

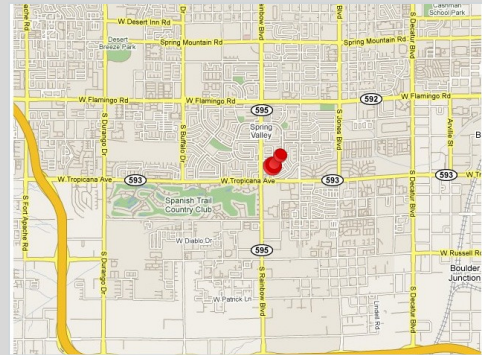
SPRING VALLEY MARKETPLACE

4825 S Rainbow Blvd



LOCATION:

Spring Valley Marketplace is located at South Rainbow Blvd and West Tropicana Ave.



- Easy Access and Great Visibility
- Tenants Include - Econo Lube N Tune, Carl's Jr, Little Caesers' Pizza, W'Care Pharmacy, Subway, Rainbow Dental, Cariba Charlie's
- Area Retailers - Albertsons, Cold Stone Creamery, Creative Kids Learning Center, Walgreens, Spring Valley Hospital and Postnet
- Traffic Counts: W. Tropicana Ave and S. Rainbow Blvd combined - Approximately 55,000
- Pylon Signage Available
- Competitive Lease Rates

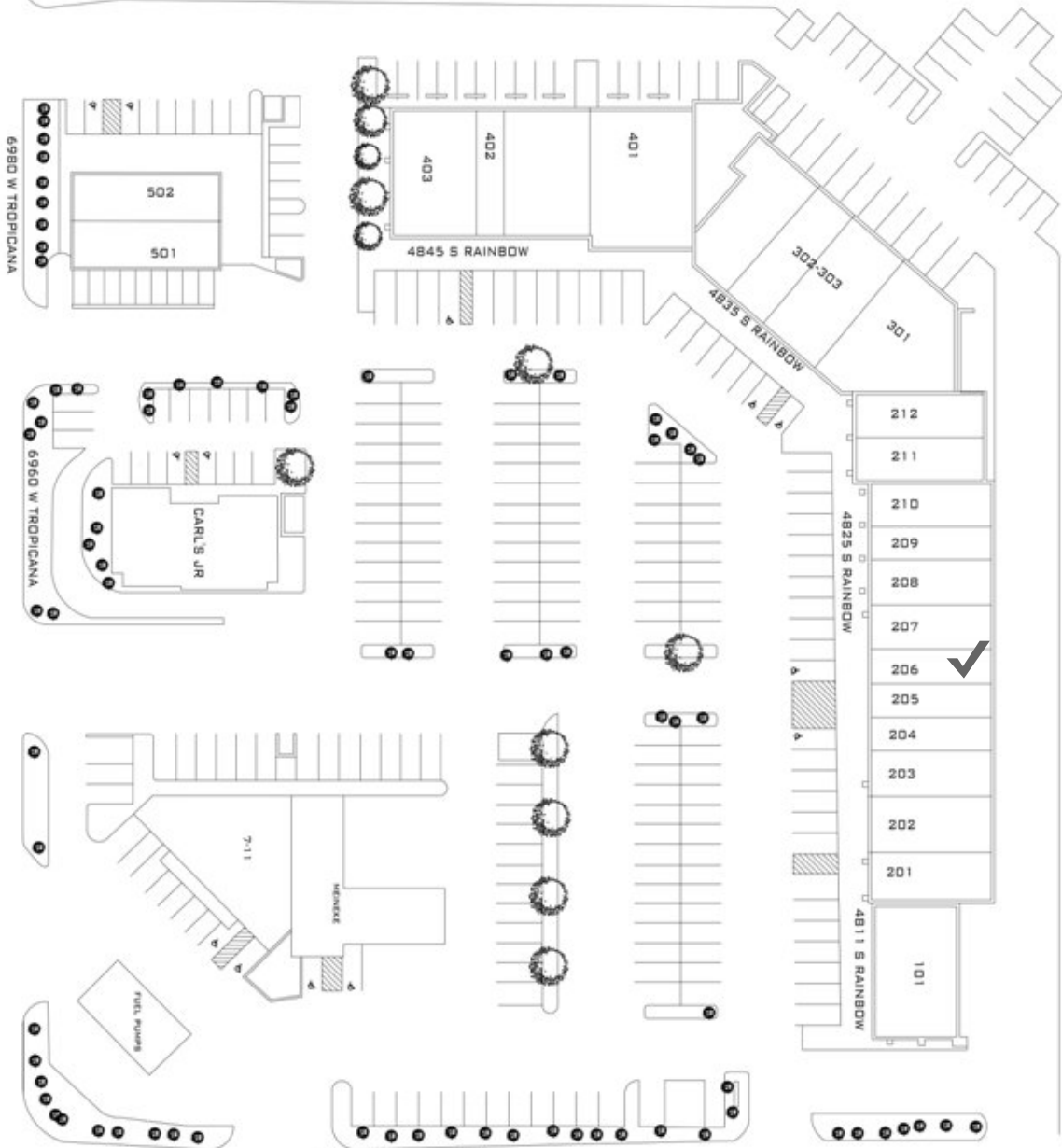


BECKER
ENTERPRISES

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

For More Information Contact:
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TROPICANA



RAINBOW

Spring Valley Market Place
4825 S. Rainbow Blvd., Suite 206
870 Sq. Ft.

