



PLAZA DE VEGAS

1253-1305 E VEGAS VALLEY DR, LAS VEGAS, NV 89169
2910 S MARYLAND PKWY, LAS VEGAS, NV 89169

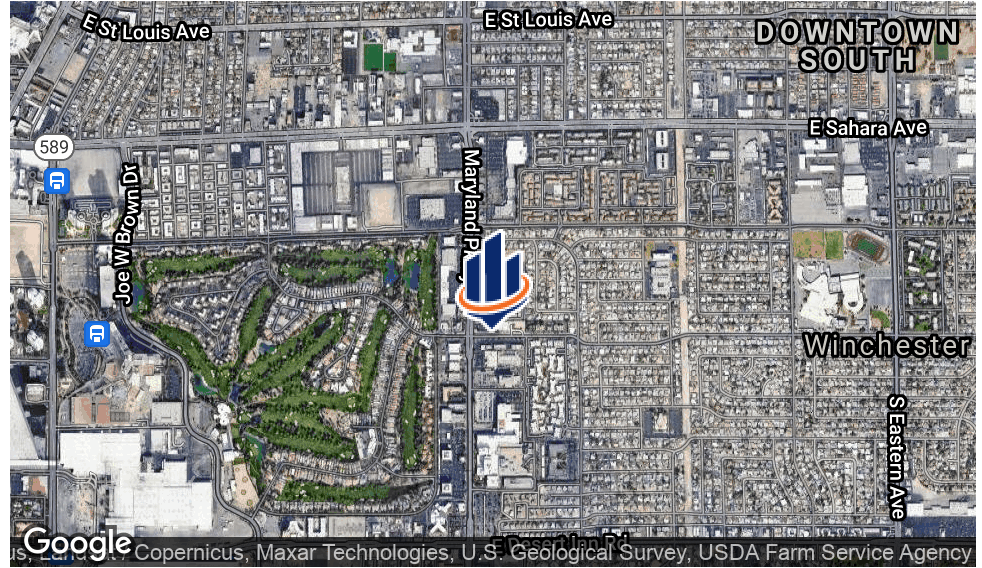


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Property Summary



OFFERING SUMMARY

Lease Rate:	\$0.85 SF/month (NNN)
Available SF:	900 - 2,400 SF
Lot Size:	2.08 Acres
Building Size:	22,200 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	9,851	38,533	74,846
Total Population	24,732	88,758	175,039
Average HH Income	\$49,768	\$46,082	\$44,958

PROPERTY DESCRIPTION

SVN The Equity Group is proud to offer for lease, Plaza De Vegas. Located in the Winchester sub-market, this 22,200 SF multi-tenant shopping center offers great traffic and accessibility. Maryland Parkway is major transit corridor connecting UNLV, Boulevard Mall and Sunrise Hospital.

