

LAKESIDE VILLAGE PLAZA

8625 W Sahara Ave



LOCATION:

Lakeside Village Plaza is located at West Sahara Ave and South Durango Drive



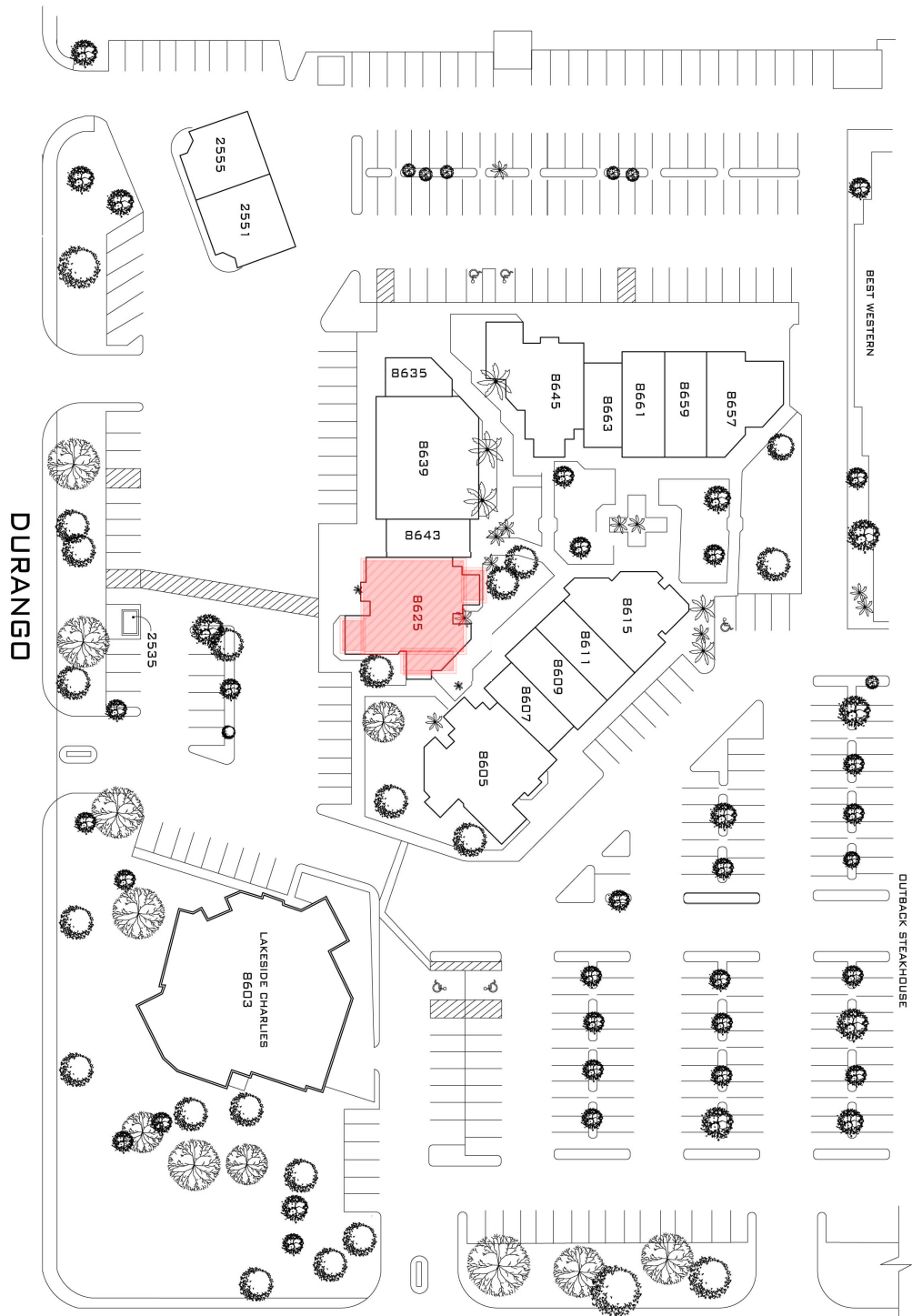
- Easy Access and Great Visibility
- Tenants Include - Subway, Charlie's Lakeside Casino, 7-Eleven, Hair at the Lakes, Pizzeria Napoletana, Mail For You, and The Lakes Cleaners
- Area Retailers - All Storage, Smiths, Stein Mart, Outback Steakhouse, Burger King and Domino's
- Traffic Counts: W. Sahara Ave. at S. Durango Dr. - 73,500
- Pylon Signage Available
- Competitive Lease Rates



BECKER
ENTERPRISES

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

For More Information Contact:
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SAHARA

Lakeside Village Plaza
8625 W. Sahara Ave.
3,468 Sq. Ft. (Two Story Office)

