



# SPENCER CROSSINGS AT ST. ROSE PKWY

1791 E CACTUS AVE.  
LAS VEGAS, NV 89183

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# Executive Summary



### OFFERING SUMMARY

Available SF:	900 - 3,600 SF
Lease Rate:	Ground Lease \$135,000 annually
	Multi Tenant 900-3,600+/-SF \$2.35 NNN
Lot Size:	3.24 Acres
Ground Lease:	0.56+/- Acres
Zoning:	CC
Submarket:	Southeast
Traffic Count:	41,200

### PROPERTY OVERVIEW

Join Del Taco and Dairy Queen. Other surrounding business' St. Rose Hospital, Henderson Executive Airport, FedEx, Lowes, Starbucks, Future Costco and 7-Eleven. Last remaining Drive Thru Pad For Lease. 2,400-4,200+/-SF.

### PROPERTY HIGHLIGHTS

- One Pad Left - Ground Lease - 0.56+/-SF
- Inline Space 1,200-3,600+/-SF
- St. Rose Pkwy Frontage
- Pylon Sign Available
- Hard Corner of Spencer and St. Rose Parkway
- Ample Parking
- +/- 1 Mile from the Corner of St. Rose Parkway and Eastern Ave
- Minutes from St. Rose Dominican Hospital – Sienna Campus
- Across the street from Starbucks

# Available Spaces

**LEASE RATE:** -

**TOTAL SPACE:** 900 - 24,393 SF

**LEASE TYPE:** Ground; NNN

**LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Ground Lease - Pad C [Drive Thru Pad]	Retail Pad	\$135000.00 Acre/yr	Ground Lease	0.56 Acres	240 months	Ground Lease with frontage on St. Rose. Large Pylon Sign. Minutes from the New Costco, Starbucks and St Rose Hospital. Drive Thru. Last Pad For Lease. Join Dell Taco, Dairy Queen DQ, Shell and Good Year.
Suite 130	Retail Pad	\$2.35 - 2.40 SF/month	NNN \$0.44	900-3,600 SF	60 months	Inline space with great frontage on St. Rose. Shell Condition - Ready for TIs - \$30 PSF. CAMs \$0.40 PSF. Grey Shell Condition.

