

FOR SUBLEASE | RETAIL *Anchor Opportunity*

Nellis Lake Plaza | 1955 N. Nellis Blvd., Las Vegas, NV



Asking Rent: \$10.00 sf./yr.

Former Grocery Store Available

We are pleased to present the opportunity to sublease a $\pm 43,687$ square foot former grocery store space at the SWC of Lake Mead Boulevard and Nellis Boulevard in Las Vegas, NV that is situated two miles south of the Nellis Air Force Base main entrance. This space is located within the Nellis Lake Plaza shopping center which features others tenants such as Burger King, China A Go-Go, Dotty's, Meyers Auto Parts and Subway. Additionally, pylon signage is available on both Lake Mead Boulevard and Nellis Boulevard.

Lease Summary

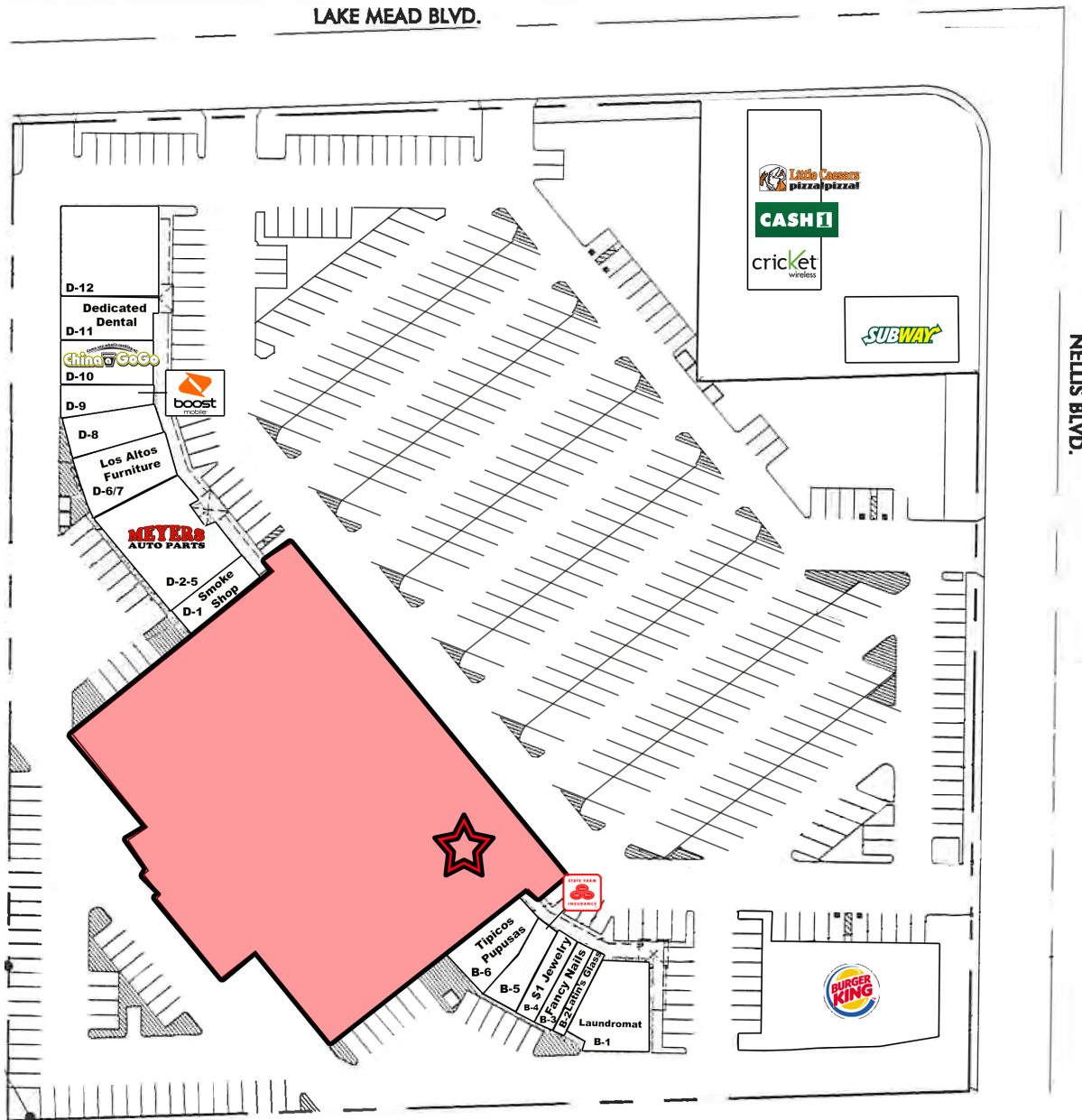
APN:	140-20-701-011
Size:	$\pm 43,687$ Square Feet
Original Lease Term:	21 Years
Original Lease Dated:	January 27, 2000
Lease Expiration Date:	December 31, 2021
Options Available:	Seven (7) 5-Year Options
Market Use:	As a retail supermarket or for any lawful use.

Area / Property Details

Population
1 Mile: 17,744
3 Mile: 188,081
5 Mile: 365,443
Average Household Income
1 Mile: \$48,331
3 Mile: \$52,567
5 Mile: \$48,978
Zoning: General Commercial (C-2)
Traffic Counts:
Lake Mead Blvd.: 28,500 cpd / Nellis Blvd.: 31,500 cpd

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