



MESA
MANAGEMENT

THE POINTE
DANCE CENTER

9512

Available
CHRIS GODINO EXT. 528
702-369-4300
SVN-TheEquityGroup.com

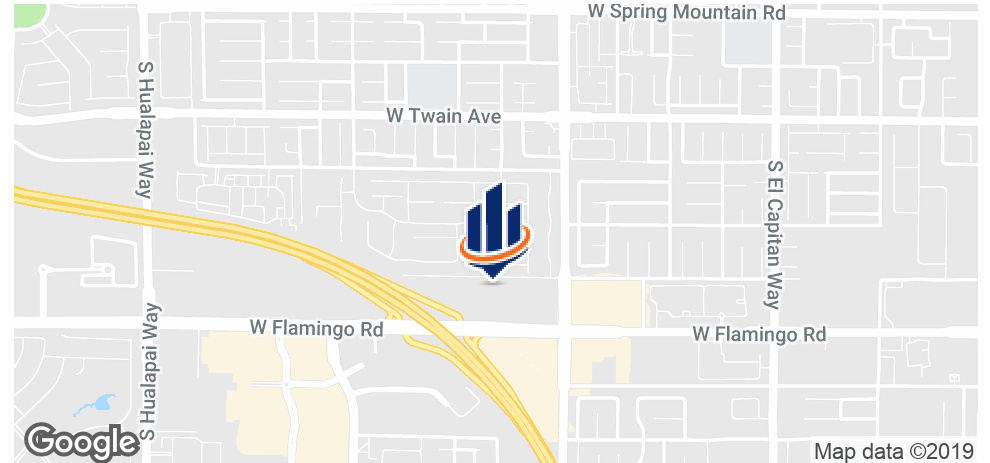


9512 WEST FLAMINGO ROAD

9512 W. FLAMINGO ROAD
LAS VEGAS, NV 89147

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Property Summary



OFFERING SUMMARY

Available SF:	1,515 SF
Lease Rate:	\$2.00 SF/month (NNN)
Lot Size:	0 Acres
Building Size:	4,500 SF
Zoning:	C-2
Market:	Southwest
Submarket:	Spring Valley -89147

