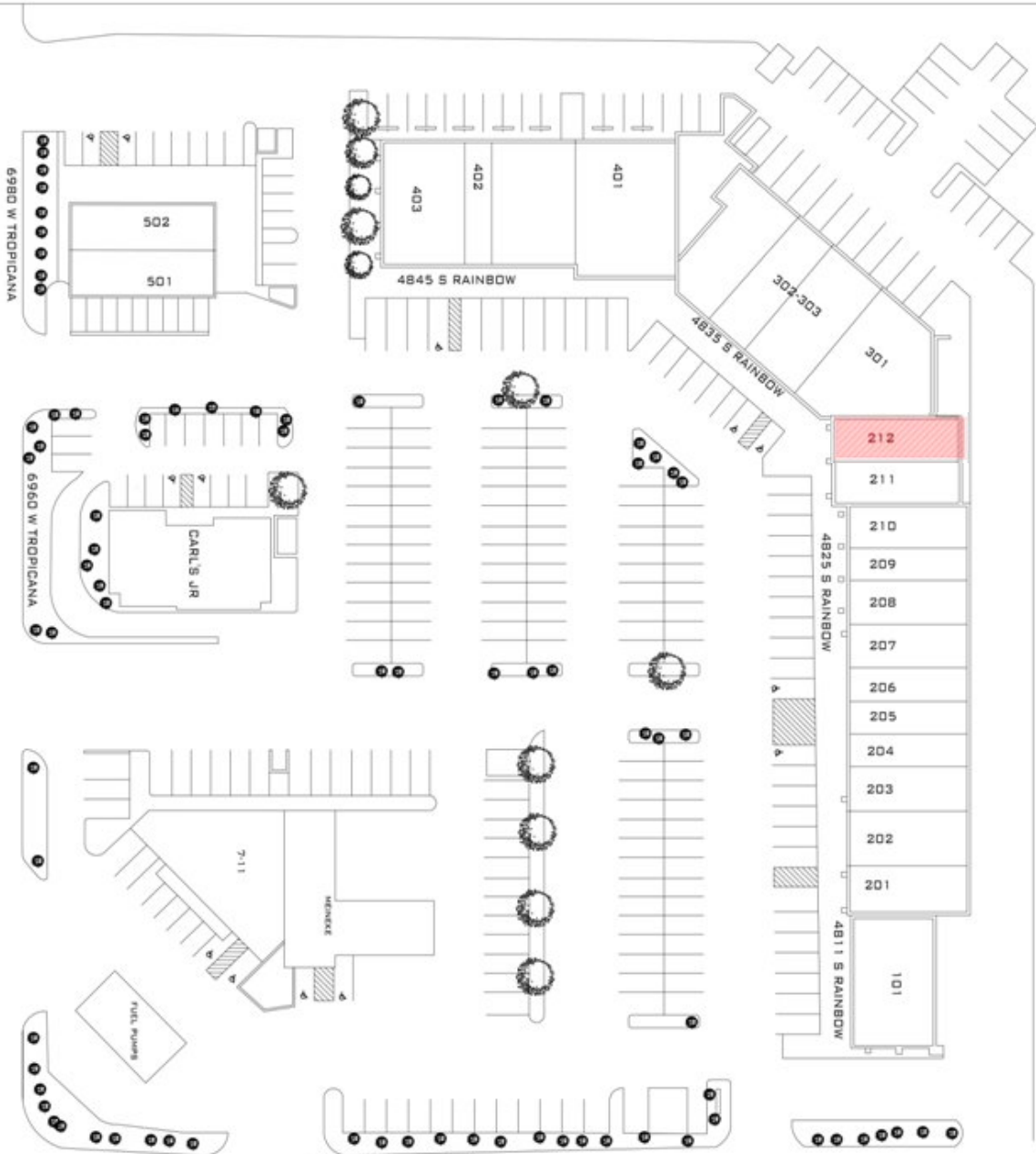


BECKER
ENTERPRISES

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

For More Information Contact:
Randy Becker
Phone: 702-878-1903
Fax: 702-878-1057
E-mail: rbecker@beckerlv.com
www.beckerlv.com

TROPICANA



RAINBOW

Spring Valley Market Place
4825 S. Rainbow Blvd., Suite 212
1,200 Sq. Ft.