Lakeside Village Plaza				2016 Demographics			
DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES				2016 Demographics			
2011 Demographics		2016 Demographics		2011 Demographics		2016 Demographics	
Total Population	3,444	7,703	23,662	Total Population	3,681	8,308	25,631
Total Households	1,696	3,534	10,456	Total Households	1,830	3,844	11,451
Age - 5-14	16.2%	14.8%	14.4%	Age - 5-14	16.2%	14.8%	14.5%
Age - 25-34	14.6%	14.6%	15.1%	Age - 25-34	12.7%	12.7%	13.2%
Age - 35-44	14.2%	15.0%	14.9%	Age - 35-44	13.9%	14.7%	14.6%
Age - 45-54	13.7%	13.7%	13.6%	Age - 45-54	13.9%	13.9%	13.9%
Age - 55-64	10.5%	10.5%	10.5%	Age - 55-64	11.1%	11.1%	11.1%
Total Housing Units	2,052	4,205	11,994	Total Housing Units	2,212	4,564	13,115
Avg. Household Income	80,562	80,125	89,727	Avg. Household Income	92,254	91,288	100,558
# of Employees	1,389	4,102	11,869	# of Employees	N/A	N/A	N/A



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LAKESIDE VILLAGE PLAZA

C-1 ZONING / CITY / 89117

PROFESSIONAL OFFICE/RETAIL SPACE

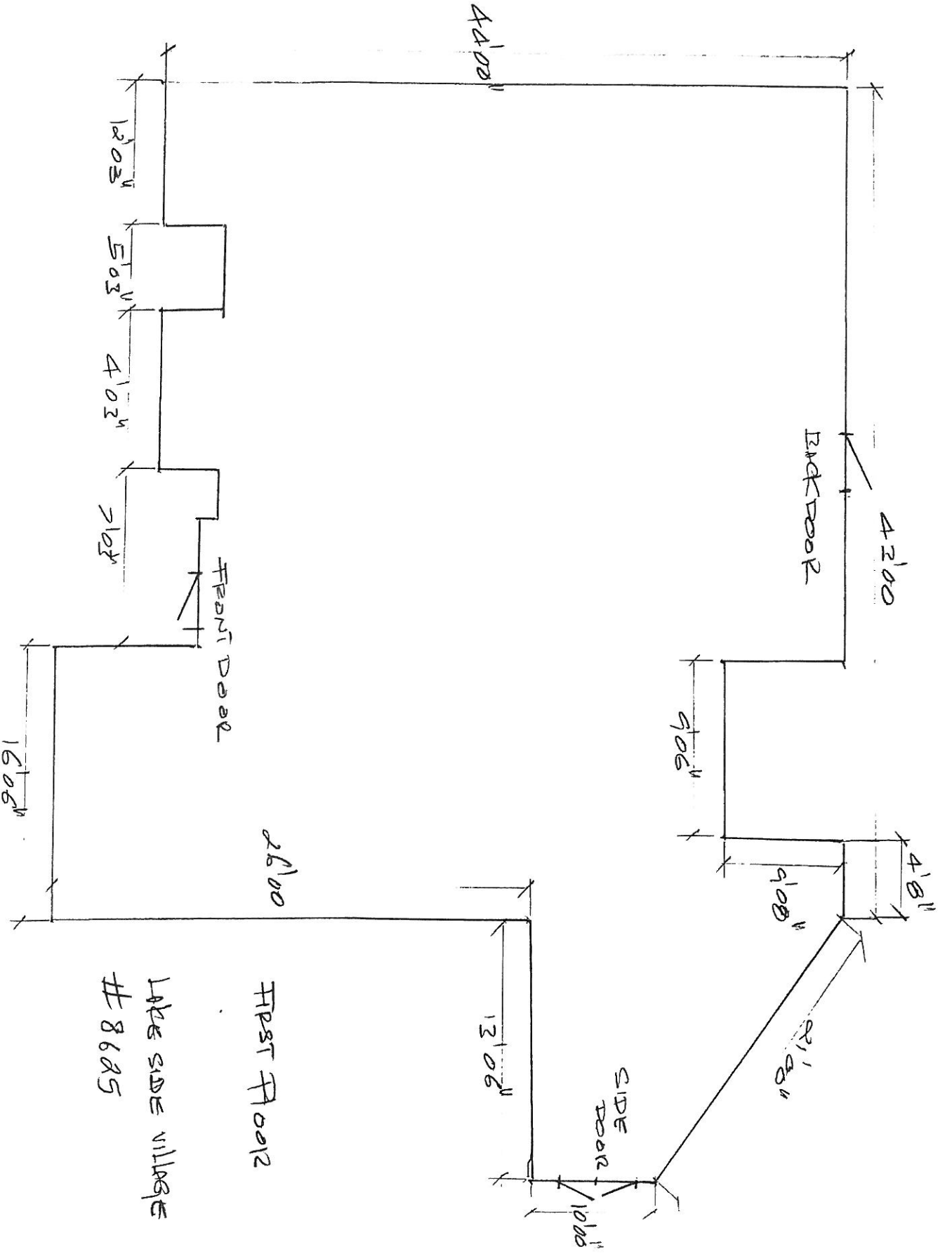
8625 W. SAHARA AVE.

