

FOR LEASE

Bianca Plaza

2947 -2973 Industrial Road, Las Vegas, NV 89109



Property Highlights

- 20,044 SF retail & office property
- 560–4,000 SF spaces available
- Lease rate \$1.35 - 2.00/SF NNN
- NNN estimated at \$0.20/SF
- M-1 zoning
- Heavily travelled roadway behind the heart of the Las Vegas “Strip”
- Located between Circus Circus & Fashion Show Mall on Industrial
- Newly remodeled suites available



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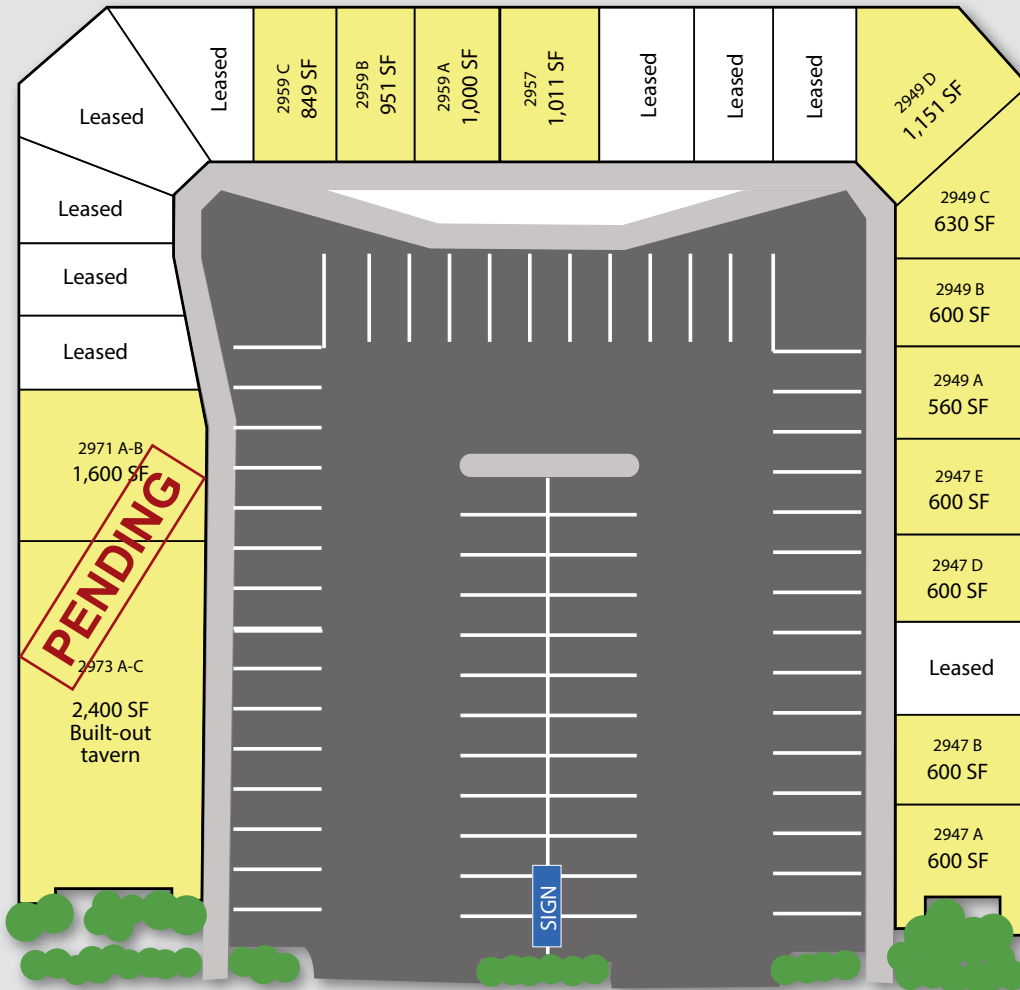
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Suite	SF	Status
2947 A	600	VACANT
2947 B	600	VACANT
2947 C	600	Leased
2947 D	600	VACANT
2947 E	600	VACANT
2949 A	560	VACANT
2949 B	600	VACANT
2949 C	630	VACANT
2949 D	1,151	VACANT
2951	769	Leased
2953	850	Hair Salon
2955	906	Dancewear
2957	1,011	VACANT
2959 A	1,000	VACANT
2959 B	951	VACANT
2959 C	849	VACANT
2961	779	Mail Depot
2963	851	Anna's Alterations
2965	578	Exchange Services of NV
2967	622	AAA Fingerprints
2969	748	Leased
2971	1,600	PENDING
2973	2,400	PENDING

Traffic Counts	
Industrial	±27,000

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