

# THUNDERBIRD PLAZA

3603 N LAS VEGAS BLVD, LAS VEGAS, NV 89115



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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$0.95 - 1.25 SF/month (NNN)
Number of Units:	18
Available SF:	1,280 - 3,930 SF
Lot Size:	3.34 Acres
Building Size:	35,053 SF

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	7,963	17,992	36,016
Total Population	25,895	59,860	126,318
Average HH Income	\$47,585	\$47,725	\$48,829

## PROPERTY DESCRIPTION

Former Medical clinic ready to occupy. Multiple treatment rooms, x-ray room, waiting and reception areas, multiple restrooms, Offers a Turn Key Night Club/Bar, Looking for Restaurant users, Retail and office use

## PROPERTY HIGHLIGHTS

- This property is close to Nellis Air Force Base, Looking for Bar/Night Club, Restaurant, Mini Mart, Hair Salon, Barber Shop, Medical use, Postal Service, and more...
- Northwest corner of Las Vegas Blvd/Lamb blvd
- Large parking area
- CAM Fee \$0.35/Sf
- Ask about our special Intro rate
- Average cars per day 20,000 + /

# Thunderbird Plaza Photos



# Thunderbird Plaza Strip View



CRAIG ROAD (21,700 VPD)








  
 FREIGHT SERVICE CENTER





  
 DISTRIBUTION CENTER





GWENDOLYN WOOLEY ELEMENTARY

  
 U.S. AIR FORCE  
 NELLIS AIR FORCE BASE

CLYDE COX ELEMENTARY

LAMB BOULEVARD (18,600 VPD)



ALEXANDER VILLAS PARK



LAS VEGAS BOULEVARD (11,000 VPD)





