



# 4725 EAST CRAIG ROAD

4725 EAST CRAIG ROAD, LAS VEGAS, NV 89115

## Carlos Moreno

Senior Advisor

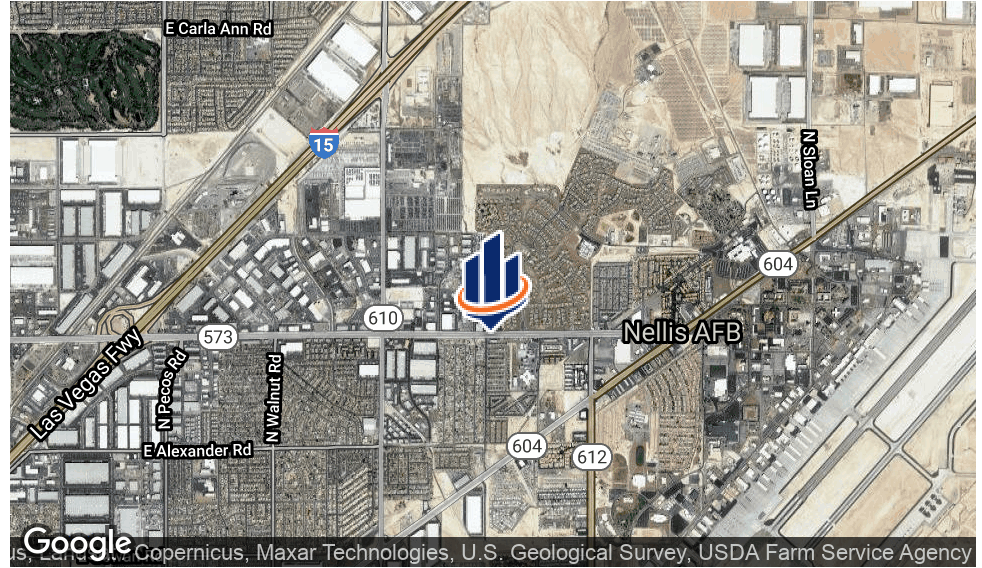
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NV #S.0044851



# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$.95 SF/Month (NNN) Introductory Rate
Number of Units:	3
Available SF:	3,015 SF
Lot Size:	0.78 Acres
Building Size:	8,000 SF
Year Built:	1978
Jurisdiction:	Clark County

## PROPERTY DESCRIPTION

SVN | The Equity Group is proud to present 4725 E Craig Rd. Las Vegas NV 89115. 3,015 SF of End Cap space available. Located between East Craig Rd & Lamb Blvd. Great location for a 99 Cents Only Store, Gym, Banquet Hall, Dance Studio, Training facility, Fitness Center and more...

New introductory rate of \$.95/Sf for first year. Free rent Negotiable, ... Make an Offer! Contact Listing Brokers for More Details...

## PROPERTY HIGHLIGHTS

- Great location for a 99 Cents Only Store, Thrift Store, Banquet Hall, Dance Studio, and Fitness Center
- Nearby shopping, restaurants, and high density residential
- Close to Nellis Air Force Base





FREIGHT  
SERVICE  
CENTER



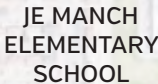
U.S. AIR FORCE  
NELLIS AIR FORCE BASE



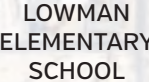

CRAIG ROAD (21,700 VPD)



RC Willey  
DISTRIBUTION  
CENTER



JE MANCH  
ELEMENTARY  
SCHOOL

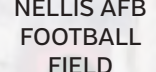


LOWMAN  
ELEMENTARY  
SCHOOL

NELLIS BOULEVARD (22,000 VPD)



LAS VEGAS BOULEVARD (11,000 VPD)



NELLIS AFB  
FOOTBALL  
FIELD



SVN  
THE EQUITY GROUP



# Available Spaces



SUITE	TENANT	SIZE (SF)		TOTAL SPACE
4725 E Craig Rd #3	Available	3,015 SF	NNN	\$0.95 SF/Month (NNN) Intro Rate
4725 E Craig Rd #2	Mexican Restaurant	2,971 SF	NNN	Occupied
4725 E Craig Rd #1	Occupied	2,000 SF	NNN	Occupied



# Location Maps

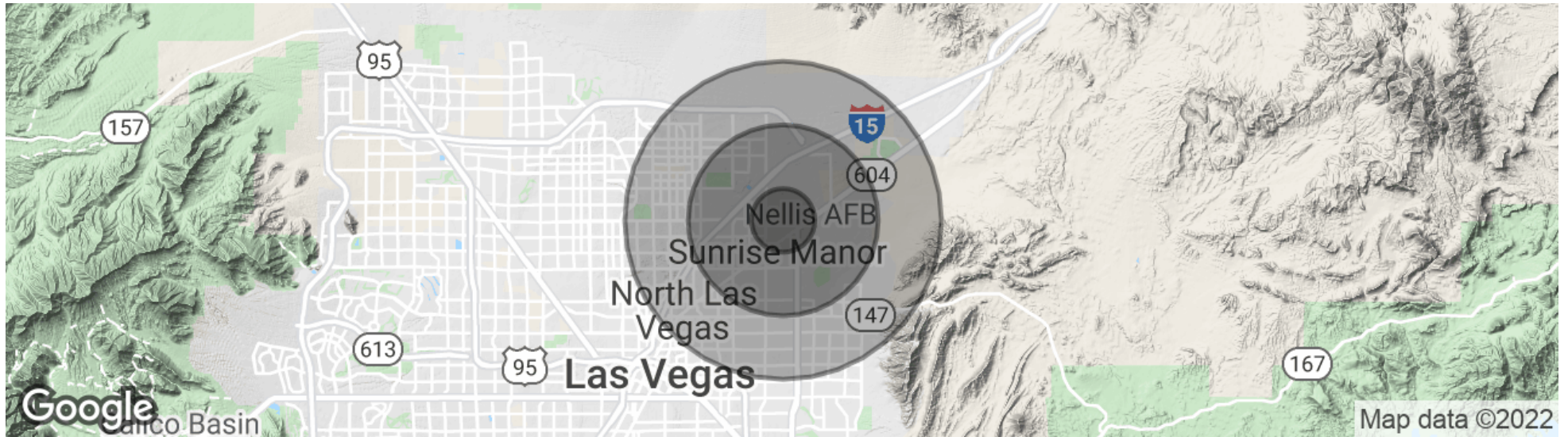




# Interior Photo



# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	13,017	71,657	261,641
Median age	25.9	27.6	28.4
Median age (Male)	25.1	27.0	27.6
Median age (Female)	27.4	28.8	29.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,099	21,627	75,372
# of persons per HH	3.2	3.3	3.5
Average HH income	\$49,335	\$51,373	\$55,786
Average house value	\$122,746	\$156,496	\$189,542

\* Demographic data derived from 2010 US Census





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