



+/- 994 RSF - +/- 1,442 RSF RETAIL SPACE FOR LEASE

7175 W. Lake Mead Blvd., Las Vegas NV 89128

MILES SANSONE

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 www.SansoneCompanies.com



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PROPERTY DETAILS



LEASING DETAIL

- SPACE AVAILABLE

+/- 994 SF - +/-1,442 SF
- LEASE RATE

\$2.55 PSF-\$3.05 PSF
- NNN

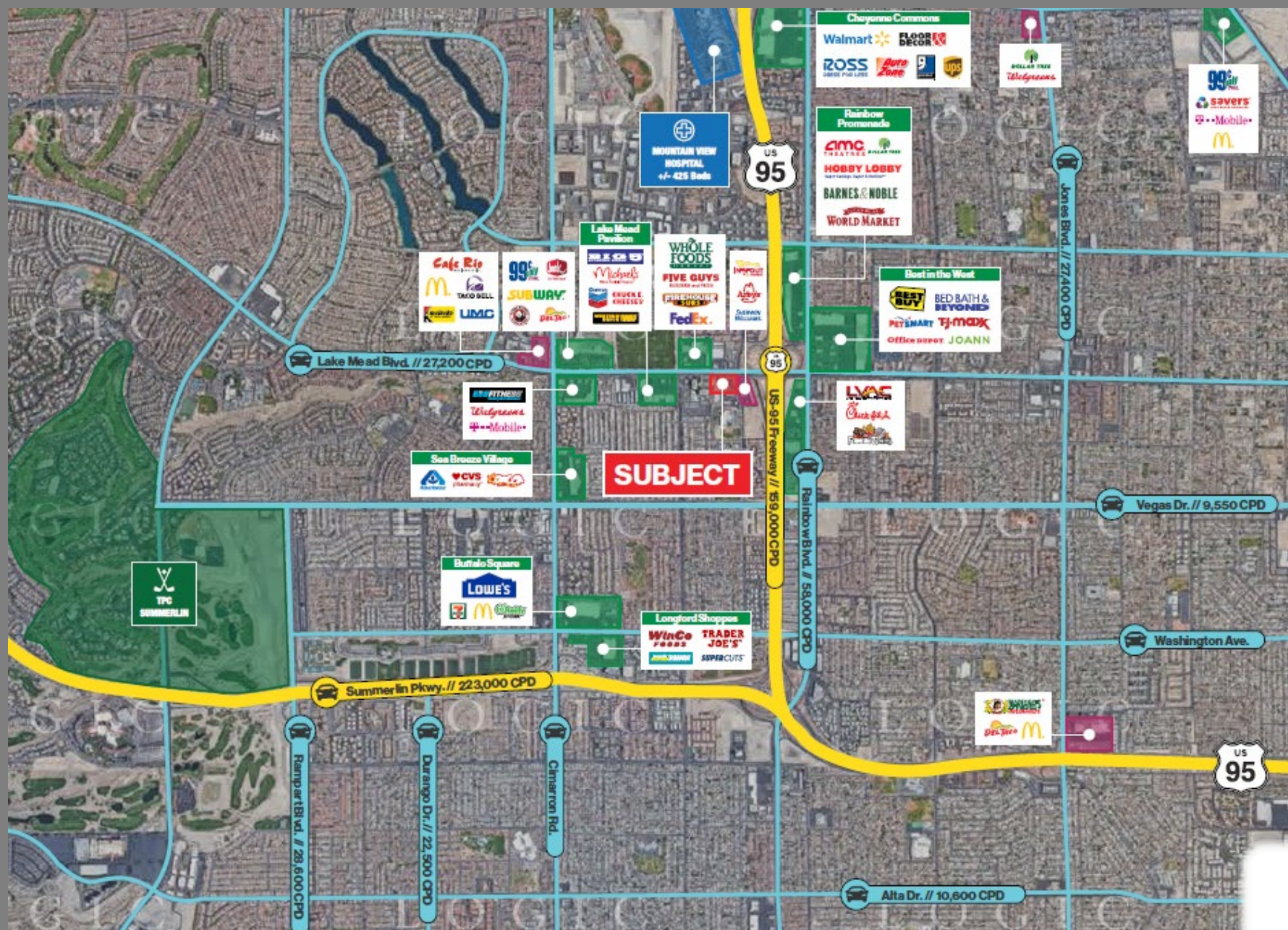
\$0.86 PSF
- Superior location with property frontage on W. Lake Mead Blvd.. and Rock Springs Drive
 - Significant visibility built to achieve maximum exposure and visibility for tenants
 - Join some of the most popular retail tenants including Panera Bread, Chipotle Mexican Grill, The Joint, Massage Envy, etc.
 - Located in a strong retail corridor with multiple entry points
 - Busy retail center with high traffic counts
 - W. Lake Mead Blvd. // 27,200 Cars Per Day
 - US-95 Freeway // 159,000 Cars Per Day

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	26,978	197,740	439,056
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	10,859	75,632	168,676
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$62,103	\$70,508	\$81,058



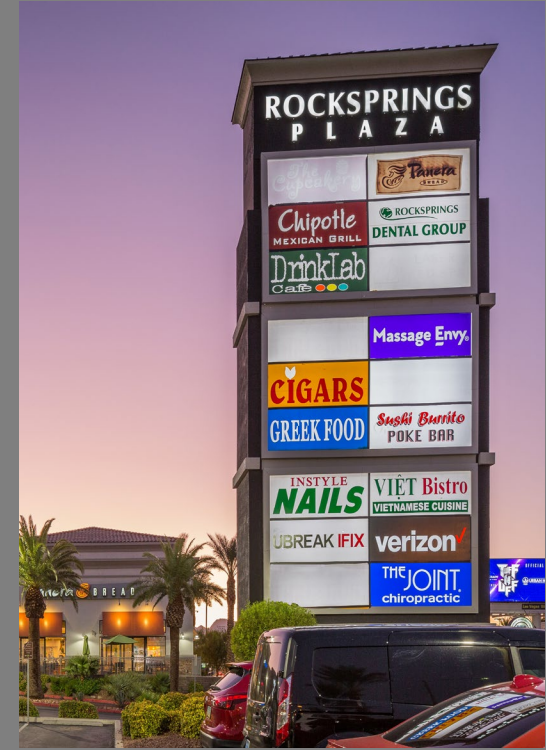
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FLOOR PLAN – SUITE # 120 - +/- 1,442 RSF

