

FOR LEASE

9635 Bermuda Rd.

Las Vegas, NV 89123



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Leasing Details



\$2.25 - \$2.50 PSF NNN

Lease Rate



±1,075 - 1,320 SF

Space Available



Henderson

Submarket

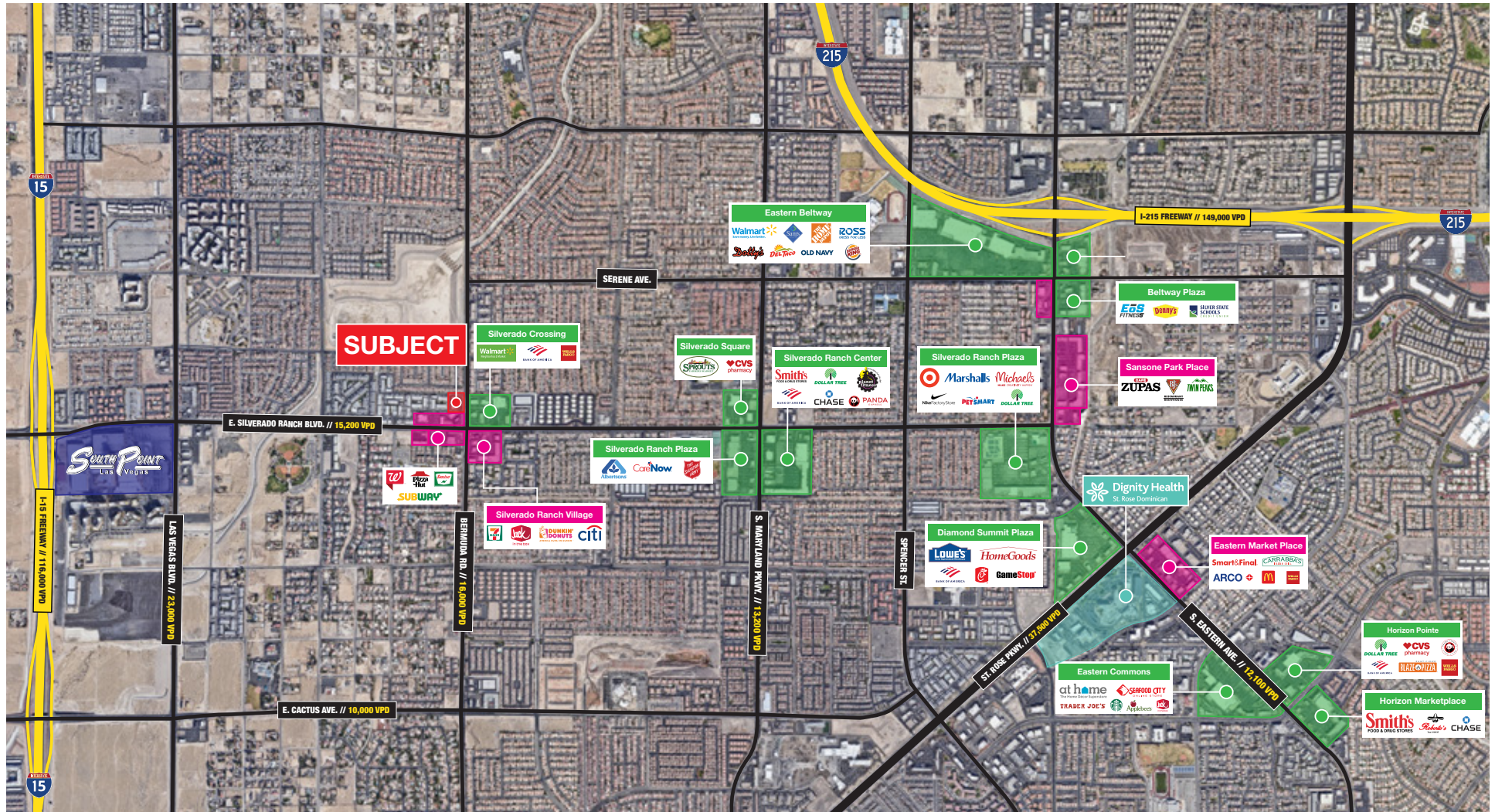
Demographics

Population	1 mile	3 miles	5 miles
2021 Population	29,251	145,804	298,423
Average Household Income	1 mile	3 miles	5 miles
2021 Average Household Income	\$85,754	\$93,630	\$103,374

Property Highlights

- Last two (2) suites available. Both suites can be combined
- Located within 1.5 miles from Las Vegas Blvd. and the I-15 Freeway
- Excellent visibility from the Bermuda Rd.
- Excellent ingress/egress with access from Bermuda Rd. and E. Silverado Ranch Blvd.
- Located on heavily trafficked Bermuda Rd. and Silverado Ranch Blvd.:
 - Bermuda Rd. // 16,000 VPD
 - E. Silverado Ranch Blvd. // 15,200 VPD
 - I-15 Freeway // 116,000 VPD
- Newly constructed in 2017, second generation space available
- Densely populated and mature trade area with ±145,804 residents located within 3 miles of the subject

● Power Centers ● Neighborhood Centers





Option 1

Tenant	Suite	Size
Don Tortaco Mexican Grill	100	±1,600 SF
Gyro Express	110	±1,371 SF
Available	120	±1,075 SF
Available	130	±1,320 SF
Marco's Pizza	140	±1,600 SF
Sea Salt Sushi and Oyster Bar	150 - 170	±3,280 SF
Nail Salon	180	±1,500 SF
Fat Shake	190	±1,750 SF

Option 2

Tenant	Suite	Size
Don Tortaco Mexican Grill	100	±1,600 SF
Gyro Express	110	±1,371 SF
*Available	120 - 130	±2,395 SF
Marco's Pizza	140	±1,600 SF
Sea Salt Sushi and Oyster Bar	150 - 170	±3,280 SF
Nail Salon	180	±1,500 SF
Fat Shake	190	±1,750 SF

***Suites 120 and 130 can be combined.**