

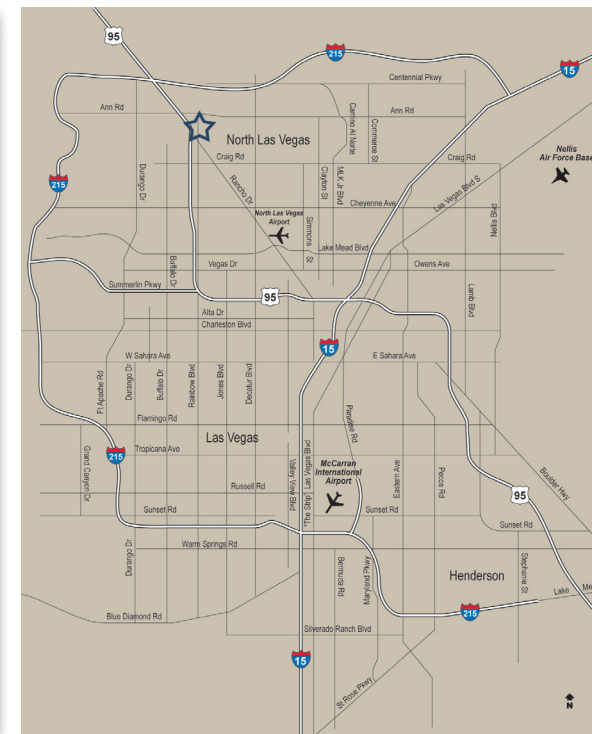
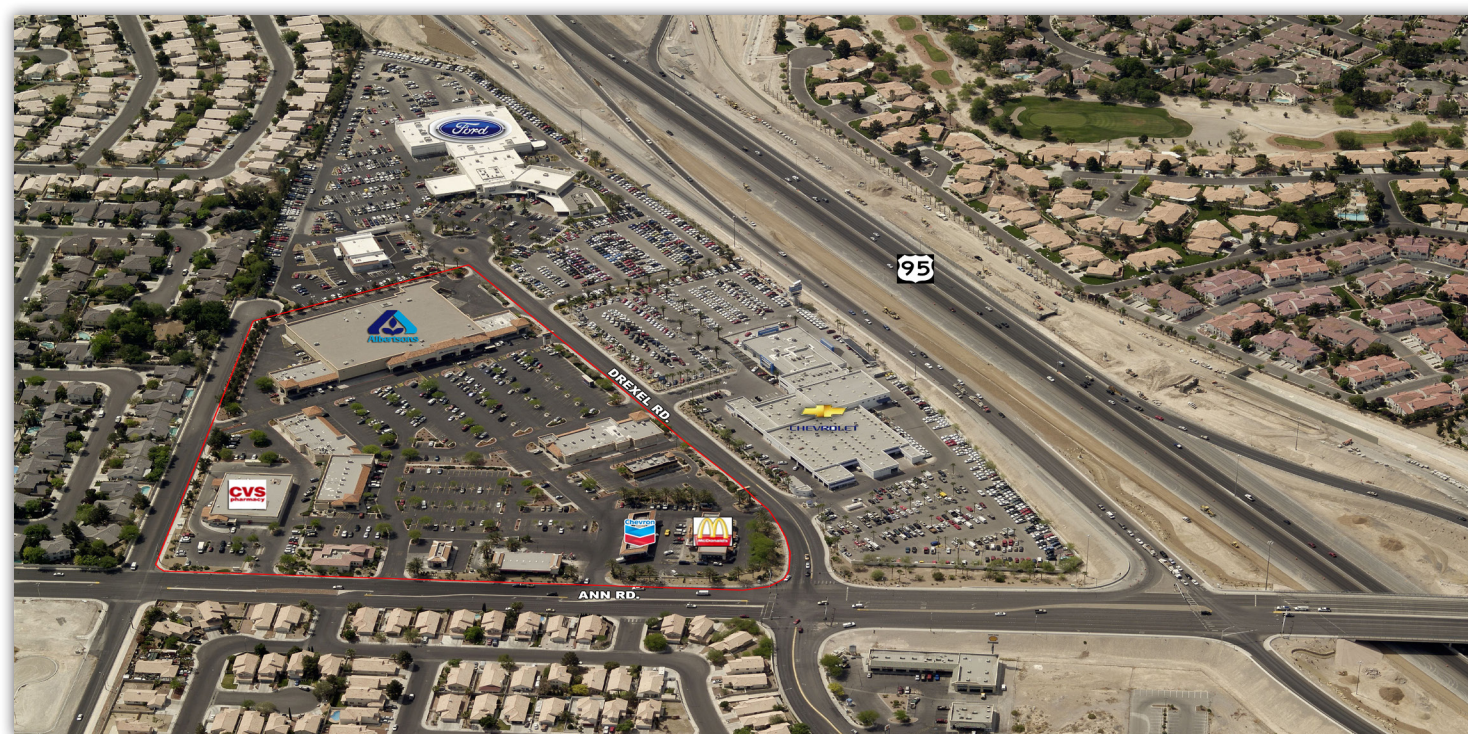
# FOR LEASE | RETAIL

## Rio Vista Plaza

7035 - 7145 W. Ann Road, Las Vegas, NV 89115

# Voit

REAL ESTATE SERVICES



### Rio Plaza

Rio Vista Plaza is located on the southeast corner of Ann Road and Drexel Road in Las Vegas, NV. It is situated less than a 1,000 feet east of the US-95 Highway and across the street from a Chevrolet and a Ford car dealership. This center is anchored by an Albertson's grocery store and features other tenants such as Allstate Insurance, GNC, McDonald's, Pizza Hut, Quizno's, Supercuts and The UPS Store.