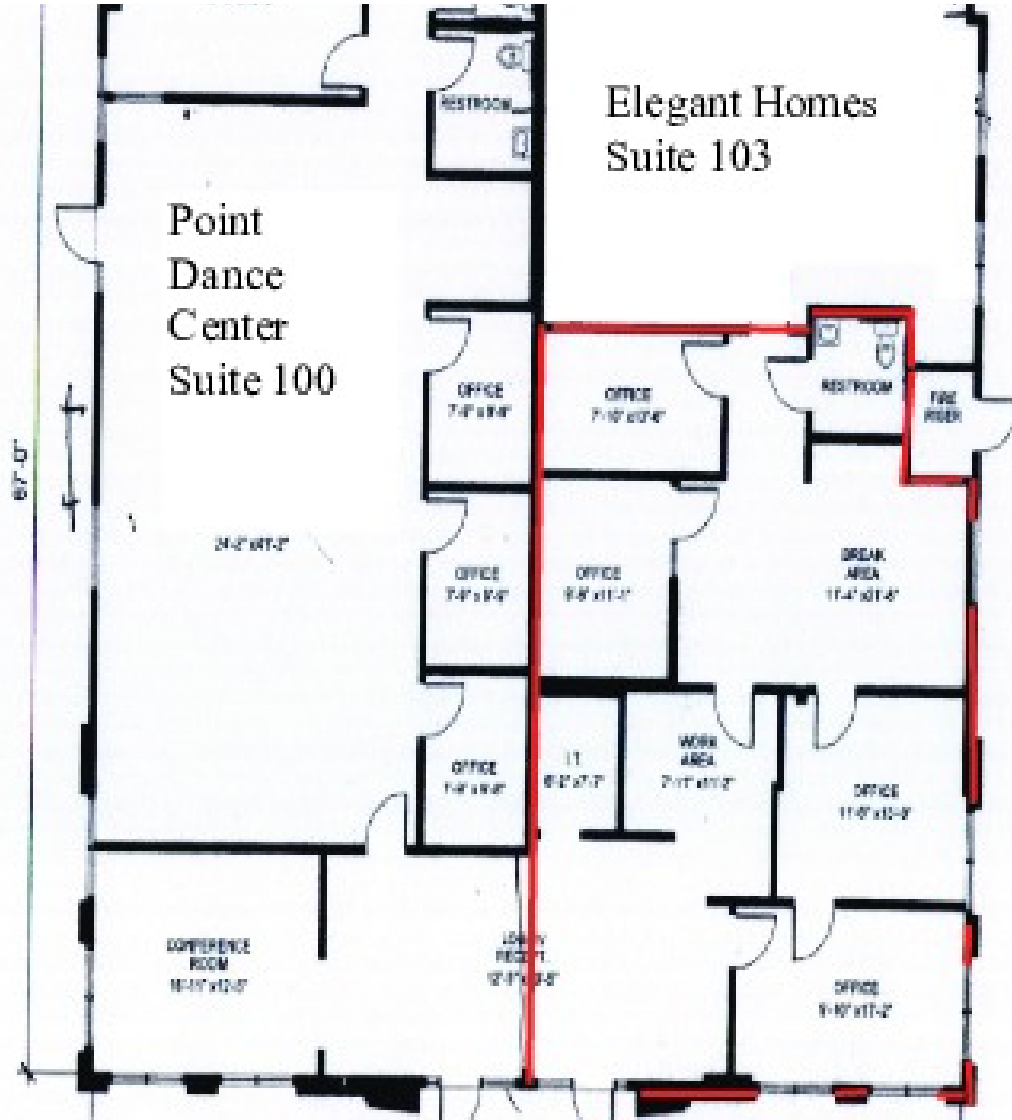
PROPERTY OVERVIEW

Single Office Suite Available. The building has 3 separate office suites in total

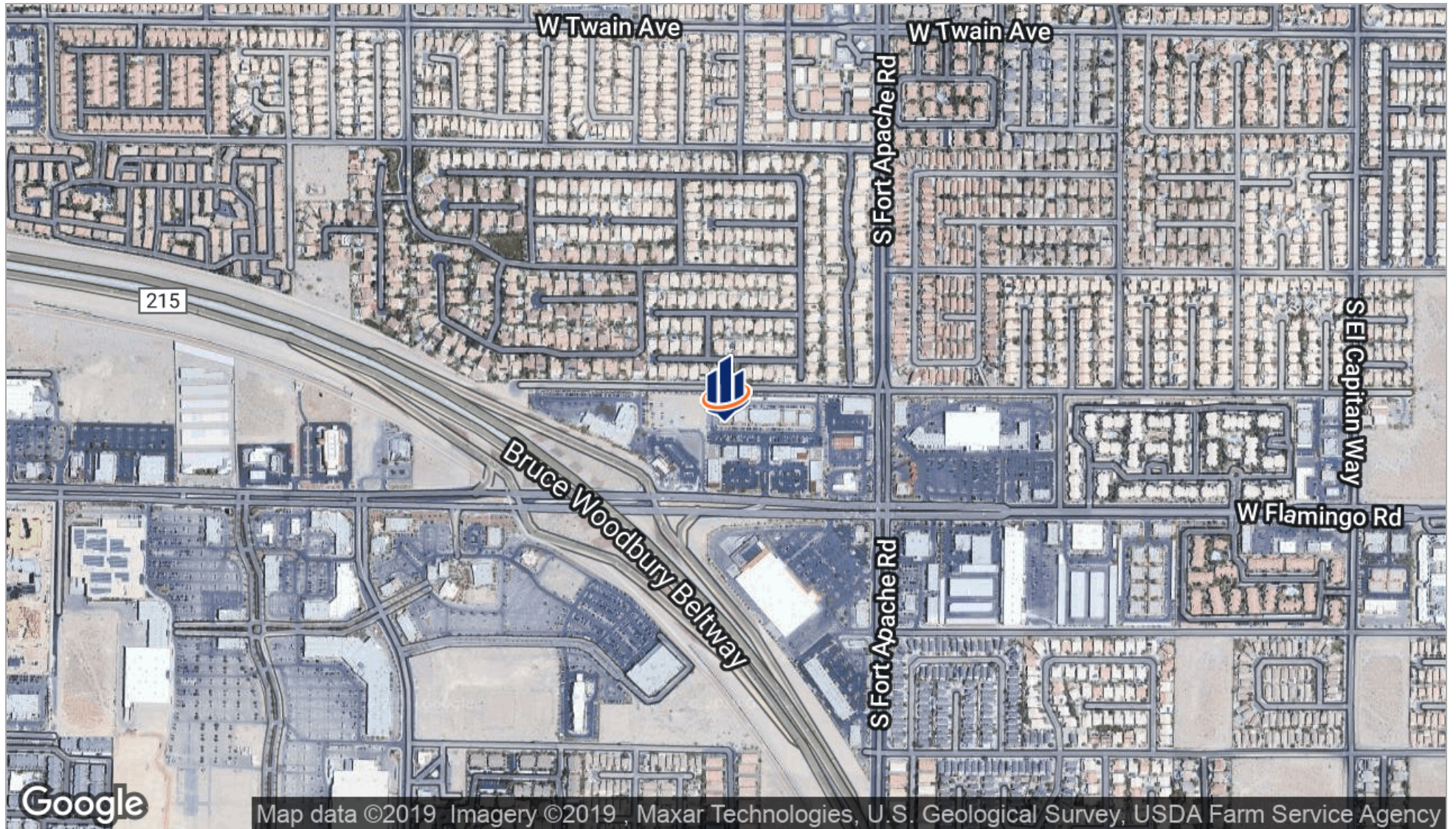
PROPERTY HIGHLIGHTS

- Upgraded Interior Build-out
- Hard Ceiling
- Ceramic Tile for the open areas
- Carpeting Offices and Conference Room

