

ST. ROSE PLAZA

120 E. Bruner, Las Vegas NV 89183

FOR LEASE



High visibility location on St Rose near Las Vegas Blvd

- 24,000 cars a day
- Proximity to M Casino
- Proximity to new Costco development
- Excellent frontage & pylon signage
- Minutes to the I-15 Interstate
- TIs available
- Captive residential subdivision
- Proximity to Southern Highlands
- Close to 8,500 home Inspirada development
- Newer construction: 2008
- Curb appeal, well designed
- Tavern anchored
- Close to St. Rose Siena Hospital Campus

High quality tavern-anchored center opposite M Casino and near new Costco development. This modern 2008 build retail property has excellent frontage and pylon signage on a road with 24,000 cars a day.

It has a captive neighborhood close by. The local area is under-served, and has limited retail services. Minutes to I-15 Freeway. Gray shell, vanilla shell and built out space available from 1,324 sq ft to 11,876 sq ft.

Marketed by: Philip Gusterson
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BUILT OUT & GRAY SHELL AVAILABLE

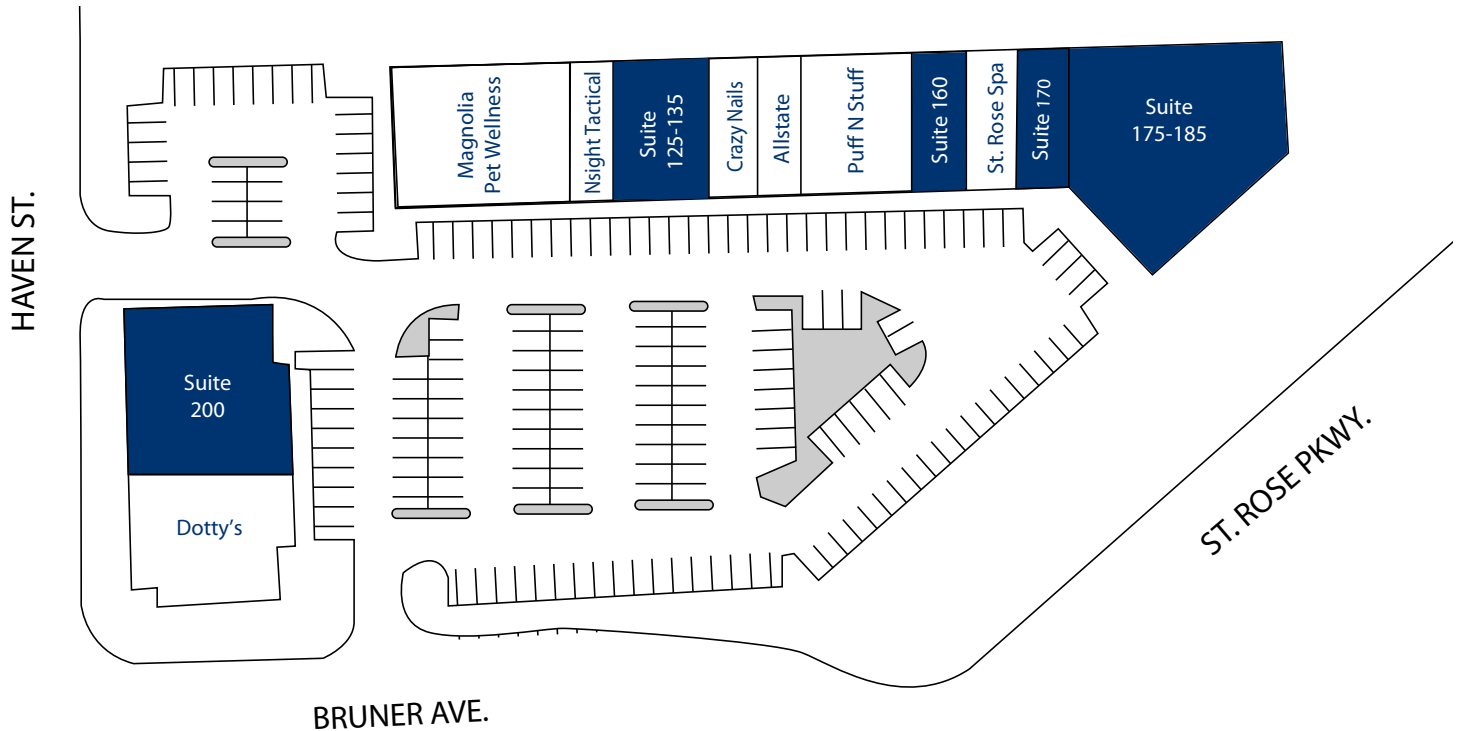


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Unit	Name	Unit Size	Status
110-100	Dotty's	4,063	Occupied
110-110-130	AVAILABLE	5,772	Gray shell
120-100	Magnolia Pet Wellness	5,256	Occupied
120-120	Nsight Tactical	1,324	Occupied
120-125-135	AVAILABLE	3,496	Gray shell
120-140	Crazy Nails	1,800	Occupied
120-145	Allstate	1,198	Occupied
120-150-155	Puff N Stuff	2,541	Occupied
120-160	AVAILABLE	1,420	Gray shell
120-165	St. Rose Spa	1,213	Occupied
120-170	AVAILABLE	1,368	2nd generation
120-175-185	AVAILABLE	8,573	2nd generation

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