



RETAIL | FOR LEASE



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Las Vegas, NV 89123

NAIVegas

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

8945 W. Russell Road Suite 110
Las Vegas, NV 89148

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Property Details

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2016 Population	15,954	116,736	318,534
HOUSEHOLDS	1-mile	3-mile	5-mile
2016 Households	5,855	48,854	123,536
INCOME	1-mile	3-mile	5-mile
2016 Average HH Income	\$82,964	\$71,644	\$73,388

LEASING DETAILS

Inline Space:
\$1.50 - \$1.65 PSF NNN
CAM CHARGES \$0.48

Space Available:
1,100 - 3,300 SF

> FOR MORE INFORMATION
<http://helloarti.com/view/27182>

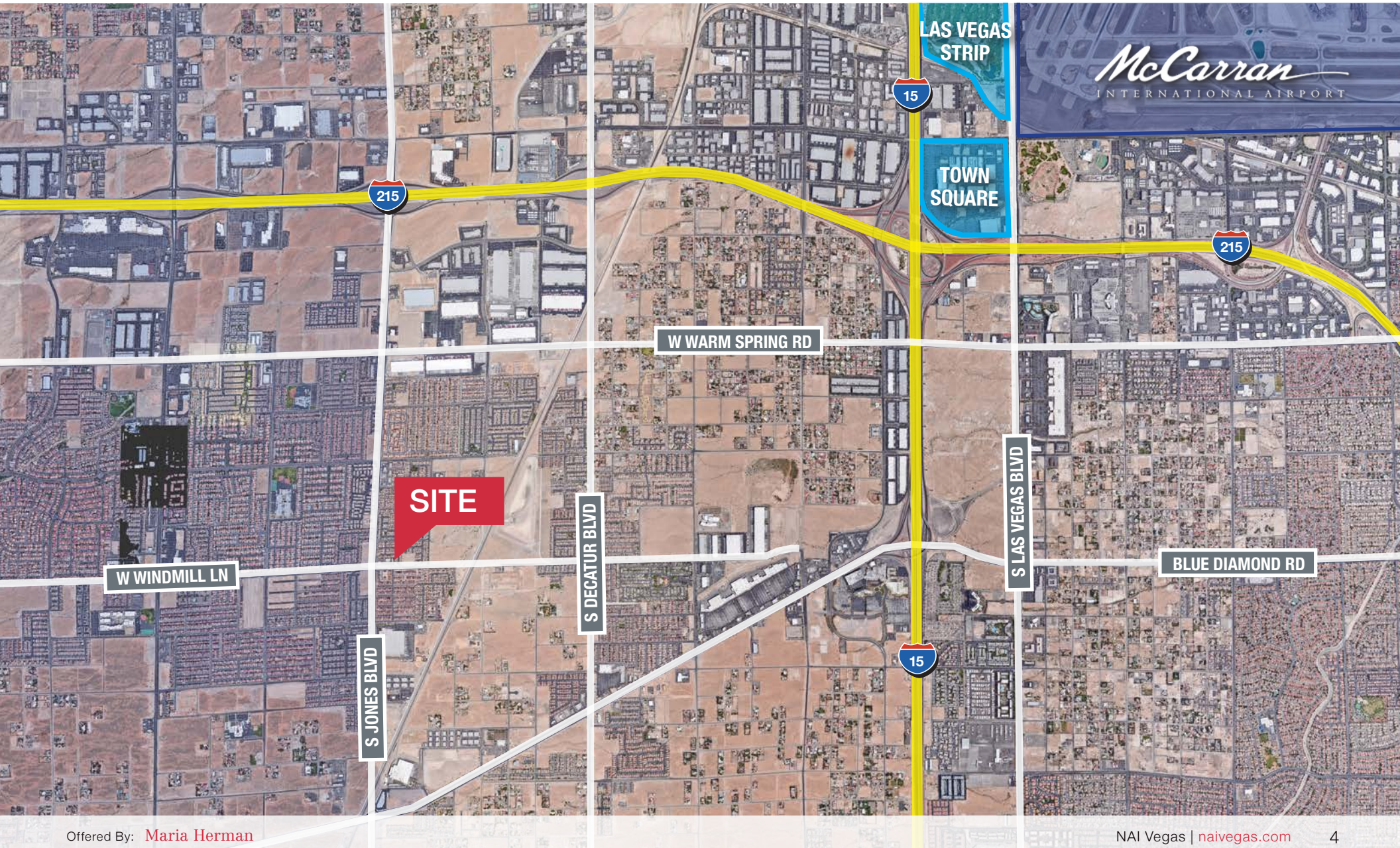


Property Highlights

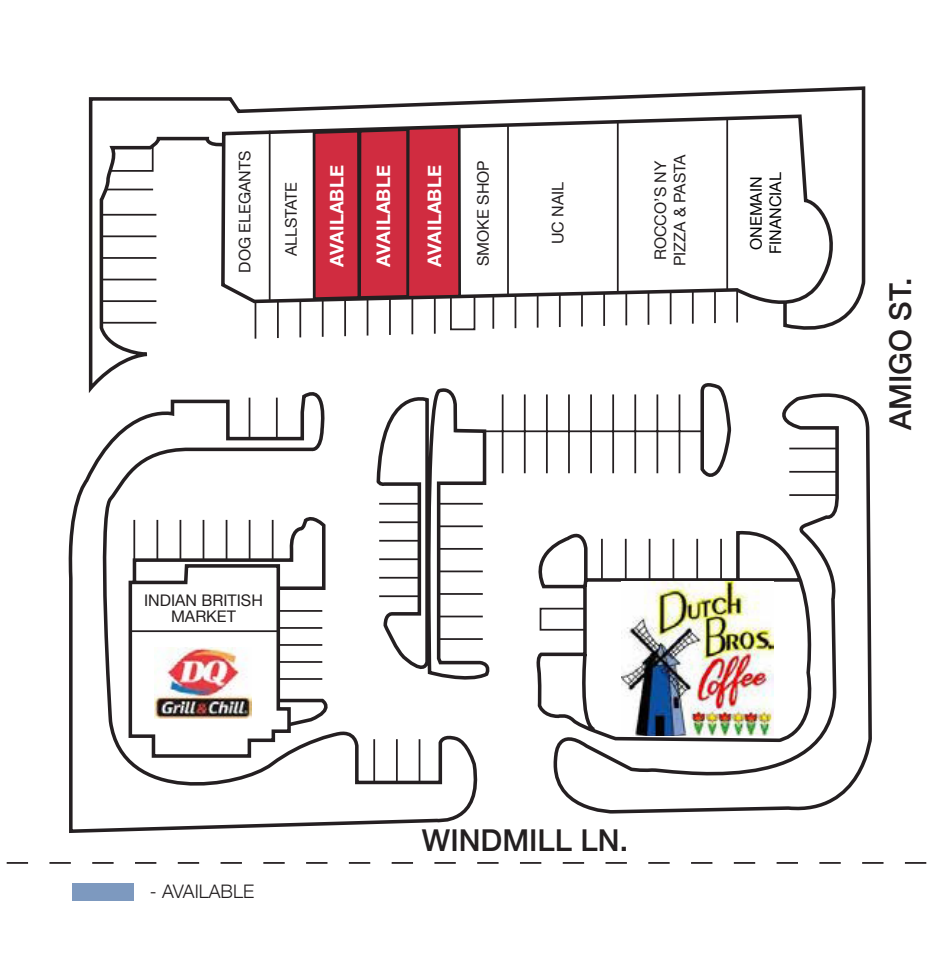
- Join great tenants including Dairy Queen, Allstate Insurance, Dog Elegants, Rocco's Pizza, Dutch Bros. and others
- Pylon signage available
- Quick access to the I-15 Freeway, 215 Beltway and Las Vegas Blvd.
- Close proximity to McCarran International Airport with high daytime populations
- Perfectly suited for small restaurants, florists, etc.