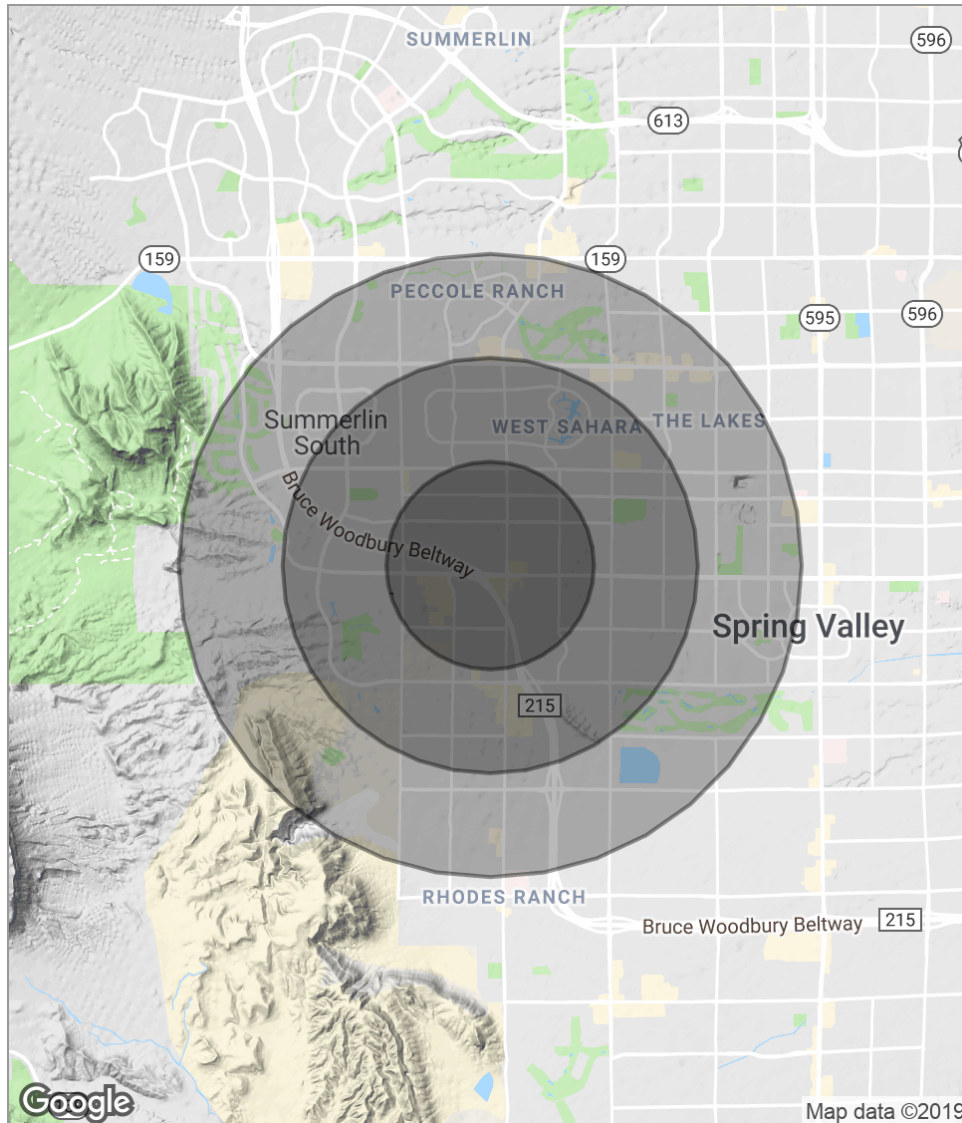
Floor Plans



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	21,244	76,969	146,599
Median age	39.5	39.1	38.2
Median age (Male)	40.8	39.8	38.3
Median age (Female)	38.7	38.4	38.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,862	31,627	59,754
# of persons per HH	2.4	2.4	2.5
Average HH income	\$76,747	\$78,233	\$82,431
Average house value	\$337,588	\$360,384	\$368,911

* Demographic data derived from 2010 US Census