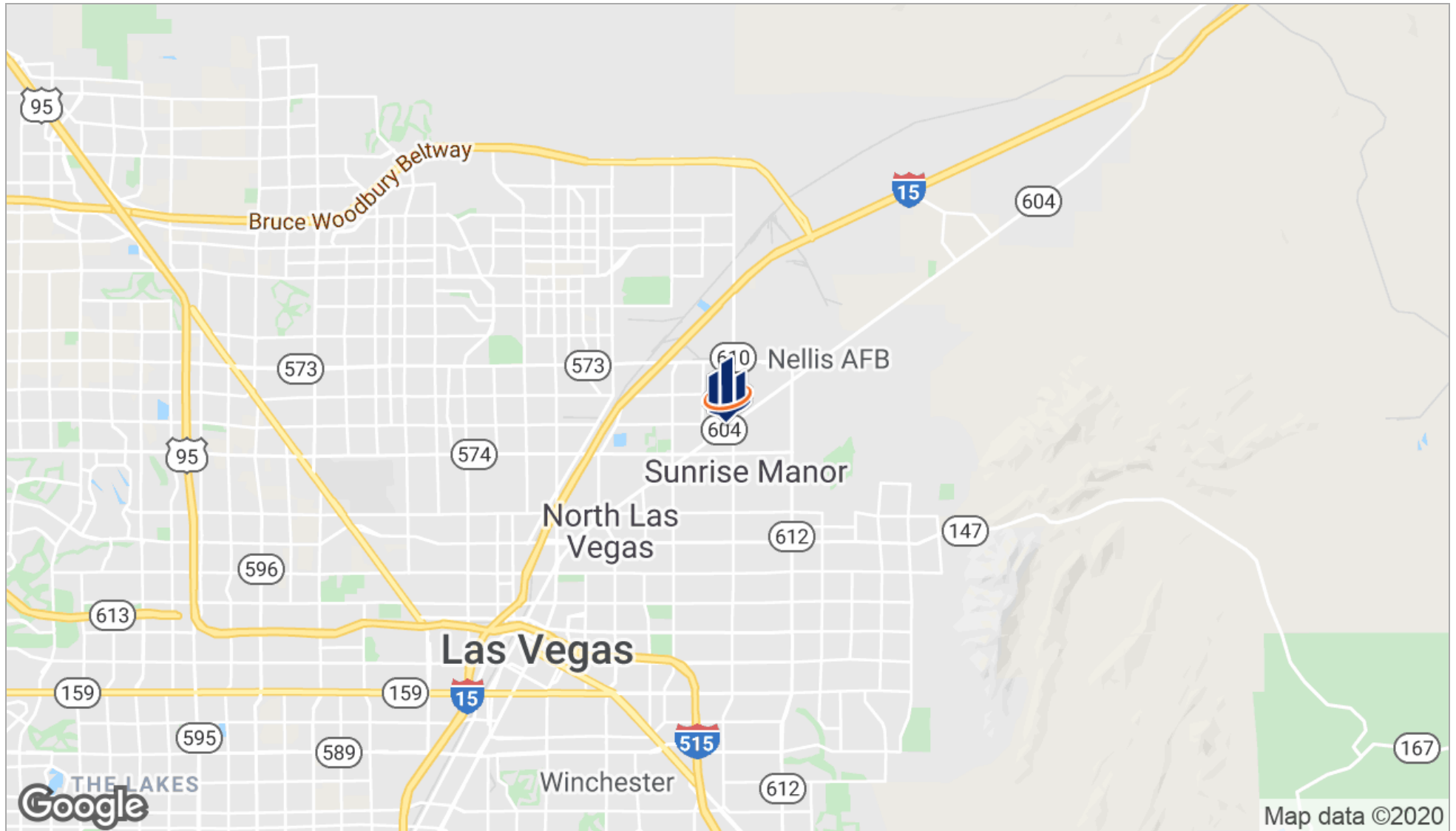



  
 WALKER FURNITURE  
 OUTLET WAREHOUSE

