



allegiant stadium

LAS VEGAS BOULEVARD
"THE STRIP"

WINDMILL LANE PLAZA

470-530 E WINDMILL LANE, LAS VEGAS, NV 89123

Nolan Julseth-White, CCIM

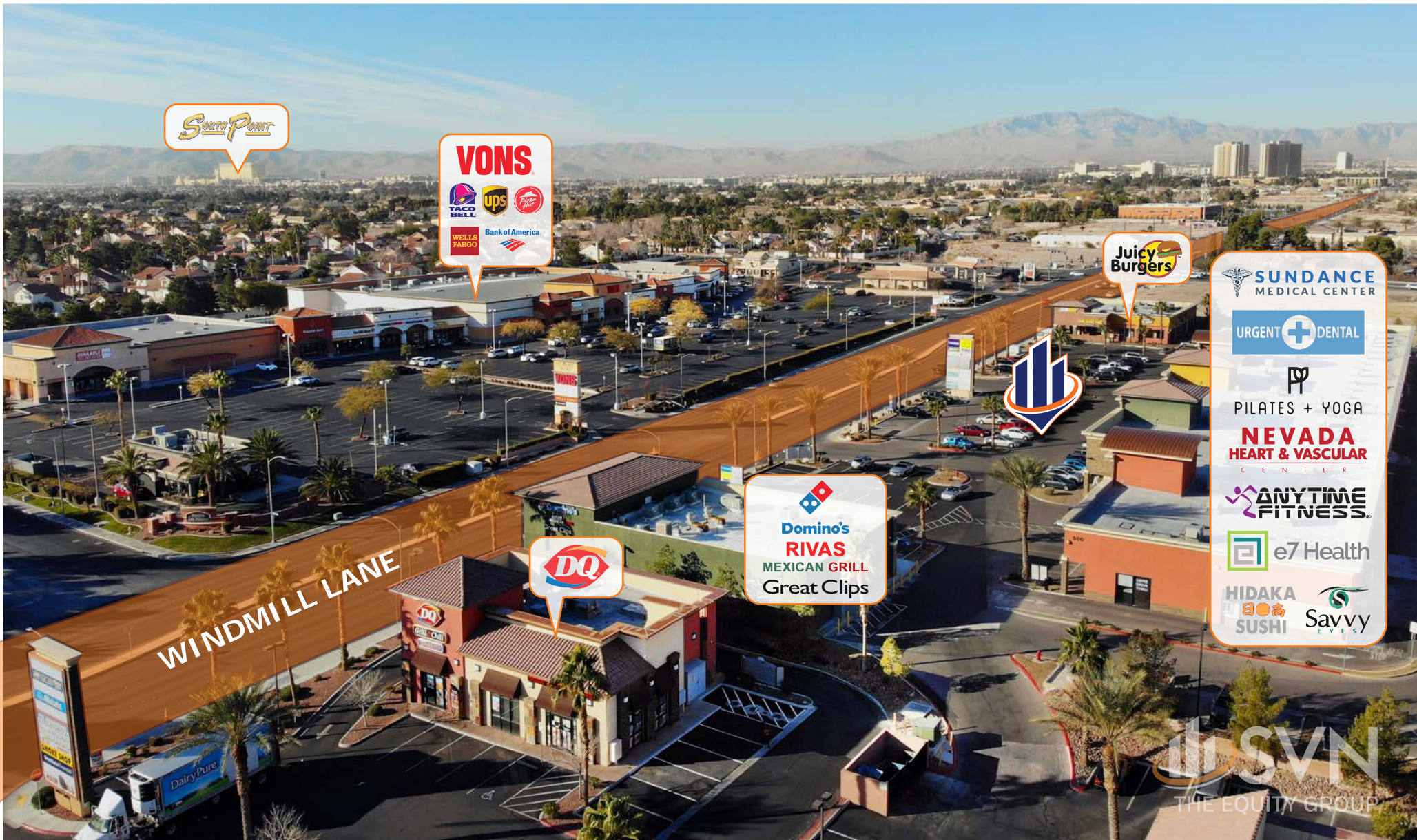
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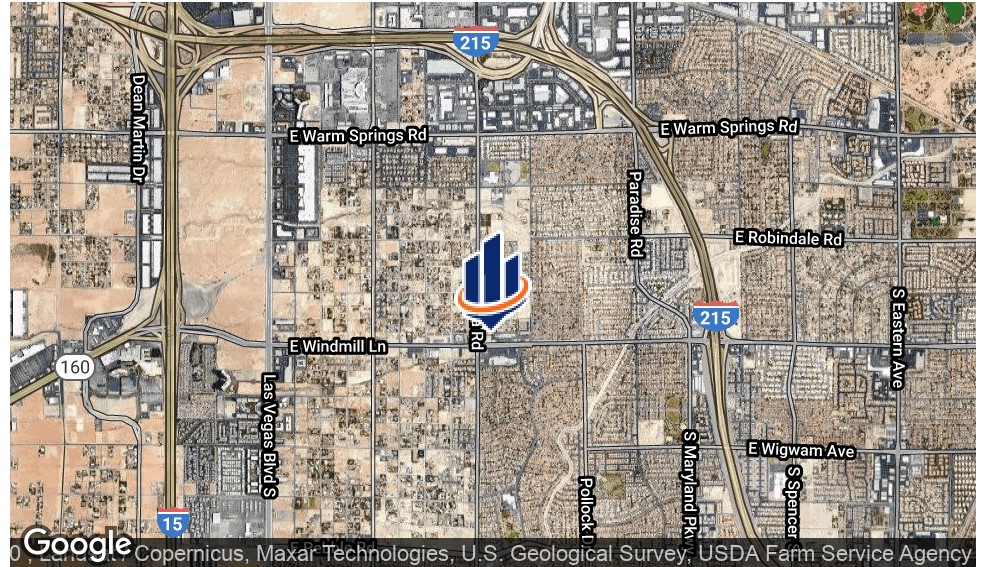
Cross Street Aerial