- Less than 1,000 feet from the US-95 Highway
- Anchored by Albertson's grocery store and CVS Pharmacy

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### Property Details

**Population**  
1 Mile: 12,131  
3 Mile: 113,722  
5 Mile: 336,482

**Average Household Income**  
1 Mile: \$73,802  
3 Mile: \$84,334  
5 Mile: \$79,273

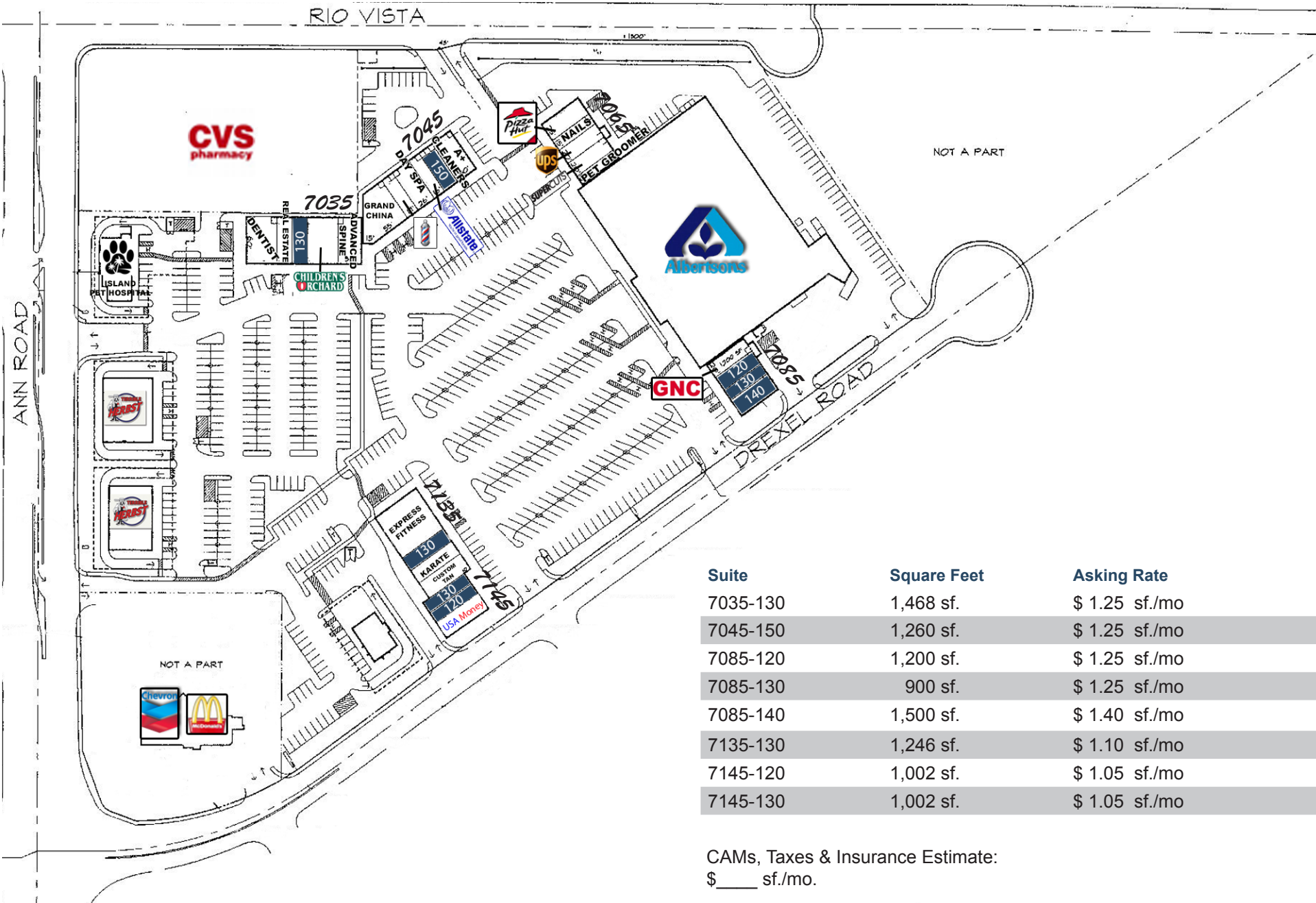
**Zoning:** Planned Development District (PD)

**Traffic Counts:**  
Ann Road - 28,500 cpd

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## Rio Vista Plaza

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Suite	Square Feet	Asking Rate
7035-130	1,468 sf.	\$ 1.25 sf./mo
7045-150	1,260 sf.	\$ 1.25 sf./mo
7085-120	1,200 sf.	\$ 1.25 sf./mo
7085-130	900 sf.	\$ 1.25 sf./mo
7085-140	1,500 sf.	\$ 1.40 sf./mo
7135-130	1,246 sf.	\$ 1.10 sf./mo
7145-120	1,002 sf.	\$ 1.05 sf./mo
7145-130	1,002 sf.	\$ 1.05 sf./mo

CAMs, Taxes & Insurance Estimate:  
 \$ \_\_\_\_ sf./mo.