



RETAIL | OFFICE SUITES AVAILABLE

FOR LEASE

3720 - 3880 W. LAKE MEAD BLVD. | NORTH LAS VEGAS, NV 89032

STATION PLAZA

BOB HAWKINS

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NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

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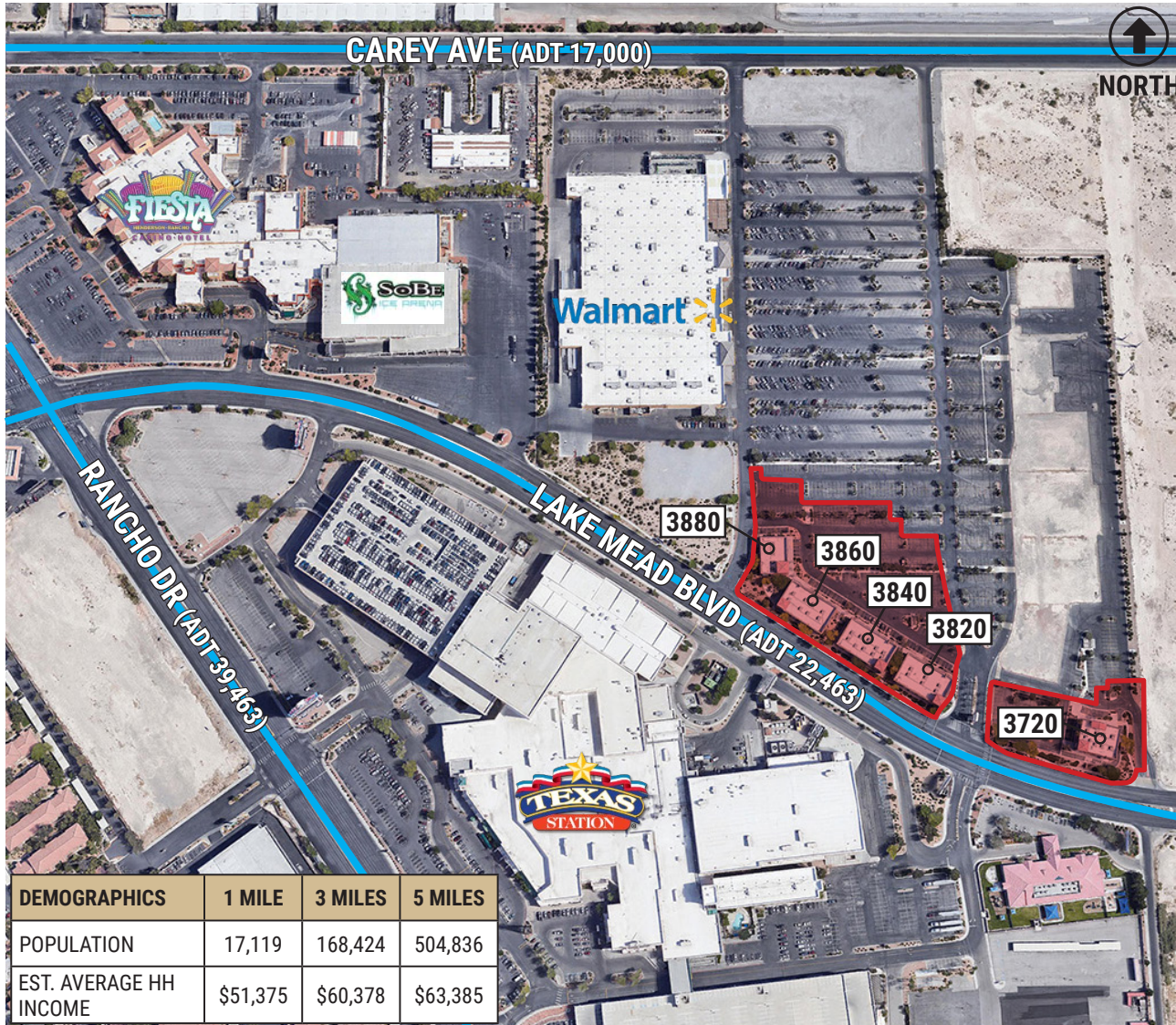
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PROPERTY DETAILS

