



FRIENDLY BEAR PLAZA

861 N NELLIS BLVD, LAS VEGAS, NV 89110



N NELLIS BLVD

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PROPERTY DESCRIPTION

Friendly Bear Plaza is a busy neighborhood center located in a densely populated multi-cultural trade area of N. Nellis Boulevard and E. Washington Avenue. This center has great visibility and benefits from the strong traffic counts of N. Nellis Boulevard.

PROPERTY HIGHLIGHTS

- +/-1,200 to +/-3,600 SF Available
- Suitable for Dispensary
- Dense Residential Multi-Cultural Trade Area
- Second Generation Space Available
- Strong Counts on N. Nellis Blvd: +/-38,000 CPD
- Ample Parking
- Close proximity to Nellis Air Force Base

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OFFERING SUMMARY

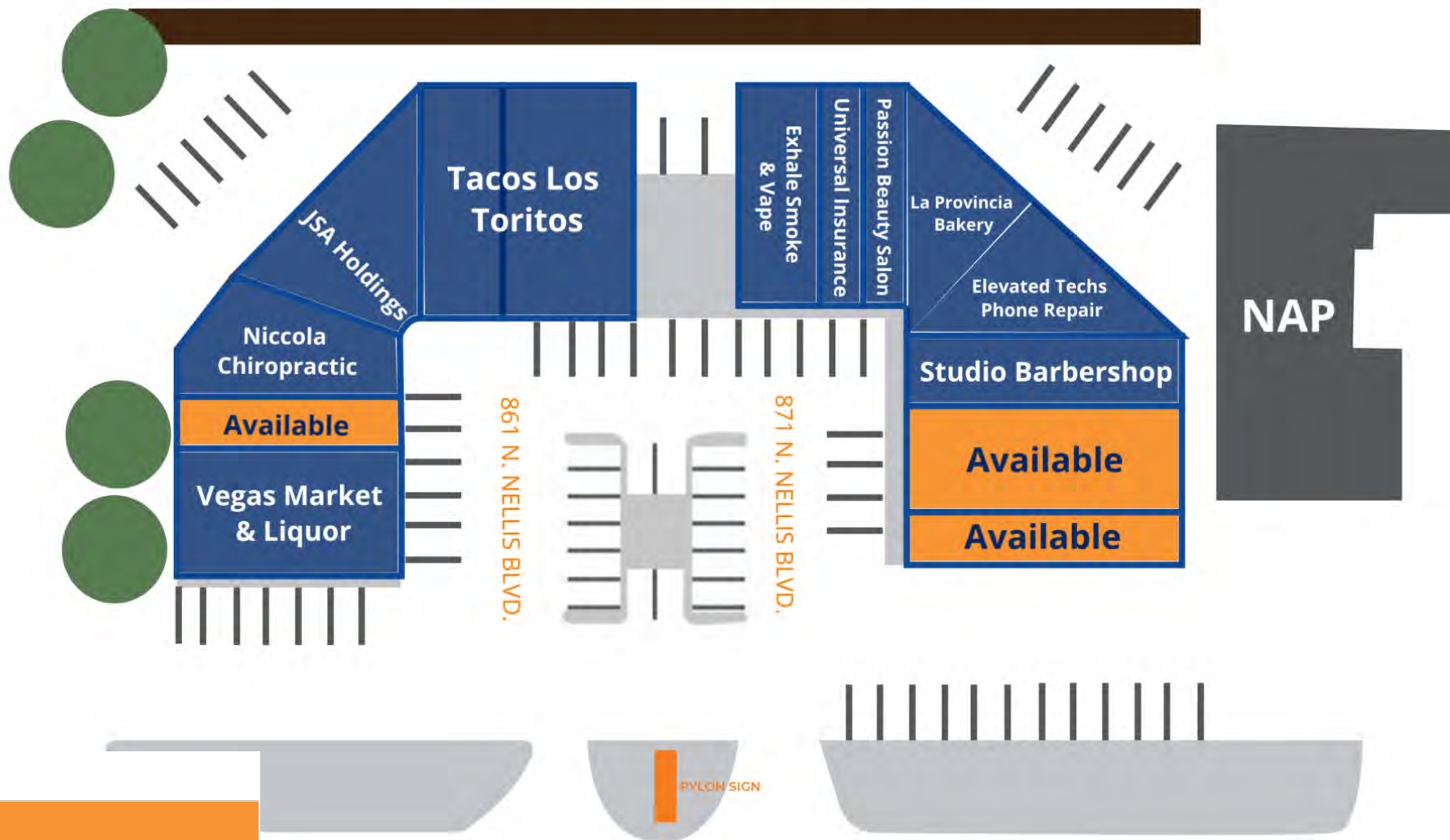
LEASE RATE:	\$1.25 - 2.50 SF/month (NNN)
AVAILABLE SF:	+/- 1,200 - 3,600 SF
ESTIMATED CAMS	\$0.50/SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,600	28,926	63,330
TOTAL POPULATION	26,901	100,668	210,325
AVERAGE HH INCOME	\$52,246	\$55,476	\$55,834