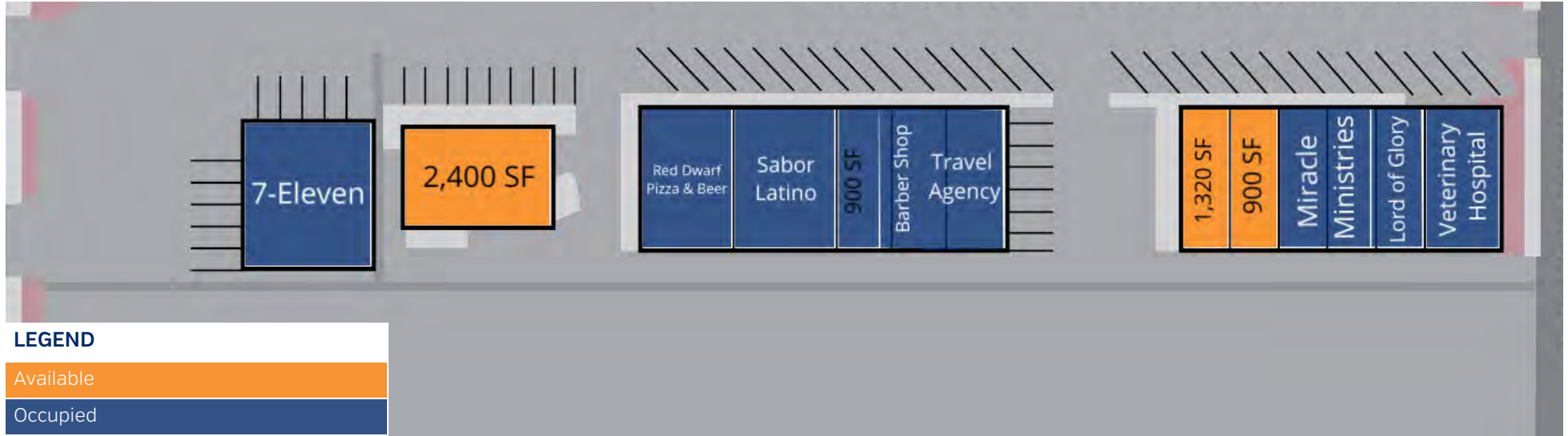
PROPERTY HIGHLIGHTS

- High Density Area
- Pylon Signage
- High Traffic Area
- 900-2,220 SF Available
- \$0.85/SF NNN
- NNN's - \$0.33/SF

Southwest Aerial



Plans



LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 900 - 2,400 SF Lease Rate: \$0.85 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#1253	Available	2,400 SF	NNN	\$0.85 SF/month
#1325-A	Available	1,320 SF	NNN	\$0.85 SF/month
#1325-B	Available	900 SF	NNN	\$0.85 SF/month