# Additional Photos



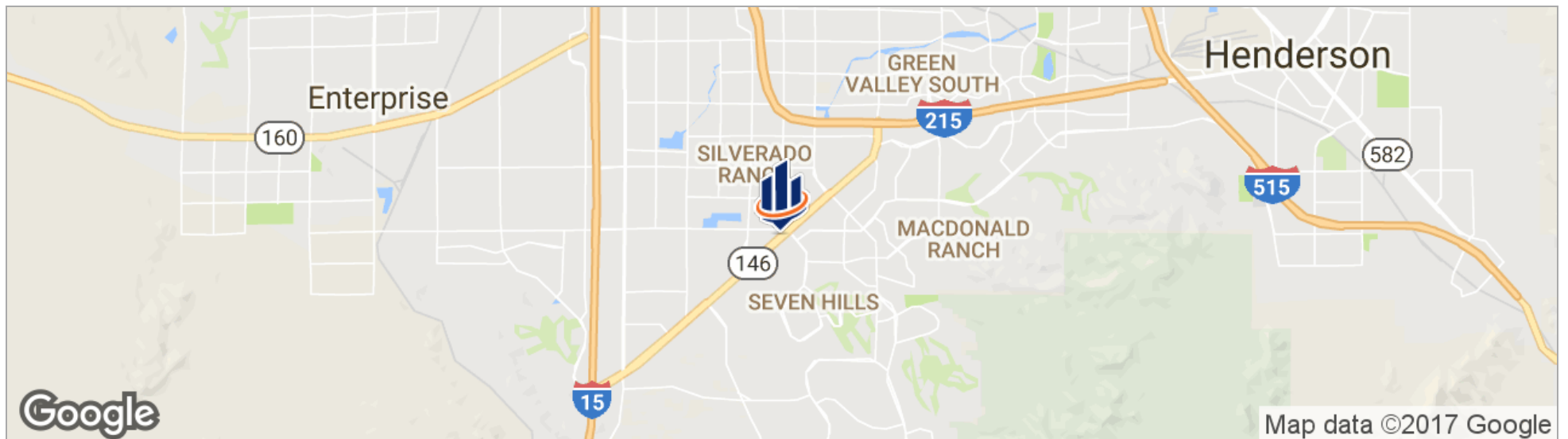
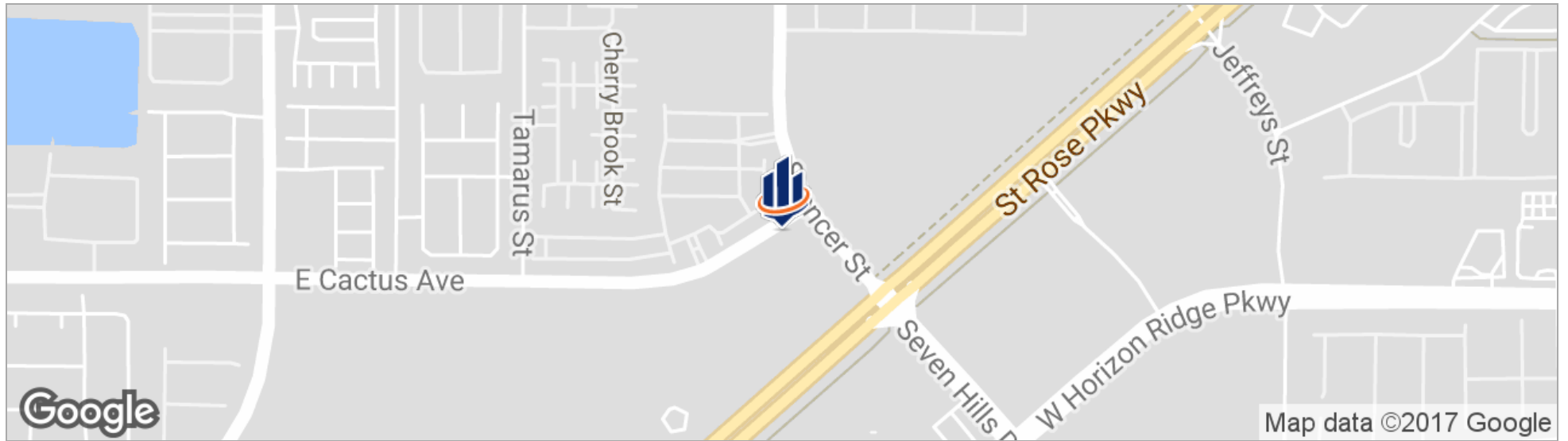
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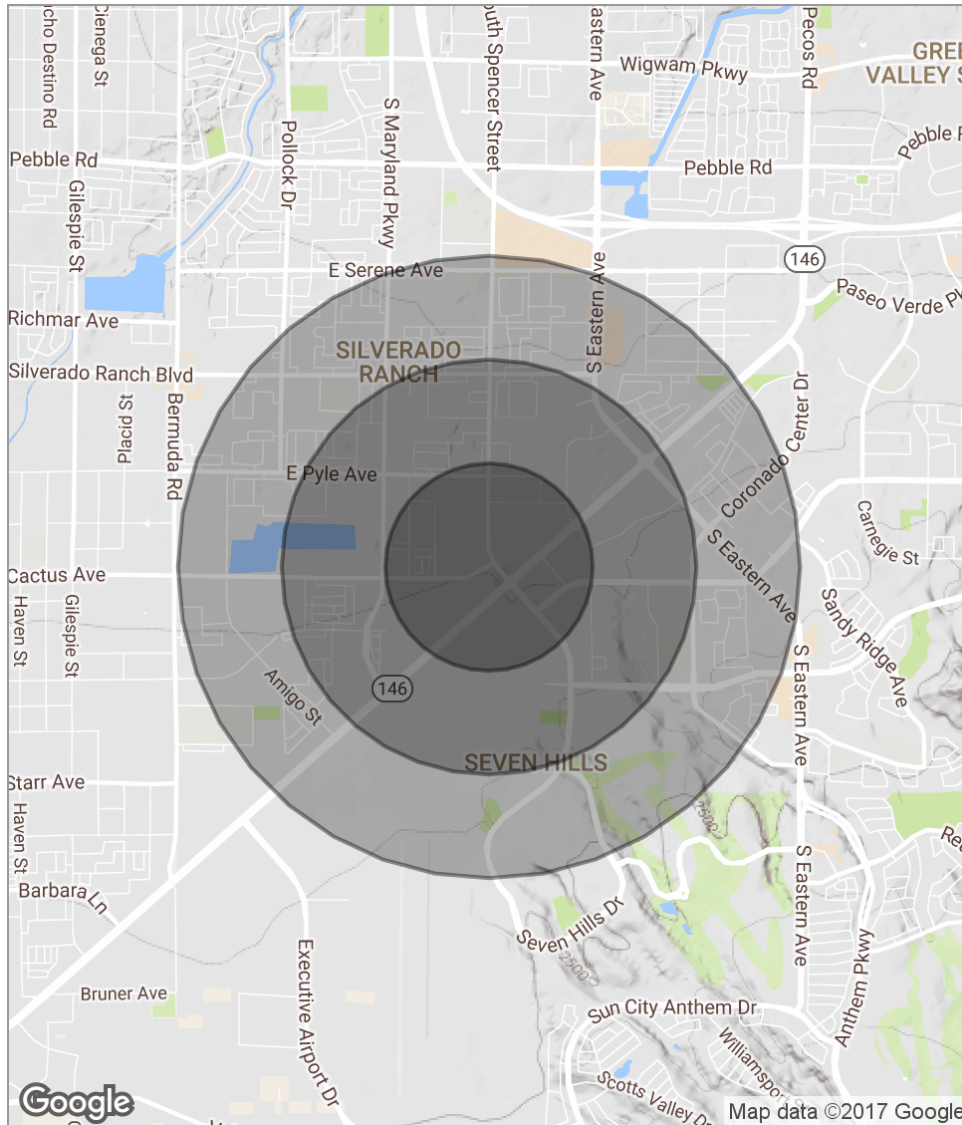
# Additional Photos



# Location Maps



# Demographics Map



## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	6,048	20,460	40,329
Median age	28.9	30.6	32.2
Median age (male)	27.7	29.3	31.6
Median age (Female)	29.9	31.7	33.0

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	2,191	7,582	14,955
# of persons per HH	2.8	2.7	2.7
Average HH income	\$69,927	\$73,256	\$80,060
Average house value	\$294,149	\$311,565	\$348,620

\* Demographic data derived from 2010 US Census