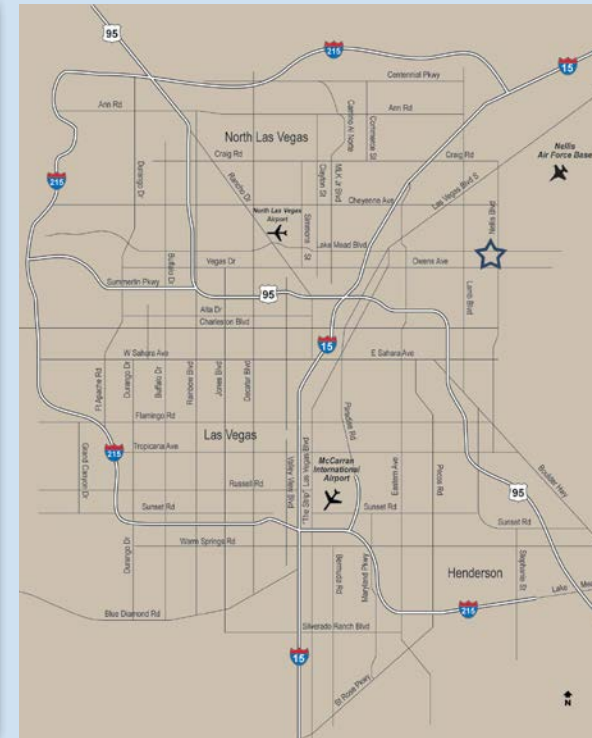
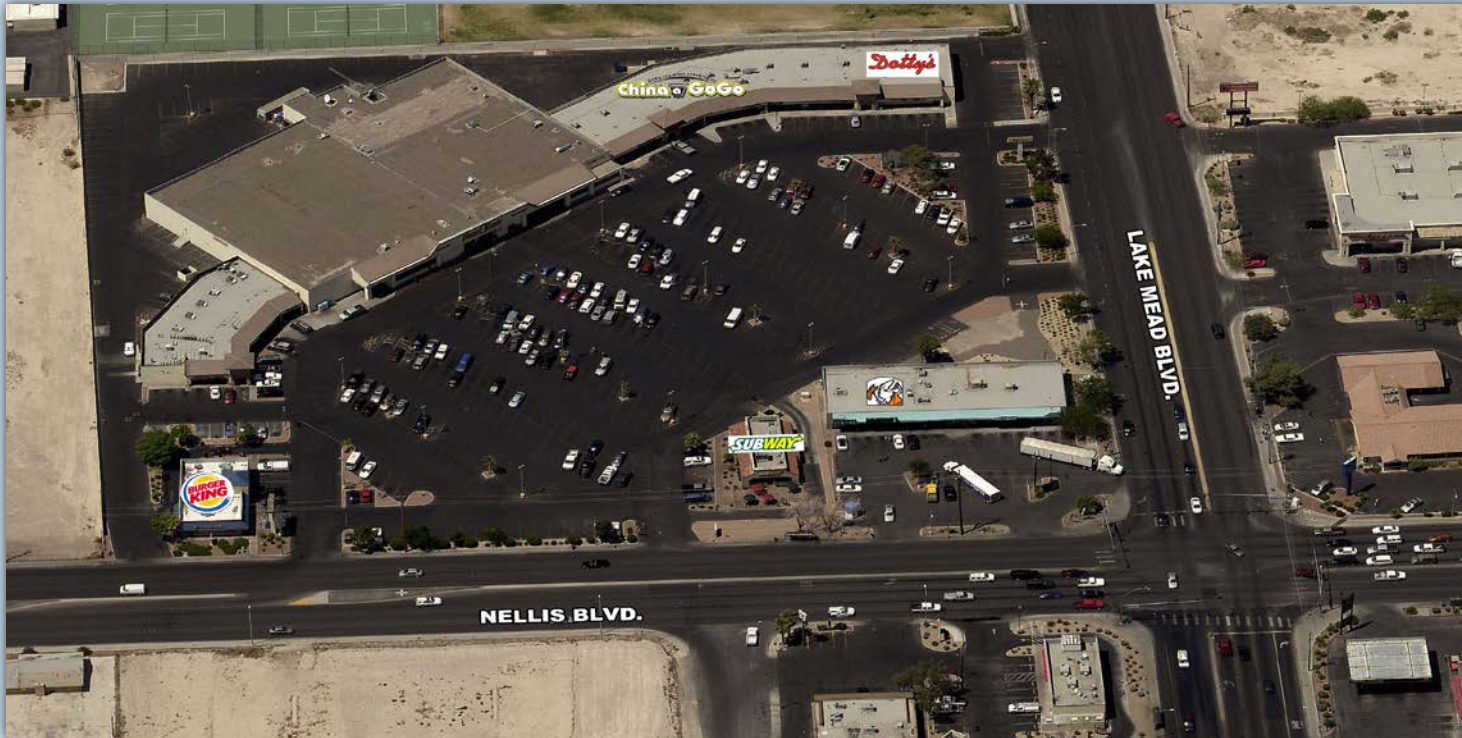