- Retail | Office Suites Available (1,141 - 6,741 SF±)
- Wal-Mart "Shadow Anchored" Retail
- Signalized Intersection at Lake Mead Blvd.
- Building and Pylon Signage Available
- Aggressive Landlord able to make deals
- Turn-key Dental Suite available
- 3 miles north of US-95 / Rancho Dr. ramps - minutes to Spaghetti Bowl, Downtown & The "Strip"
- C-2 Zoning (North Las Vegas)
- Lease Rate: from **\$1.25/SF NNN**
- NNN Fee: **\$0.47/SF**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,119	168,424	504,836
EST. AVERAGE HH INCOME	\$51,375	\$60,378	\$63,385

3720 W. LAKE MEAD BLVD		
SUITE	TENANT	SF
Bldg	Bourbon Street Sports	6,230

3820 W. LAKE MEAD BLVD		
SUITE	TENANT	SF
100	Vacant	2,653
105	Vacant	3,247
110	T-Mobile	2,500

3840 W. LAKE MEAD BLVD		
SUITE	TENANT	SF
100	Vacant	3,000
105	O.P.I. Nails & Spa	1,411
110	Three Kings Smoke	1,201
115	Koster Financial	2,799

3860 W. LAKE MEAD BLVD		
SUITE	TENANT	SF
100	Vacant	3,100
105	Vacant	1,141
110	Cobra Martial Arts	1,400
115	Vacant	2,500

3880 W. LAKE MEAD BLVD		
SUITE	TENANT	SF
100	Vacant - Dental	2,125
105	Vacant	3,000

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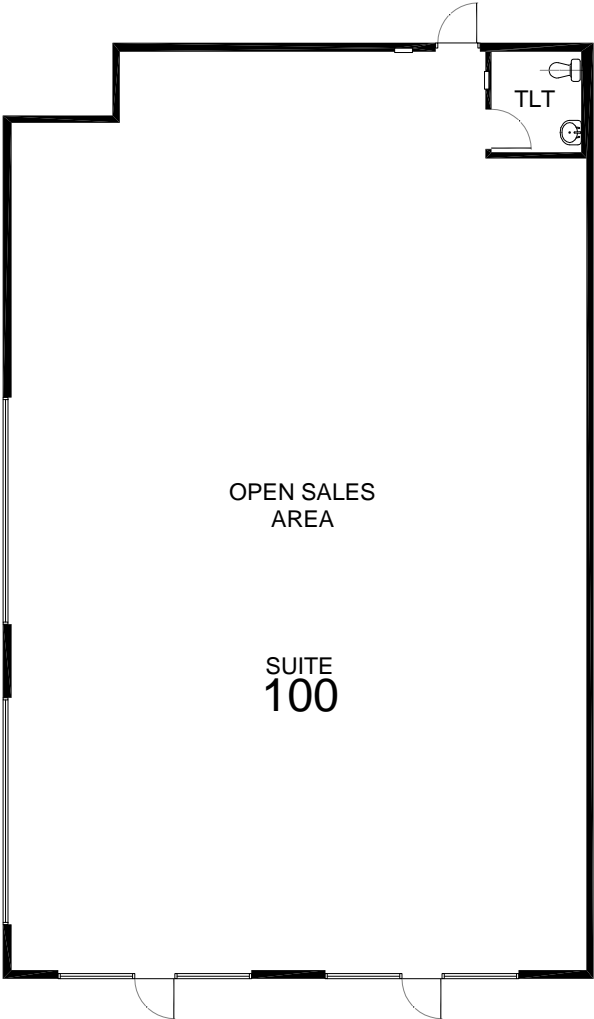
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3860 - Suite 100