Spring Valley Market Place

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics

2016 Demographics

Total Population	5,866	9,755	32,041	Total Population	6,373	10,817	36,254
Total Households	2,600	4,097	12,322	Total Households	2,854	4,582	14,103
Age - 5-14	12.9%	13.3%	14.0%	Age - 5-14	12.9%	13.4%	14.1%
Age - 25-34	14.9%	14.9%	14.9%	Age - 25-34	12.9%	12.9%	13.0%
Age - 35-44	14.7%	14.7%	14.5%	Age - 35-44	14.4%	14.4%	14.2%
Age - 45-54	14.3%	14.0%	13.7%	Age - 45-54	14.6%	14.3%	14.0%
Age - 55-64	10.9%	10.6%	10.6%	Age - 55-64	11.5%	11.2%	11.2%
Total Housing Units	3,071	4,796	14,122	Total Housing Units	3,364	5,352	16,135
Avg. Household Income	75,121	78,212	78,088	Avg. Household Income	84,548	88,780	88,732
# of Employees	585	2,399	7,996	# of Employees	N/A	N/A	N/A



For More Information
 Contact:
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**SPRING VALLEY MARKET PLACE
C-2 ZONING / COUNTY / 89103/89147**

RETAIL/OFFICE SPACE

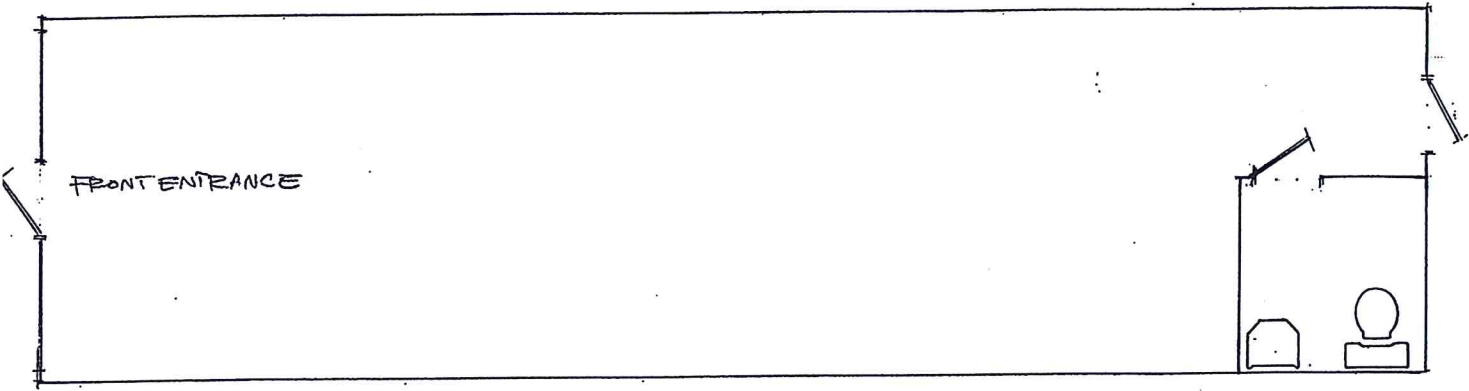
4825 S. RAINBOW BLVD. 89103

SUITE 206

VACANT

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	870			
BASE RENT	\$1.20	\$1,044.00	\$1,044.00	\$1,044.00
COMMON AREA MAINTENANCE		\$208.80	\$208.80	\$208.80
TAXES		\$87.00	\$87.00	\$87.00
COMMON AREA INSURANCE		\$34.80	\$34.80	\$34.80
WATER		\$43.50	\$60.90	\$78.30
SEWER		\$34.80	\$34.80	\$34.80
TRASH		\$78.30	\$78.30	\$78.30
SUBTOTAL		\$1,531.20	\$1,548.60	\$1,566.00
ADDITIONAL RENTS PSQF		\$0.56	\$0.58	\$0.60
PYLON - PER SPACE PER SIGN	<i>OPTIONAL</i>	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$20,880.00	\$20,880.00	\$20,880.00
SECURITY DEPOSIT		\$2,088.00	\$2,088.00	\$2,088.00
ANNUAL BASE RENT		\$12,528.00	\$12,528.00	\$12,528.00

ADDITIONAL INFORMATION Additional Rents PSQF are estimated and subject to change



SVMP
4825 S. RAINBOW BLVD #206

8-23-18