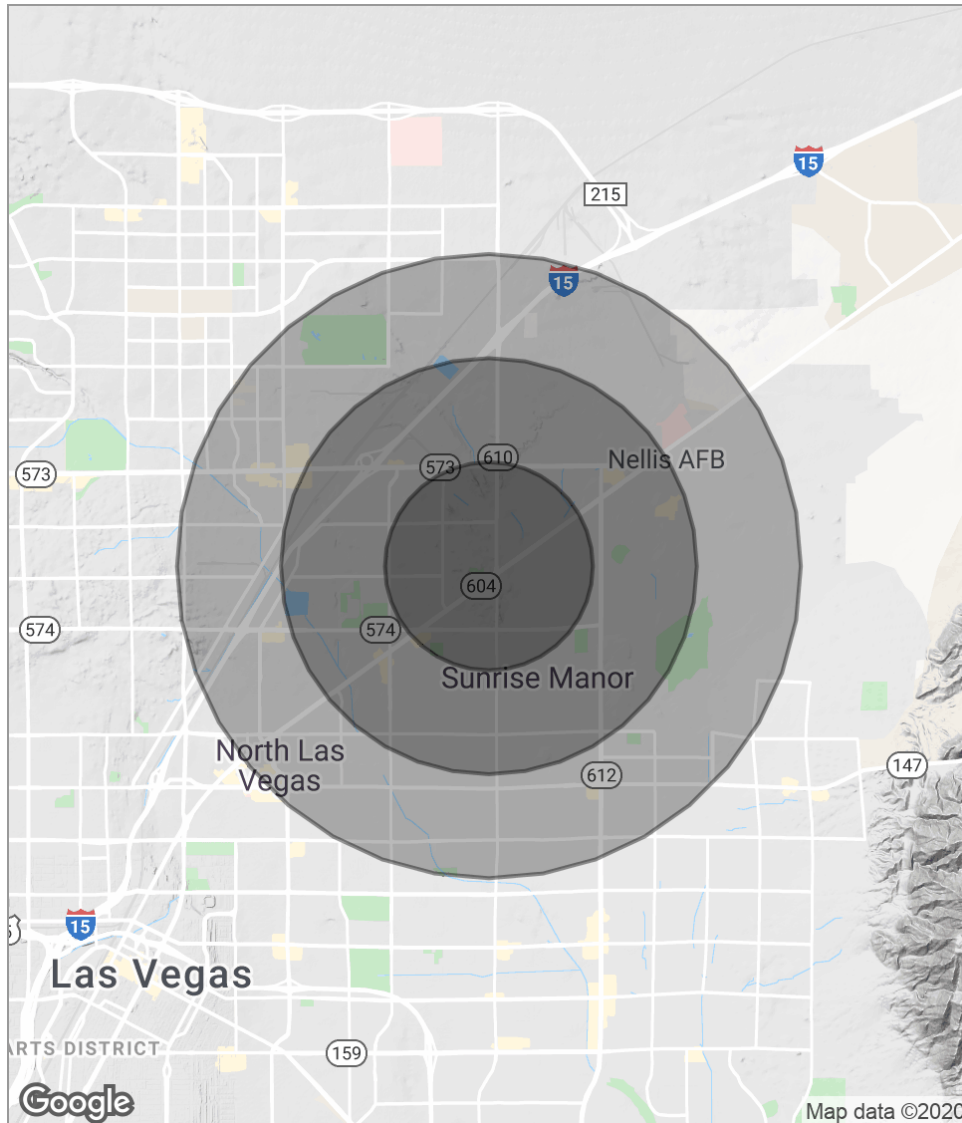
NELLIS BOULEVARD (22,000 VPD)