Retail Aerial



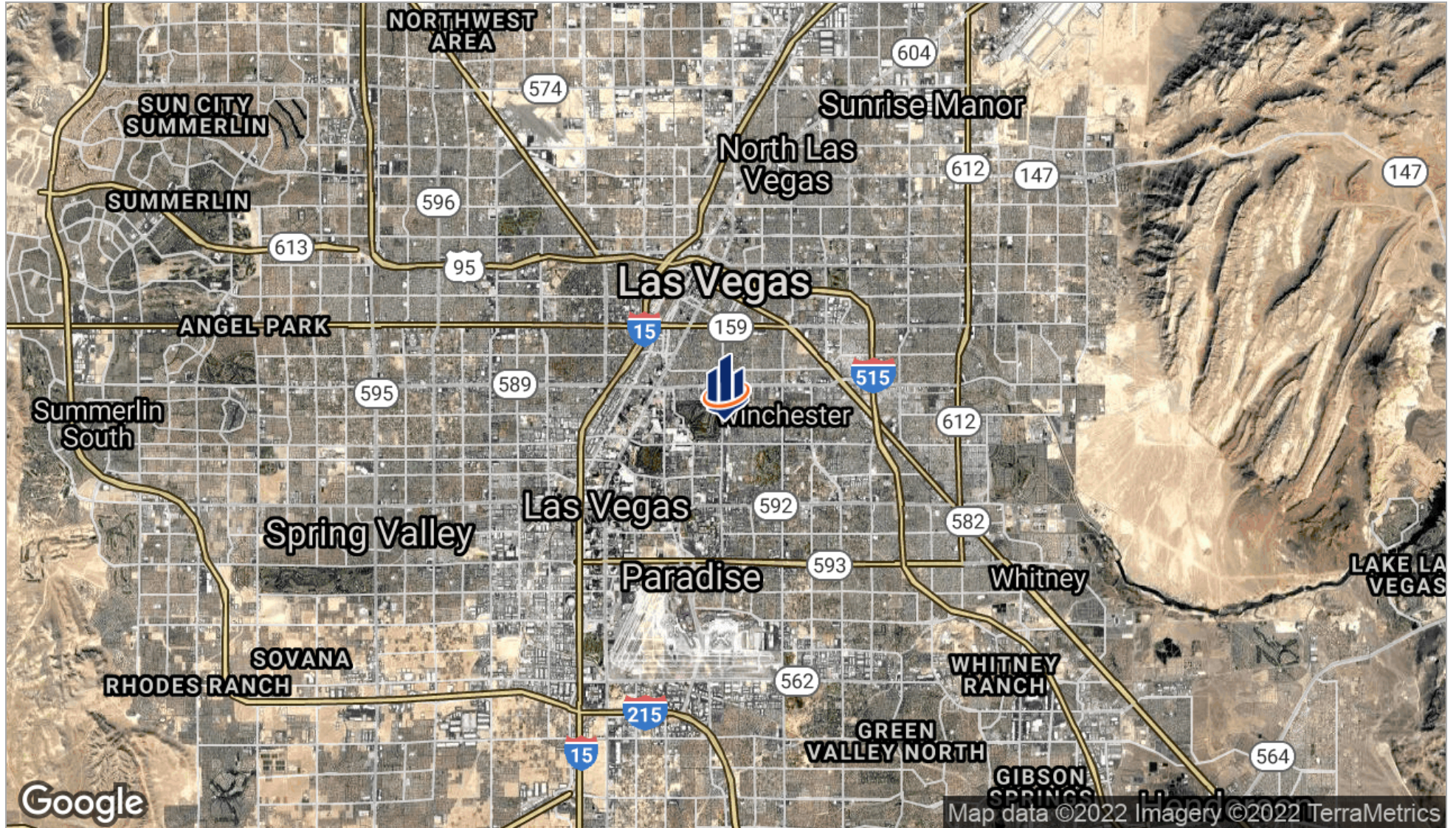
Additional Photos



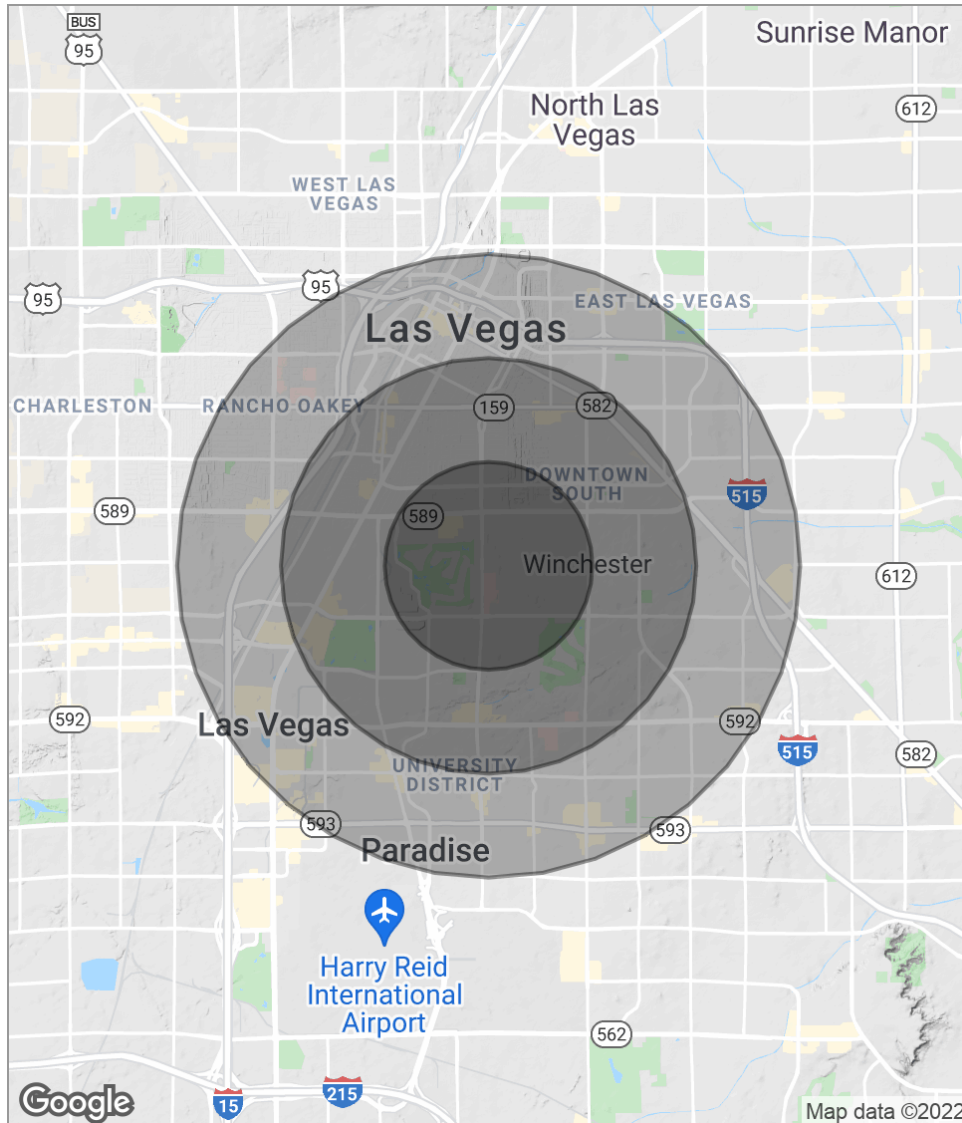
Photo Gallery



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	24,732	88,758	175,039
Median age	33.3	36.4	37.5
Median age (Male)	34.1	36.6	37.3
Median age (Female)	33.7	36.6	38.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,851	38,533	74,846
# of persons per HH	2.5	2.3	2.3
Average HH income	\$49,768	\$46,082	\$44,958
Average house value	\$265,906	\$241,768	\$217,961

* Demographic data derived from 2010 US Census



THE EQUITY GROUP

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