

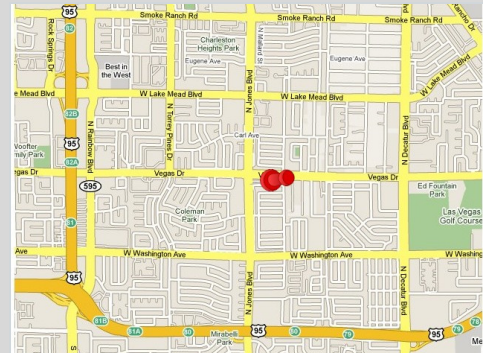
MERCADO PLAZA

1502 - 1504 N Jones Blvd



LOCATION:

Mercado Plaza is located at North Jones Blvd and Vegas Drive.

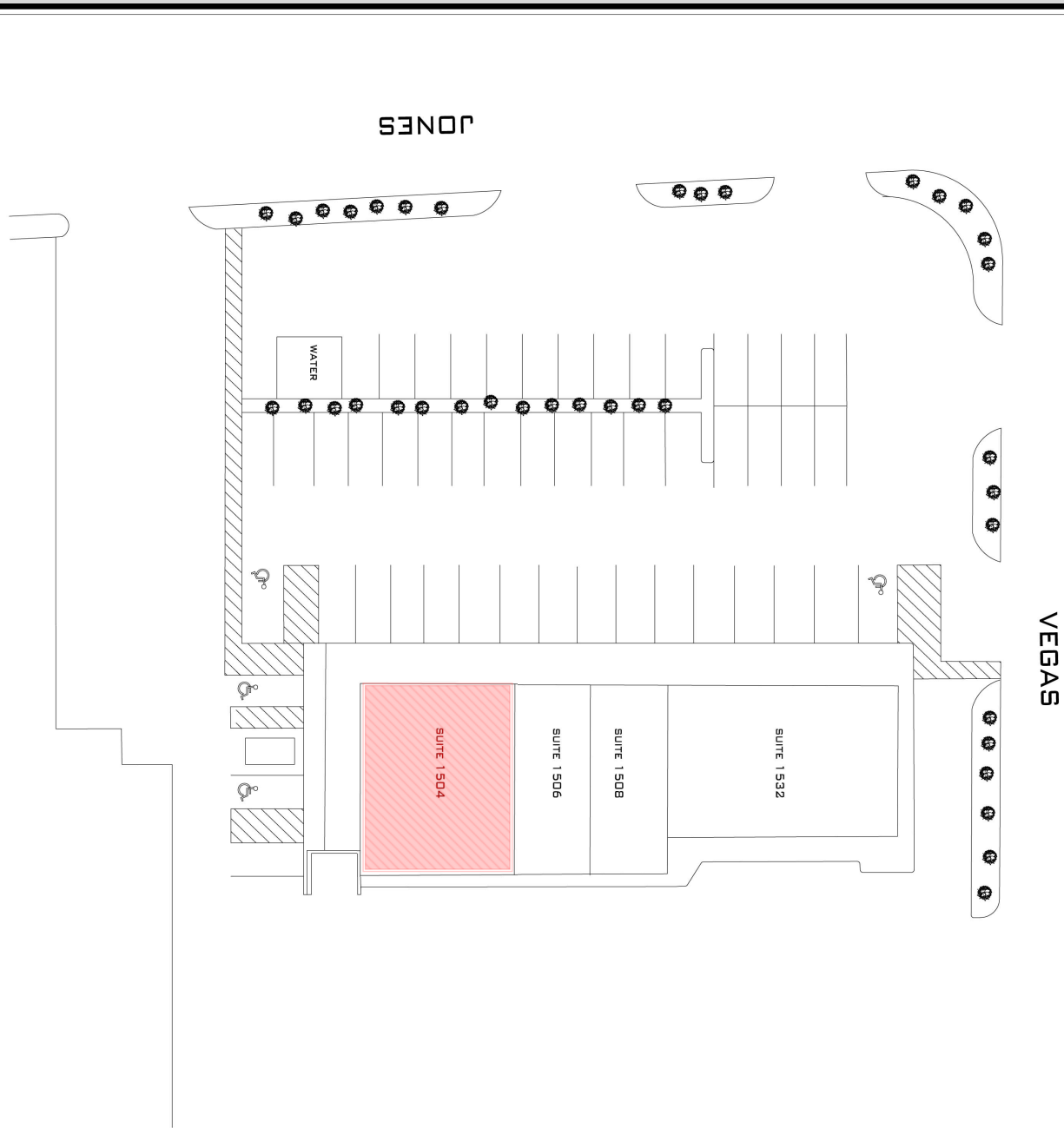


- Easy Access and Great Visibility
- Tenants Include - Speedy Cash and Cricket Wireless
- Area Retailers - Smiths Grocery, Today's Dental and Oral Surgery, Walgreen's, Papa John's Pizza, Popeye's Chicken, H&R Block
- Traffic Counts: Jones Blvd South at Vegas Drive - 34,800
- Pylon Signage Available
- Competitive Lease Rates



50 South Jones Blvd., Suite 100
Las Vegas, NV 89107

For More Information Contact:
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www.beckerlv.com



Mercado Plaza
1502-1504 N. Jones Blvd.
2,000 Sq. Ft.

Mercado Plaza

DEMOGRAPHIC DETAIL COMPARISON REPORT - 2, 3, 4 MIN. DRIVE TIMES

2011 Demographics				2016 Demographics			
Total Population	4,191	9,322	28,215	Total Population	4,887	10,794	31,654
Total Households	1,334	3,073	9,230	Total Households	1,595	3,620	10,512
Age - 5-14	12.6%	13.1%	14.5%	Age - 5-14	12.8%	13.2%	14.5%
Age - 25-34	14.6%	14.9%	14.6%	Age - 25-34	12.8%	13.0%	12.6%
Age - 35-44	16.6%	16.615.5%	14.9%	Age - 35-44	16.4%	16.3%	15.2%
Age - 45-54	14.4%	14.3%	14.3%	Age - 45-54	14.7%	14.7%	14.6%
Age - 55-64	10.5%	10.2%	10.5%	Age - 55-64	10.9%	10.7%	11.1%
Total Housing Units	1,611	3,615	10,650	Total Housing Units	1,900	4,220	12,087
Avg. Household Income	54,315	60,950	57,185	Avg. Household Income	60,663	67,447	63,254
# of Employees	153	624	2,401	# of Employees	N/A	N/A	N/A

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**MERCADO PLAZA
C-1 ZONING / CITY / 89107**

RETAIL SPACE: 2 BATHROOMS (FORMER TAVERN)