SOUND BARRIER DR

BROKEN SOUND DR



LEGEND

Available

Occupied

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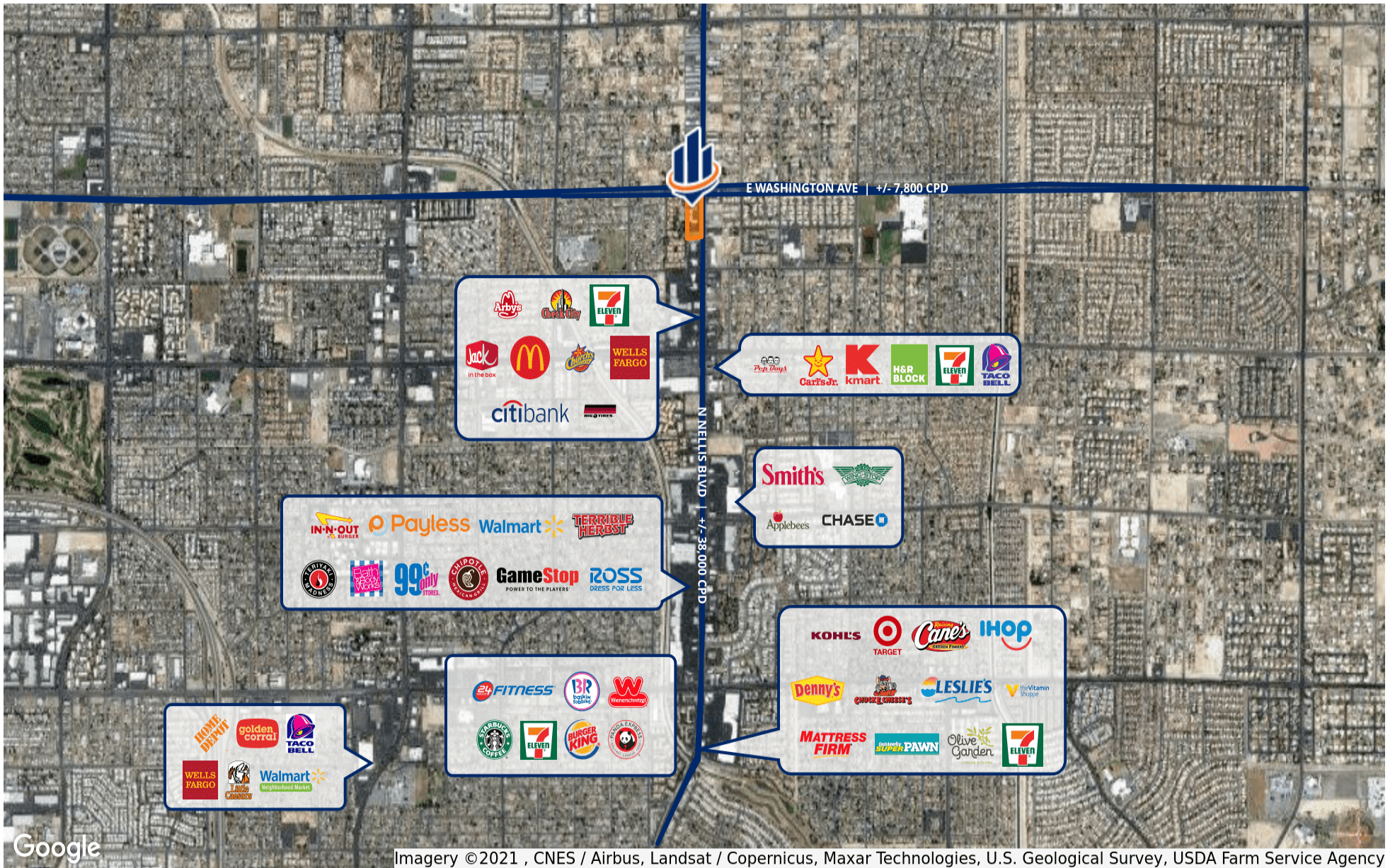
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
861 N. Nellis Blvd. #4	Available	1,200 SF	NNN	\$1.25 SF/month
871 N. Nellis Blvd. #7/8	Available	2,400 - 3,600 SF	NNN	\$1.25 SF/month
871 N. Nellis Blvd. #9	Available	1,200 - 3,600 SF	NNN	\$2.50 SF/month
861 N. Nellis Blvd. #1	Vegas Market & Liquor	3,600 SF	NNN	-
861 N. Nellis Blvd. #5	Nicola Chiropractic	1,100 SF	NNN	-
861 N. Nellis Blvd. #6	JSA Holdings	1,100 SF	NNN	-
861 N. Nellis Blvd. #7-9	Tacos Los Toritos	3,500 SF	NNN	-
871 N. Nellis Blvd. #1	Exhale Smoke & Vape	1,200 SF	NNN	-
871 N. Nellis Blvd. #2	Universal Insurance	1,200 SF	NNN	-
871 N. Nellis Blvd. #3	Passion Beauty Salon	1,200 SF	NNN	-
871 N. Nellis Blvd. #4	La Provincia Bakery	1,100 SF	NNN	-
871 N. Nellis Blvd. #5	Elevated Techs Phone Repair	1,100 SF	NNN	-
871 N. Nellis Blvd. #6	Studio Barbershop	1,200 SF	NNN	-

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