Windmill Lane Aerial



Property Summary



LOCATION DESCRIPTION

Windmill Lane Plaza is a 49,763 SF multi-use center minutes away from Interstate 15 and the 215 Beltway. Located on Windmill just East of Bermuda directly across from the VONS anchored Las Palmas Village. Join the great mix of medical, office and retail tenants such as Domino's, Anytime Fitness, Rivas Mexican Grill, Juicy Burgers & Great Clips!

OFFERING SUMMARY

Lease Rate:	\$2.50 - 2.75 SF/month (NNN)
Number of Units:	3
Available SF:	1,160 - 1,996 SF
Lot Size:	4.36 Acres
Building Size:	49,763 SF

PROPERTY DESCRIPTION

1,160 & 1,350 SF pad suites w/patios available immediately and a 1,996 SF inline end-cap suite with a drive-thru will be available 7/1/2020. Tenant improvement allowance is available for all suites!

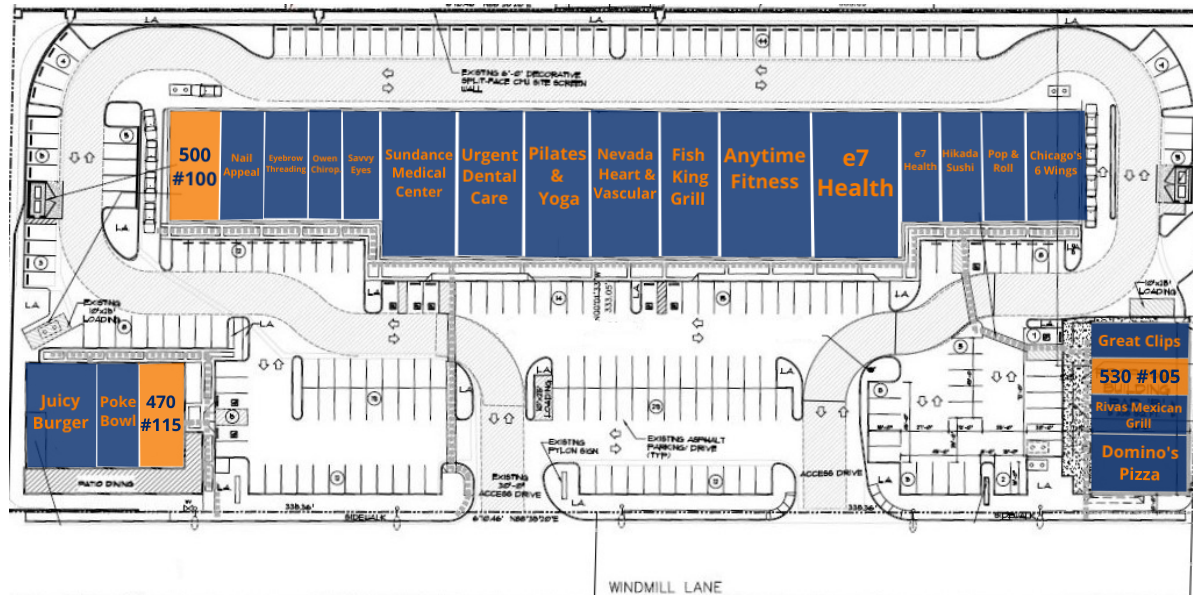
PROPERTY HIGHLIGHTS

- 1,160 SF Newly constructed pad suite available immediately!
- 1,996 SF end-cap w/drive thru available 7/1/2020, TIA available
- 1,350 SF 2nd generation restaurant w/outdoor seating available 4/1/2020
- 27,000 CPD
- Pylon, building & monument signage available

Available Spaces



LEASE TYPE | NNN
TOTAL SPACE | 1,160 - 1,996 SF
LEASE TERM | Negotiable
LEASE RATE | \$2.50 - \$2.75 SF/month



SUITE	SIZE	TYPE	RATE	DESCRIPTION
470-110 E Windmill Lane	1,350 SF	NNN	Occupied	Opullicious Poke & Plate Lunch
470-100/105 E Windmill Lane	2,675 SF	NNN	Occupied	Juicy Burger
470-115 E Windmill Lane	1,350 SF	NNN	\$2.75 SF/month	- Available March 2020 - 2nd Generation Restaurant Space W/Outdoor Seating
500-175 E Windmill Lane	1,750 SF	NNN	\$2.95 SF/month	Chicago's 6 Wings
500-110 E Windmill Lane	1,332 SF	NNN	\$2.50 SF/month	Dipti Eyebrow Threading
500-100 E Windmill Lane	1,996 SF	NNN	\$2.50 SF/month	- Available Summer 2020 - 1,996 SF end-cap with drive-thru, TIA available!
500-105 E Windmill Lane	1,463 SF	NNN	Occupied	Nail Appeal
500-115 E Windmill Lane	1,565 SF	NNN	Occupied	Owen Chiropractic

