



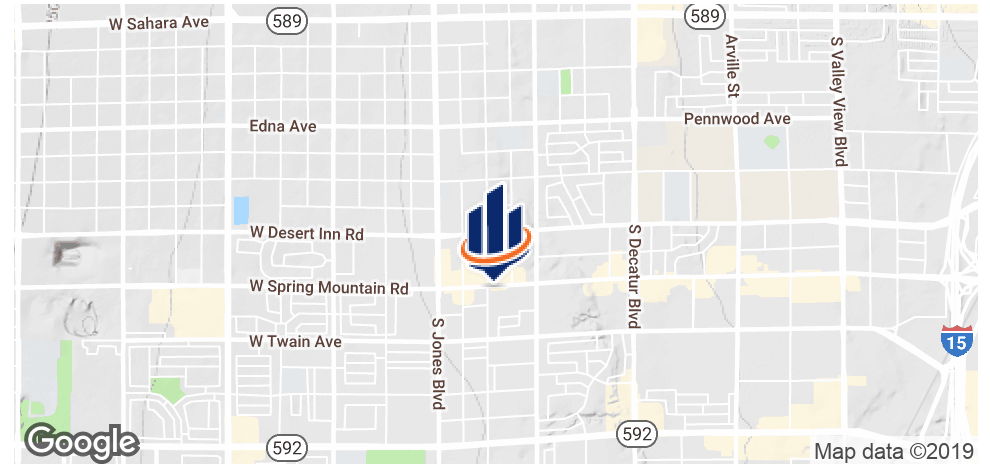
5755 SPRING MT ROAD

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LAS VEGAS, NV 89146

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Property Summary



OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$2.25 SF/month (NNN)
Lot Size:	0.36 Acres
Year Built:	1997
Building Size:	15,000 SF
Zoning:	C-2
Market:	Las Vegas
Submarket:	Central West Las Vegas

PROPERTY OVERVIEW

Triple Net Retail Lease

PROPERTY HIGHLIGHTS

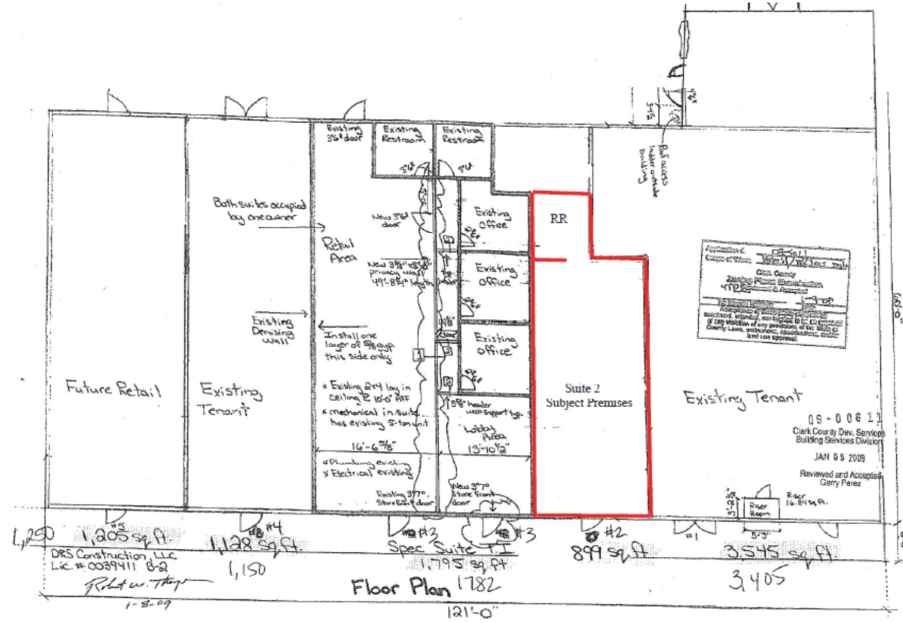
- Street Front Exposure
- Near China Town
- Pylon Sign

