



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



LONE MOUNTAIN WEST VILLAGE CENTER

3350 - 3390 NOVAT STREET • LAS VEGAS • NEVADA • 89129

FOR LEASE

PROPERTY SPECS

- Signage visibility from Cheyenne & 215 freeway exit
- \$2.25-\$2.45 PSF plus \$0.54 PSF NNN
- Great Neighborhood center
- $\pm 1,202$ SF or $\pm 1,172$ SF
- Potential Restaurant - FF&E for Sale - Landlord will do a new direct deal with the Buyer

				
1 MILE	15,253 2021 EST. POPULATION	7,411 2021 EST. DAYTIME POPULATION	6,822 2021 EST. HOUSEHOLDS	\$104,837 2021 EST. AVERAGE HH INCOME
3 MILE	78,706 2021 EST. POPULATION	51,091 2021 EST. DAYTIME POPULATION	33,030 2021 EST. HOUSEHOLDS	\$117,530 2021 EST. AVERAGE HH INCOME
5 MILE	224,974 2021 EST. POPULATION	146,443 2021 EST. DAYTIME POPULATION	91,442 2021 EST. HOUSEHOLDS	\$116,765 2021 EST. AVERAGE HH INCOME



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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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