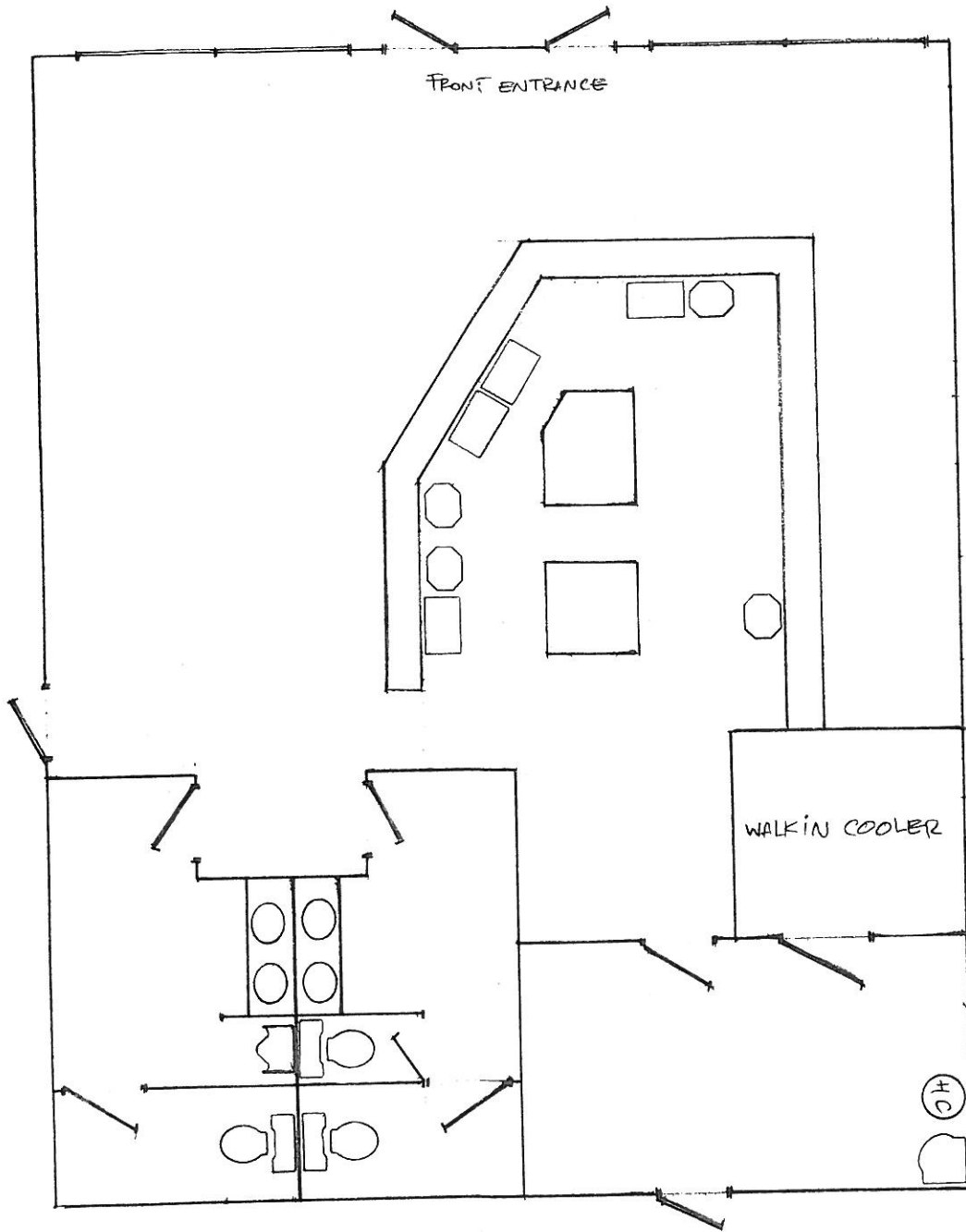
1502-1504 N. JONES BLVD.

		Standard Water Use	Medium Water Use	High Water Use
SQUARE FOOTAGE	2,000			
BASE RENT	\$1.20	\$2,400.00	\$2,400.00	\$2,400.00
COMMON AREA MAINTENANCE		\$540.00	\$540.00	\$540.00
TAXES		\$220.00	\$220.00	\$220.00
COMMON AREA INSURANCE		\$60.00	\$60.00	\$60.00
WATER		\$80.00	\$120.00	\$160.00
SEWER		TBD	TBD	TBD
TRASH		TENANT RESPONSIBILITY		
SUBTOTAL		\$3,300.00	\$3,340.00	\$3,380.00
ADDITIONAL RENTS PSQF		\$0.45	\$0.47	\$0.49
PYLON - PER SPACE PER SIGN	<i>OPTIONAL</i>	\$135.00	\$135.00	\$135.00
PERCENTAGE RENT SALES		\$48,000.00	\$48,000.00	\$48,000.00
SECURITY DEPOSIT		\$4,800.00	\$4,800.00	\$4,800.00
ANNUAL BASE RENT		\$28,800.00	\$28,800.00	\$28,800.00

ADDITIONAL INFORMATION Additional Rents PSQF are estimated and subject to change

**1502 N. Jones
Items That Stay with unit**

QUANTITY	DESCRIPTION
4	STAINLESS STEEL SINGLE SINKS W/FAUCETS
2	STAINLESS STEEL 36" x 22" x 30" DOUBLE ICE SINKS
1	STAINLESS STEEL 60" x 19" x 30" TRIPLE SINK W/FAUCET
2	STAINLESS STEEL 24" x 20" x 30" FLAT TOP DRAIN SINKS
1	61 1/2" x 48" x 42" 2 DOOR/2DRAWER DISPLAY AREA ISLAND CABINET
1	56" x 48" x 42" 8 DOOR / 8 SHELF ISLAND CABINET
1	114" x 105" x 96" HIGH WALK IN COOLER
1	50 gal GAS A.O. SMITH WATER HEATER
1	24" x 24" x 9" DRAIN TUB W/FLOOR DRAIN



9-18-12

MERCADO PLAZA
1502-1504 JONE BLVD