Available Spaces

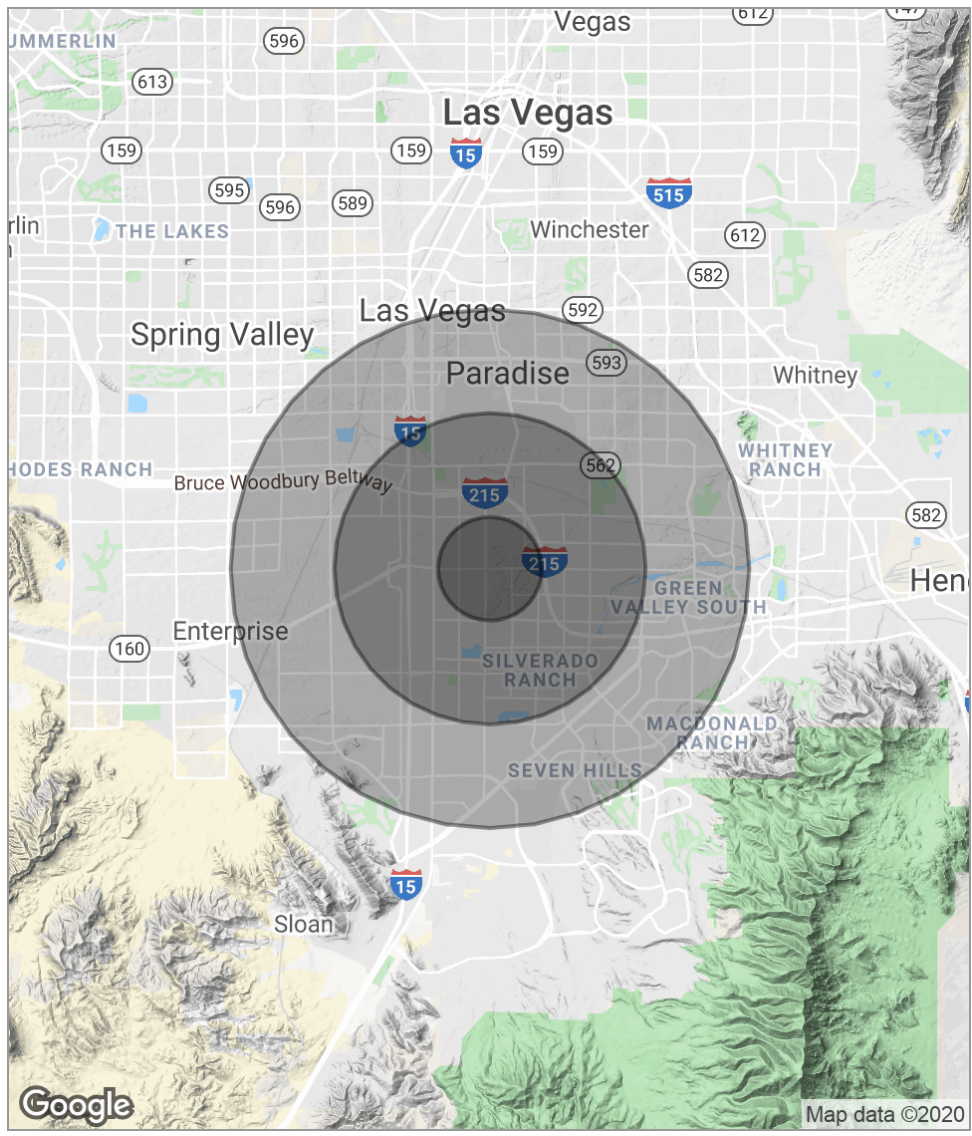


SUITE	SIZE	TYPE	RATE	DESCRIPTION
500-120 E Windmill Lane	1,446 SF	NNN	Occupied	Savvy Eyes
500-125 E Windmill Lane	5,100 SF	NNN	Occupied	Sundance Medical Center
500-130 E Windmill Lane	1,820 SF	NNN	Occupied	Urgent Dental Care
500-135 E Windmill Lane	1,820 SF	NNN	Occupied	Lotus Spirit
500-140 E Windmill Lane	4,980 SF	NNN	Occupied	Nevada Heart & Vascular
500-145 E Windmill Lane	2,450 SF	NNN	Occupied	Fish KingGrill
500-150 E Windmill Lane	5,691 SF	NNN	Occupied	Anytime Fitness
500-155 E Windmill Lane	3,500 SF	NNN	Occupied	e7 Health
500-160 E Windmill Lane	990 SF	NNN	Occupied	Dipti Eyebrow Threading
500-165 E Windmill Lane	1,642 SF	NNN	Occupied	Hikada Sushi
500-170 E Windmill Lane	1,533 SF	NNN	Occupied	Pop & Roll
530-100 E Windmill Lane	1,000 SF	NNN	Occupied	Great Clips
530-105 E Windmill Lane	1,160 SF	NNN	\$2.50 SF/month	- Available Immediately - Newly constructed Pad Suite, TIA available
530-110 E Windmill Lane	1,150 SF	NNN	Occupied	Rivas Mexican Grill
530-115 E Windmill Lane	2,000 SF	NNN	Occupied	Domino's Pizza

Signage



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,415	111,543	264,819
Median age	41.1	35.5	35.7
Median age (Male)	42.3	35.3	35.3
Median age (Female)	40.3	35.8	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,561	43,055	103,405
# of persons per HH	2.7	2.6	2.6
Average HH income	\$84,898	\$75,213	\$77,207
Average house value	\$363,155	\$277,330	\$333,119
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.8%	19.3%	19.7%
RACE (%)	1 MILE	3 MILES	5 MILES
White	79.4%	70.1%	70.7%
Black	3.1%	6.5%	7.5%
Asian	8.9%	10.9%	11.2%
Hawaiian	0.7%	2.1%	1.4%
American Indian	0.1%	0.3%	0.5%
Other	5.9%	6.4%	5.3%

* Demographic data derived from 2010 US Census

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