Spring Valley Market Place

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

2011 Demographics				2016 Demographics			
Total Population	5,866	9,755	32,041	Total Population	6,373	10,817	36,254
Total Households	2,600	4,097	12,322	Total Households	2,854	4,582	14,103
Age - 5-14	12.9%	13.3%	14.0%	Age - 5-14	12.9%	13.4%	14.1%
Age - 25-34	14.9%	14.9%	14.9%	Age - 25-34	12.9%	12.9%	13.0%
Age - 35-44	14.7%	14.7%	14.5%	Age - 35-44	14.4%	14.4%	14.2%
Age - 45-54	14.3%	14.0%	13.7%	Age - 45-54	14.6%	14.3%	14.0%
Age - 55-64	10.9%	10.6%	10.6%	Age - 55-64	11.5%	11.2%	11.2%
Total Housing Units	3,071	4,796	14,122	Total Housing Units	3,364	5,352	16,135
Avg. Household Income	75,121	78,212	78,088	Avg. Household Income	84,548	88,780	88,732
# of Employees	585	2,399	7,996	# of Employees	N/A	N/A	N/A



For More Information
 Contact:
 Randy Becker
 Phone: 702-878-1903
 Fax: 702-878-1057
 E-mail:
 rbecker@beckerlv.com
 www.beckerlv.com



**SPRING VALLEY MARKET PLACE
C-2 ZONING / COUNTY / 89103/89147**

OFFICE SPACE

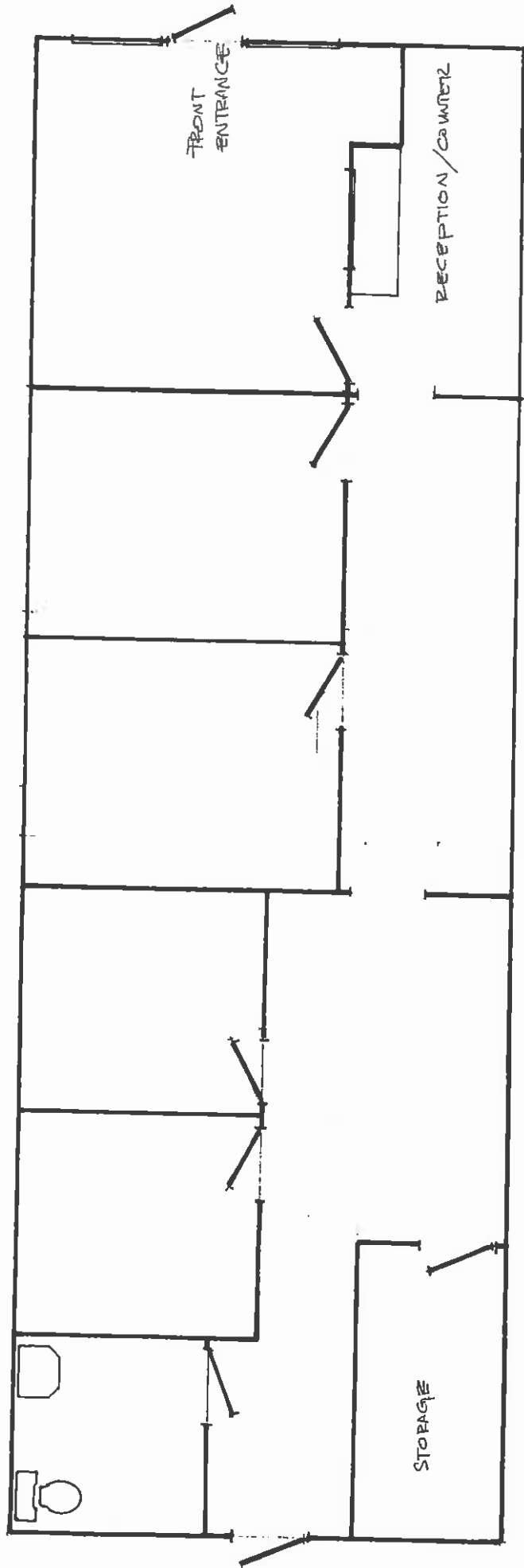
4825 S. RAINBOW BLVD. 89103

SUITE 212

VACANT

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	1,200			
BASE RENT	\$1.20	\$1,440.00	\$1,440.00	\$1,440.00
COMMON AREA MAINTENANCE		\$240.00	\$240.00	\$240.00
TAXES		\$96.00	\$96.00	\$96.00
COMMON AREA INSURANCE		\$48.00	\$48.00	\$48.00
WATER		\$48.00	\$60.00	\$84.00
SEWER		\$48.00	\$48.00	\$48.00
TRASH		\$96.00	\$96.00	\$96.00
SUBTOTAL		\$2,016.00	\$2,028.00	\$2,052.00
ADDITIONAL RENTS PSQF		\$0.48	\$0.49	\$0.51
PYLON - PER SPACE PER SIGN	<i>OPTIONAL</i>	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$28,800.00	\$28,800.00	\$28,800.00
SECURITY DEPOSIT		\$2,880.00	\$2,880.00	\$2,880.00
ANNUAL BASE RENT		\$17,280.00	\$17,280.00	\$17,280.00

ADDITIONAL INFORMATION



4805 S. RAINBOW SUITE 212