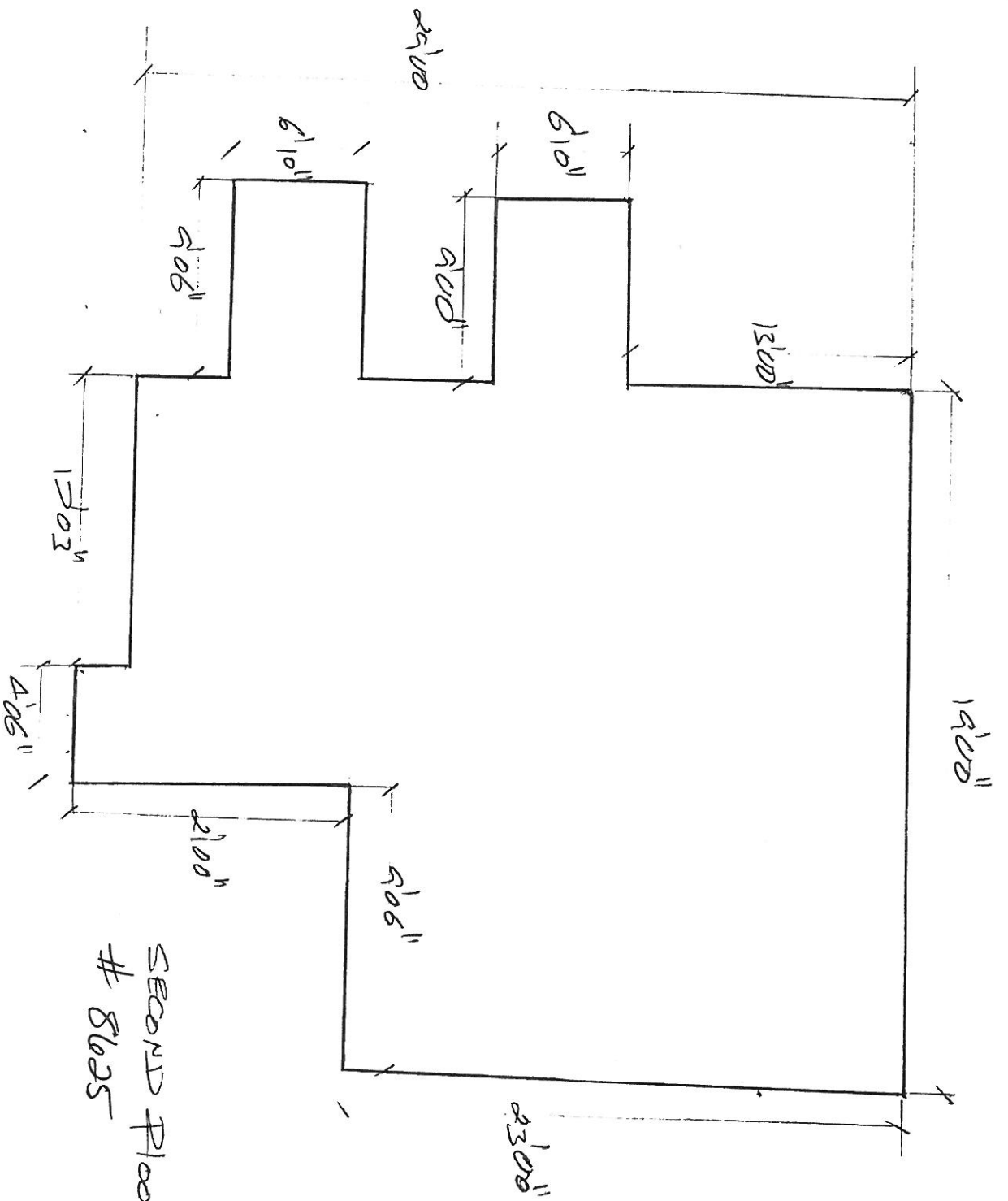
VACANT

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	3,468			
BASE RENT	\$0.80	\$2,774.40	\$2,774.40	\$2,774.40
COMMON AREA MAINTENANCE		\$589.56	\$589.56	\$589.56
TAXES		\$485.52	\$485.52	\$485.52
COMMON AREA INSURANCE		\$138.72	\$138.72	\$138.72
WATER		\$173.40	\$242.76	\$312.12
SEWER		TBD	TBD	TBD
TRASH		TENANT RESPONSIBILITY		
ASSOCIATION FEE		\$173.40	\$173.40	\$173.40
SUBTOTAL		\$4,335.00	\$4,404.36	\$4,473.72
ADDITIONAL RENTS PSQF		\$0.45	\$0.47	\$0.49
PYLON - PER SPACE PER SIGN	<i>OPTIONAL</i>	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$55,488.00	\$55,488.00	\$55,488.00
SECURITY DEPOSIT		\$5,548.80	\$5,548.80	\$5,548.80
ANNUAL BASE RENT		\$33,292.80	\$33,292.80	\$33,292.80

ADDITIONAL INFORMATION

Additional Rents PSQF are estimated and subject to change





SECOND FLOOR PLAN
8625