# FOR LEASE | RETAIL

## Nellis Lake Plaza

SWC Lake Mead Blvd. & Nellis Blvd., Las Vegas, NV 89115



Nellis Lake Plaza is located on the southwest corner of Lake Mead Boulevard and Nellis Boulevard in Las Vegas, NV. It is situated two miles to the south of the main entrance to the Nellis Air Force Base. Be sure to join other tenants in this center including Burger King, China A Go-Go, Dotty's, Meyers Auto Parts and Subway.

- Located at the signalized intersection of Lake Mead Boulevard and Nellis Boulevard
- Situated two miles south of the main entrance to the Nellis Air Force Base

### Population

1 Mile: 19,707  
 3 Mile: 200,286  
 5 Mile: 393,047

### Average Household Income

1 Mile: \$50,130  
 3 Mile: \$55,158  
 5 Mile: \$52,295

**Zoning:** General Commercial (C-2)

### Traffic Counts:

Lake Mead Blvd.: 33,000 cpd / Nellis Blvd.: 31,500 cpd

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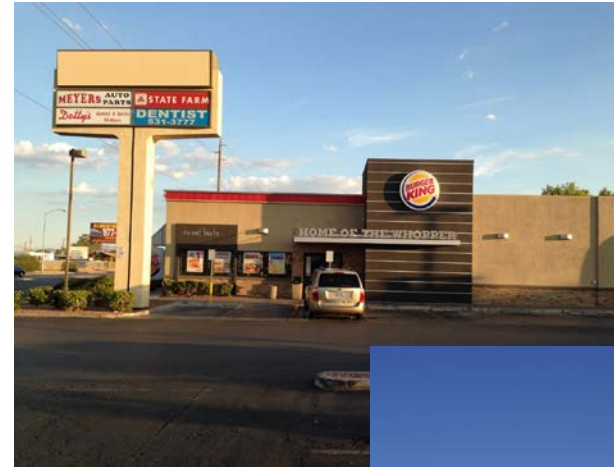
# FOR LEASE | RETAIL

## Nellis Lake Plaza

SWC Lake Mead Blvd. & Nellis Blvd., Las Vegas, NV 89115  
LAKE MEAD BLVD.



NELLIS BLVD.



Join:



Little Caesars

Suite	Square Feet	Asking Rate
1937	658	\$1.35 sf./mo.
1941	720 sf.	\$1.35 sf./mo.
1979 (Former Restaurant)	1,354 sf.	\$1.15 sf./mo
1975/1977	1,947 sf.	\$1.15 sf./mo.

CAMs, Taxes & Insurance Est.:  
\$0.49 sf./mo.