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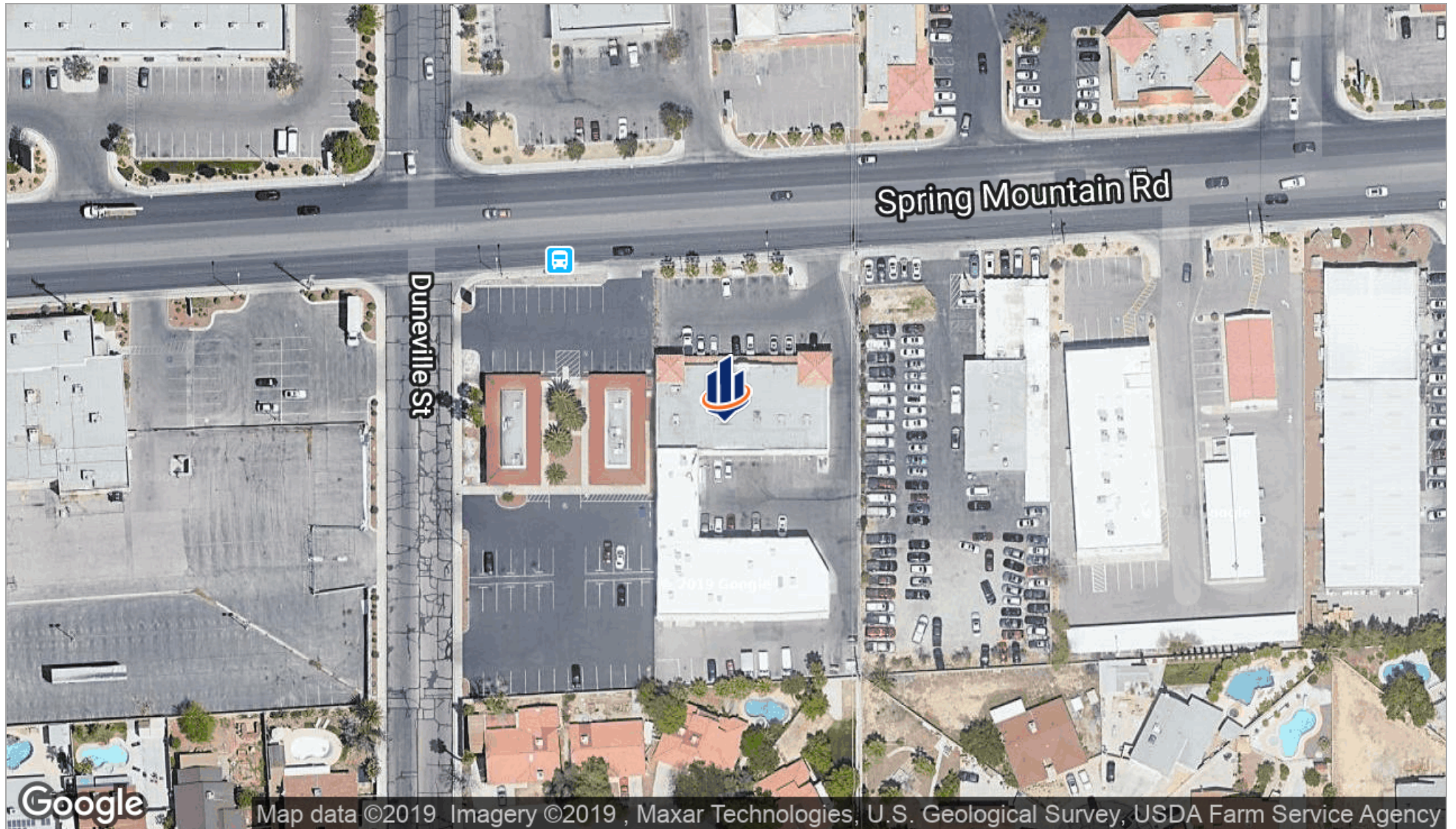
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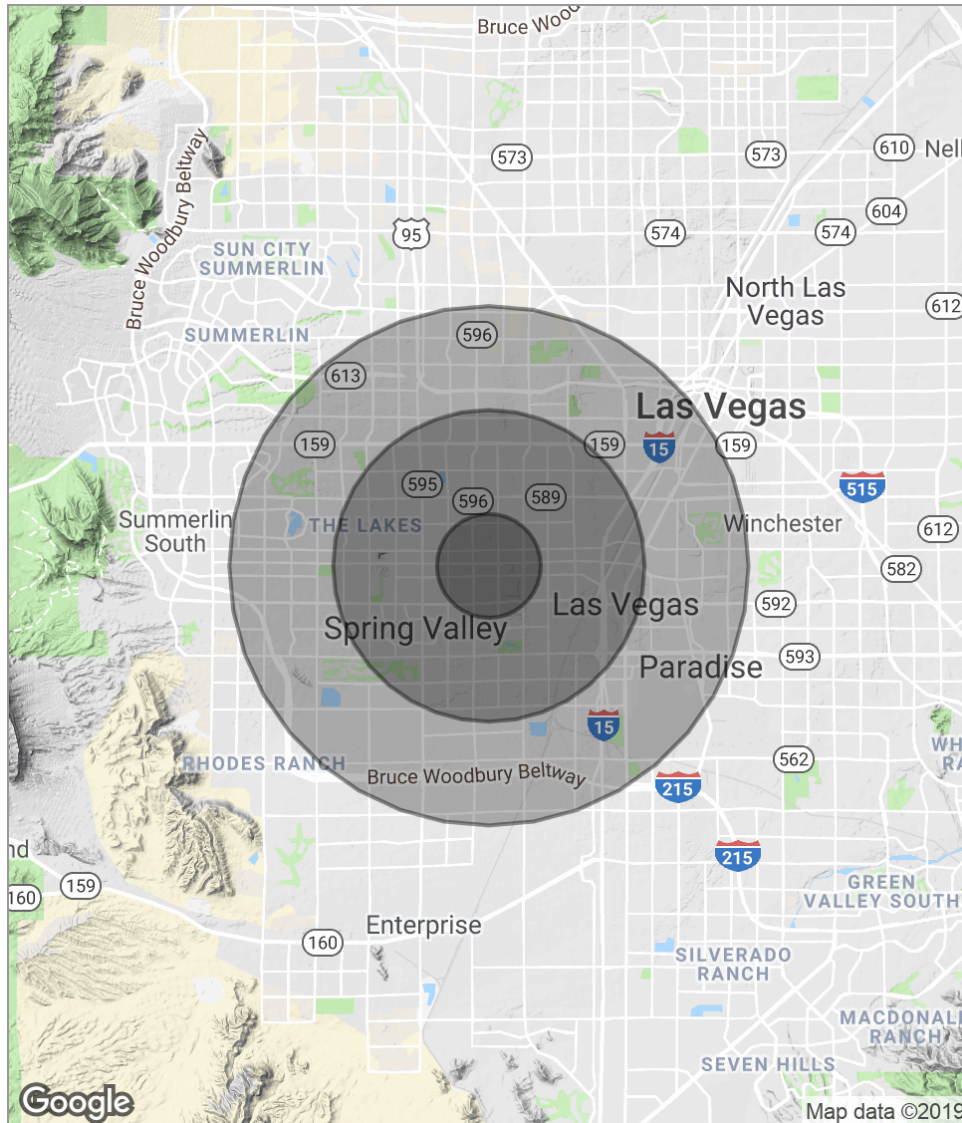
Site Plan



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,966	168,476	374,725
Median age	38.7	37.0	37.2
Median age (Male)	40.5	36.7	36.7
Median age (Female)	37.3	37.5	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,377	66,912	149,033
# of persons per HH	2.4	2.5	2.5
Average HH income	\$62,894	\$59,834	\$65,063
Average house value	\$333,122	\$283,874	\$275,404

* Demographic data derived from 2010 US Census

Retailer Map