Aerial Map

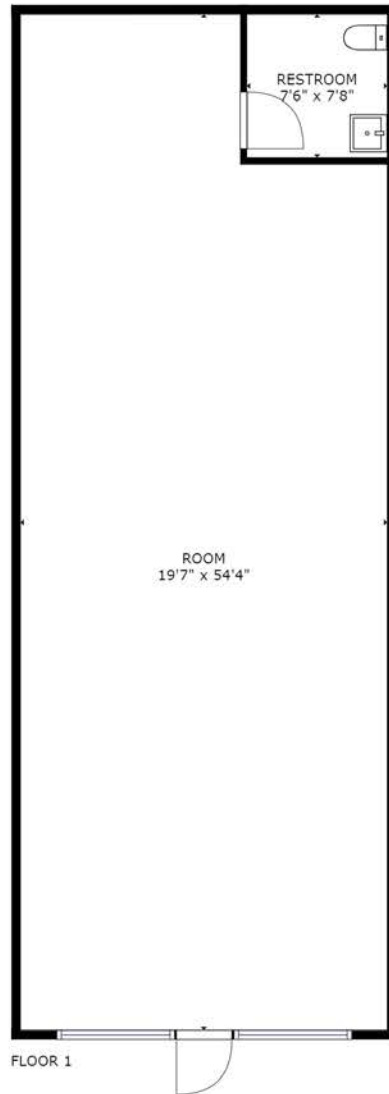


Site Plan



SUITE	TENANT	SF
560 - 120	Indian British Market	
560 - 105	Dairy Queen	
570	Dutch Bros. Coffee	
580 - 100	OneMain Financial	
580 - 105/110	Rocco's NY Pizza & Pasta	
115 - 120	UC Nail	
580 - 125	Smoke Shop	
580 - 130	Available	1,100
580 - 135	Available	1,100
580 - 140	Available	1,100
580 - 145	Allstate	
580 - 150	Dog Elegants	

Floor Plan



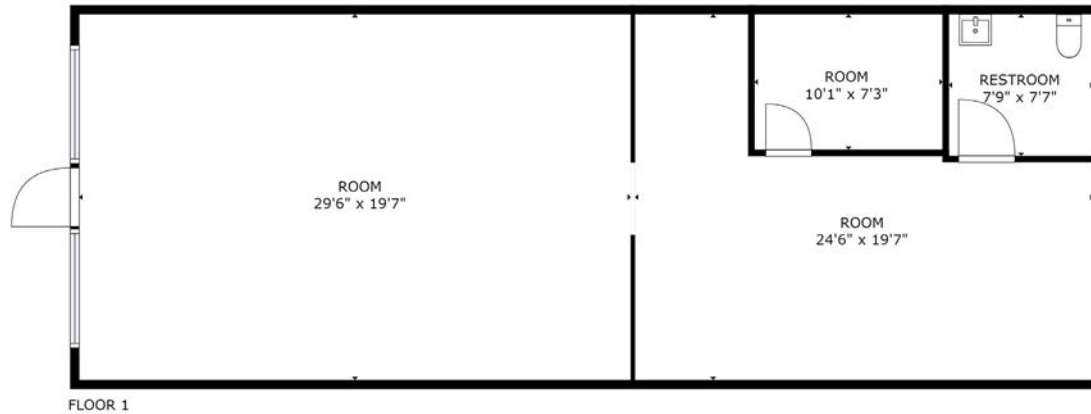
Property Details

FIRST FLOOR

Suite #	135
Total SQFT	±1,100
Lease Rates	\$1.50
CAMS	\$0.48
Available	Immediately

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Floor Plan



Property Details

FIRST FLOOR

Suite #	140
Total SQFT	±1,100
Lease Rates	\$1.50
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