  
 THE EQUITY GROUP

# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	25,895	59,860	126,318
Median age	27.1	27.3	26.9
Median age (Male)	26.3	26.7	26.5
Median age (Female)	28.8	28.5	27.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	7,963	17,992	36,016
# of persons per HH	3.3	3.3	3.5
Average HH income	\$47,585	\$47,725	\$48,829
Average house value	\$136,043	\$127,312	\$135,196
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Hispanic	51.7%	54.6%	60.8%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
White	60.4%	66.1%	69.2%
Black	20.0%	16.9%	13.6%
Asian	3.1%	2.6%	2.4%
Hawaiian	0.6%	0.5%	0.3%
American Indian	0.3%	0.3%	0.4%
Other	11.0%	10.0%	10.8%

\* Demographic data derived from 2010 US Census

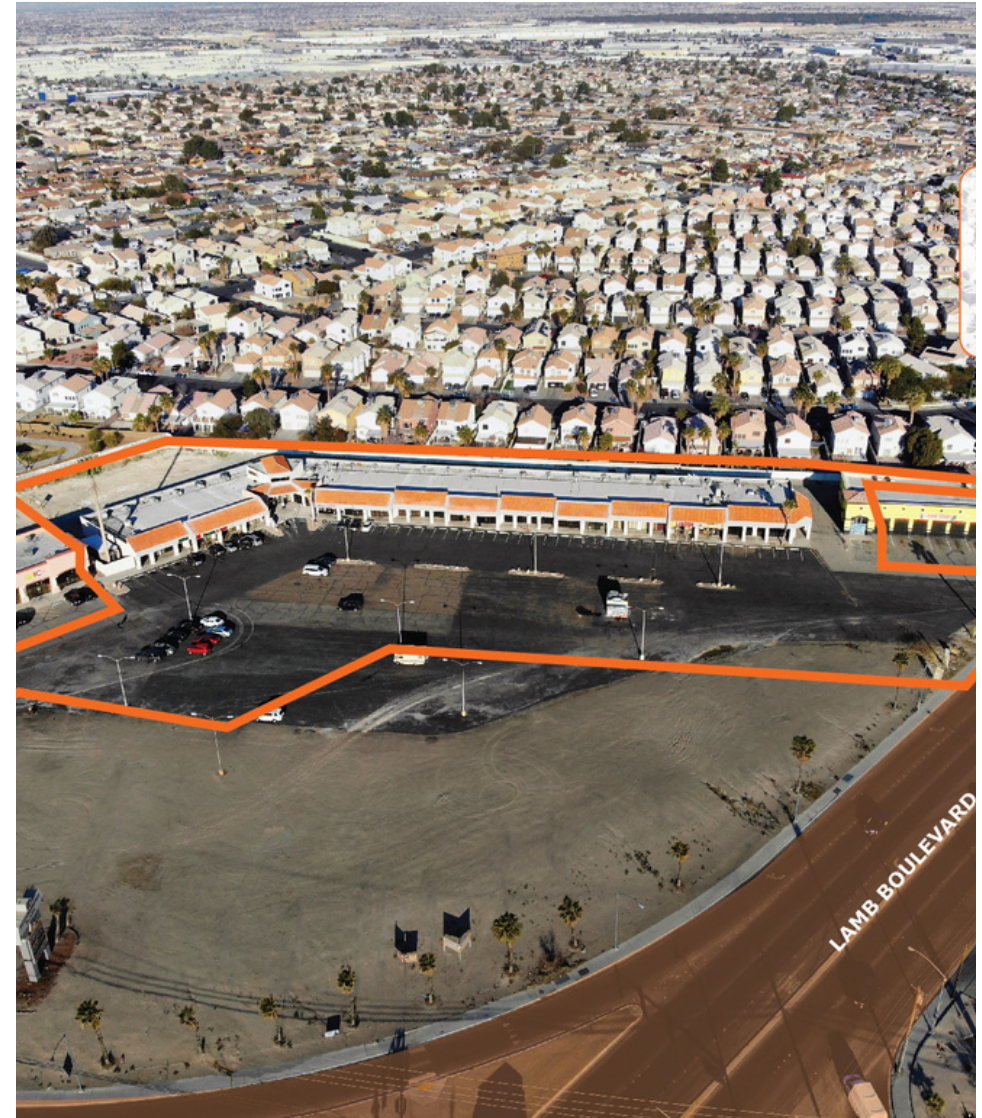
# Lease Spaces

## LEASE INFORMATION

Lease Type: NNN Lease Term: 60 months  
 Total Space: 1,280 - 3,930 SF Lease Rate: \$0.95 - \$1.25 SF/month

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE RATE
#101-102	Available	3,108 SF	\$1.25 SF/month
#109-111	Available	3,930 SF	\$0.95 SF/month
#112	Available	1,360 SF	\$0.95 SF/month
#113	Available	1,280 SF	Negotiable
#116	Available	1,400 SF	\$0.95 SF/month
#118	Available	1,400 SF	\$1.25 SF/month
#126	Available	1,340 SF	\$0.95 SF/month
#103	Chiletito Mexican	1,360 SF	Occupied
#104	XO Liquor	1,570 SF	Negotiable
#105-106	Church	2,350 SF	Negotiable
#107	Available	1,280 SF	\$1.00 SF/month
#108	Beauty Supply	1,250 SF	Negotiable
#114-115	Church	2,680 SF	Negotiable
#117	Young Insurance	1,360 SF	Negotiable
#119	Church	1,310 SF	Negotiable
#120-122	Dental Office	2,720 SF	Negotiable
#123-125	Super 99 Cent Store	4,120 SF	Negotiable