3,100 SF±



3860 - Suite 105

1,141 SF±



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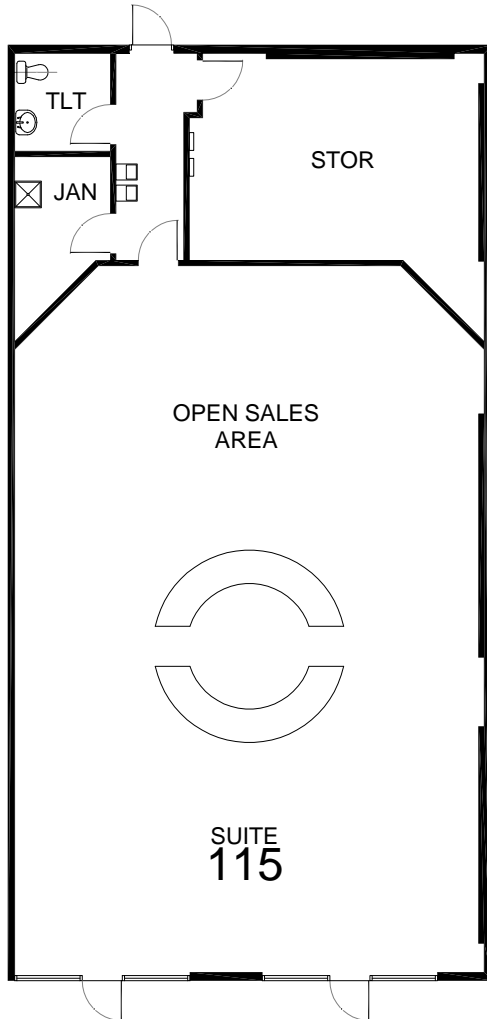
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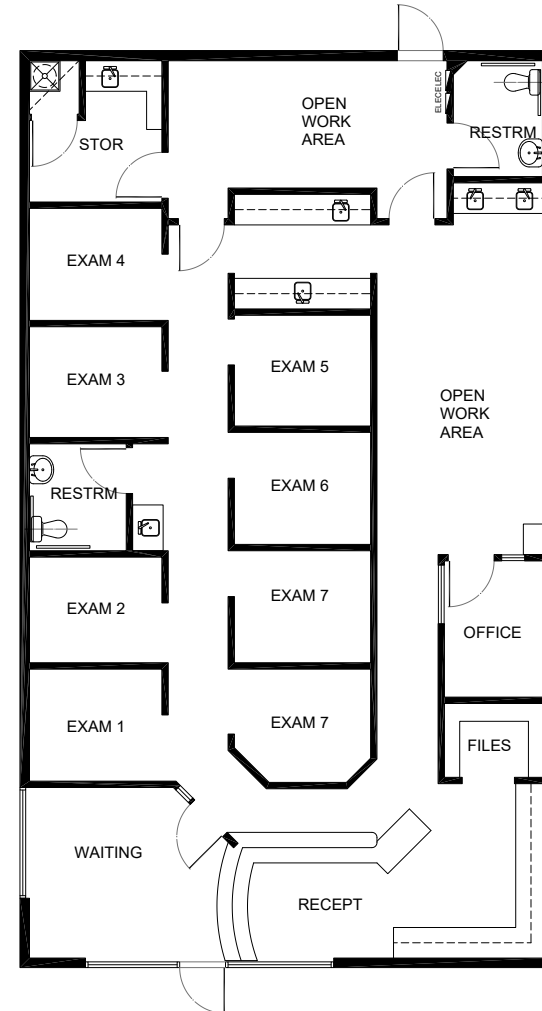
3860 - Suite 115

2,500 SF±



3880 - Suite 100

2,125 SF±



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Building 3880



Project Photo



3880 - Suite 100 | Move-in Ready Dental Office



3880 - Suite 105 | Open Sales Area



3860 - Suite 115 | Open Sales Area



Courtyard

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