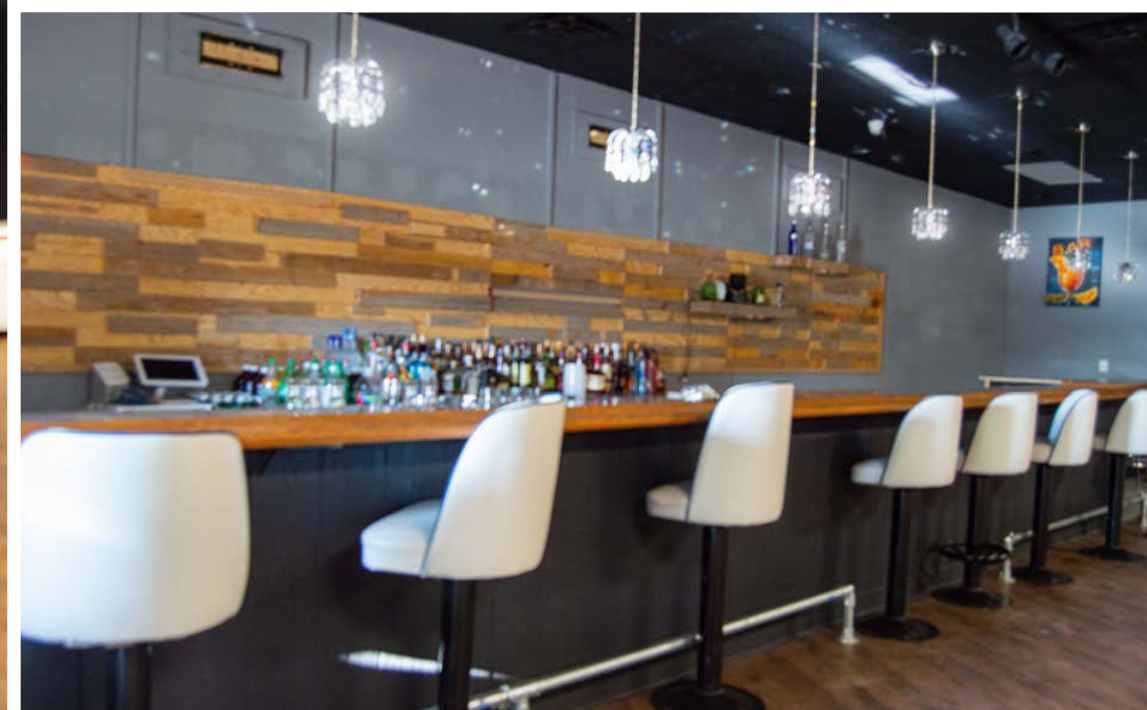
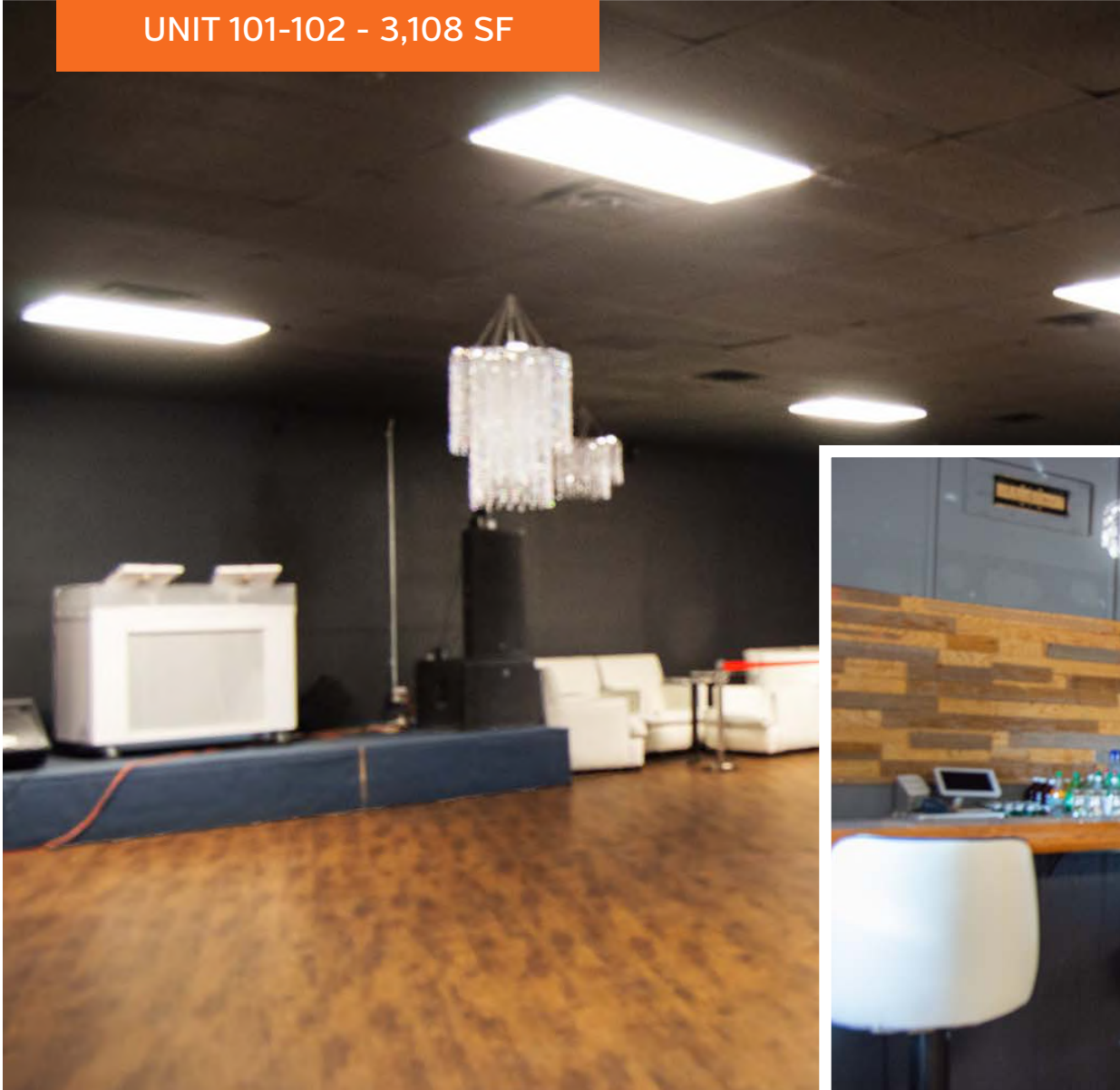


# Available Spaces



# Unit 101 Photos

UNIT 101-102 - 3,108 SF



# Unit 109 Photos

UNIT 109-111 - 3,930 SF



# Unit 112 Photos

UNIT 112 - 1,360 SF



# Unit 116 Photos

UNIT 116 - 1,400 SF



# Unit 118 Photos

UNIT 118 - 1,400 SF



# Unit 126 Photo

UNIT 126 - 1,340 SF





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