



# TOWNHOUSE CENTER

±1,119 SF - ±11,085 SF RETAIL AND ±.54 ACRE PAD SITE AVAILABLE FOR LEASE



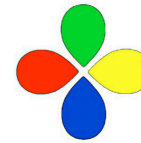
SWC DESERT INN RD. & SANDHILL RD.

3759-3799 E. Desert Inn Rd. • Las Vegas, Nevada • 89121

## PROPERTY HIGHLIGHTS

- ±.54 Acre Drive-Thru Pad Available
- Newly Renovated
- 1,119 SF with Grease Trap
- \$1.00 - \$1.50 psf NNN (CAM ±.35psf)
- High Traffic Volume and Signalized Corner
- Great Visibility and Large Pylon Sign
- Lat/Long: 36.129187, -115.092904

## NEARBY TENANTS



AL PHILLIPS  
THE CLEANER



Domino's



metro PCS  
Permission to speak freely.™



## 2018 DEMOGRAPHIC SNAPSHOT



Population:  
3-mile radius **230,355**



Traffic Counts:  
Desert Inn &  
Sandhill



Average HH  
Income: **\$49,783**

**44,000 vpd**



Agent: Bob Touma • c: 702.371.3467 • o: 702.221.2500 ext. 318 • btouma@newmarketadvisors.com



CHAINLINKS  
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com



2018 ESTIMATED DEMOGRAPHICS



Population

1-Mile	<b>20,782</b>
3-Mile	<b>230,355</b>
5-Mile	<b>508,252</b>



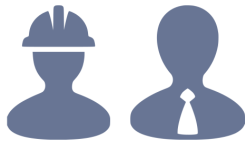
Average Household Income

1-Mile	<b>\$54,010</b>
3-Mile	<b>\$49,783</b>
5-Mile	<b>\$51,183</b>



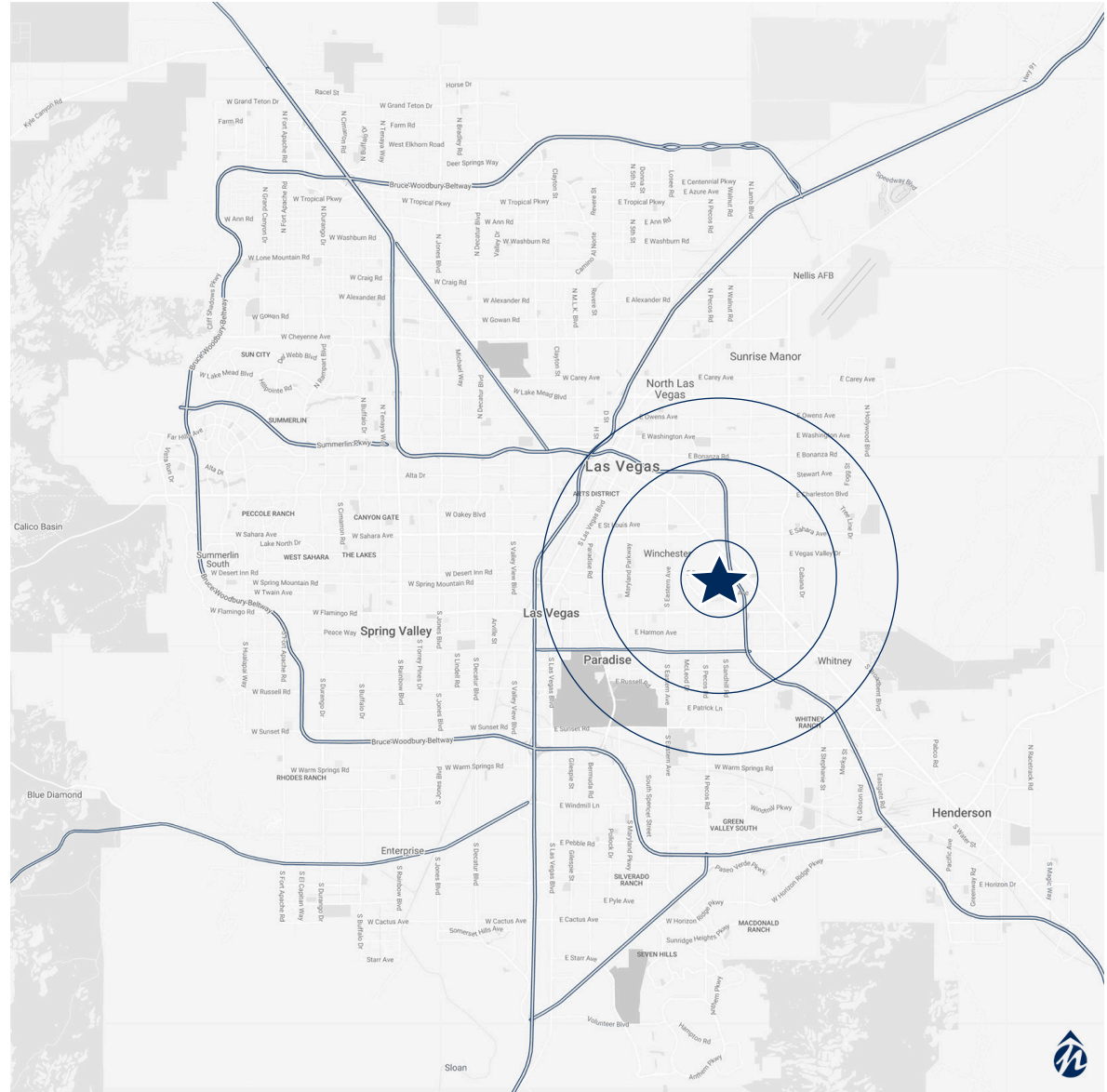
Number of Households

1-Mile	<b>8,591</b>
3-Mile	<b>88,487</b>
5-Mile	<b>189,396</b>



Daytime Population (Employees)

1-Mile	<b>7,112</b>
3-Mile	<b>78,270</b>
5-Mile	<b>349,289</b>



Agent: Bob Touma • c: 702.371.3467 • o: 702.221.2500 ext. 318 • btouma@newmarketadvisors.com

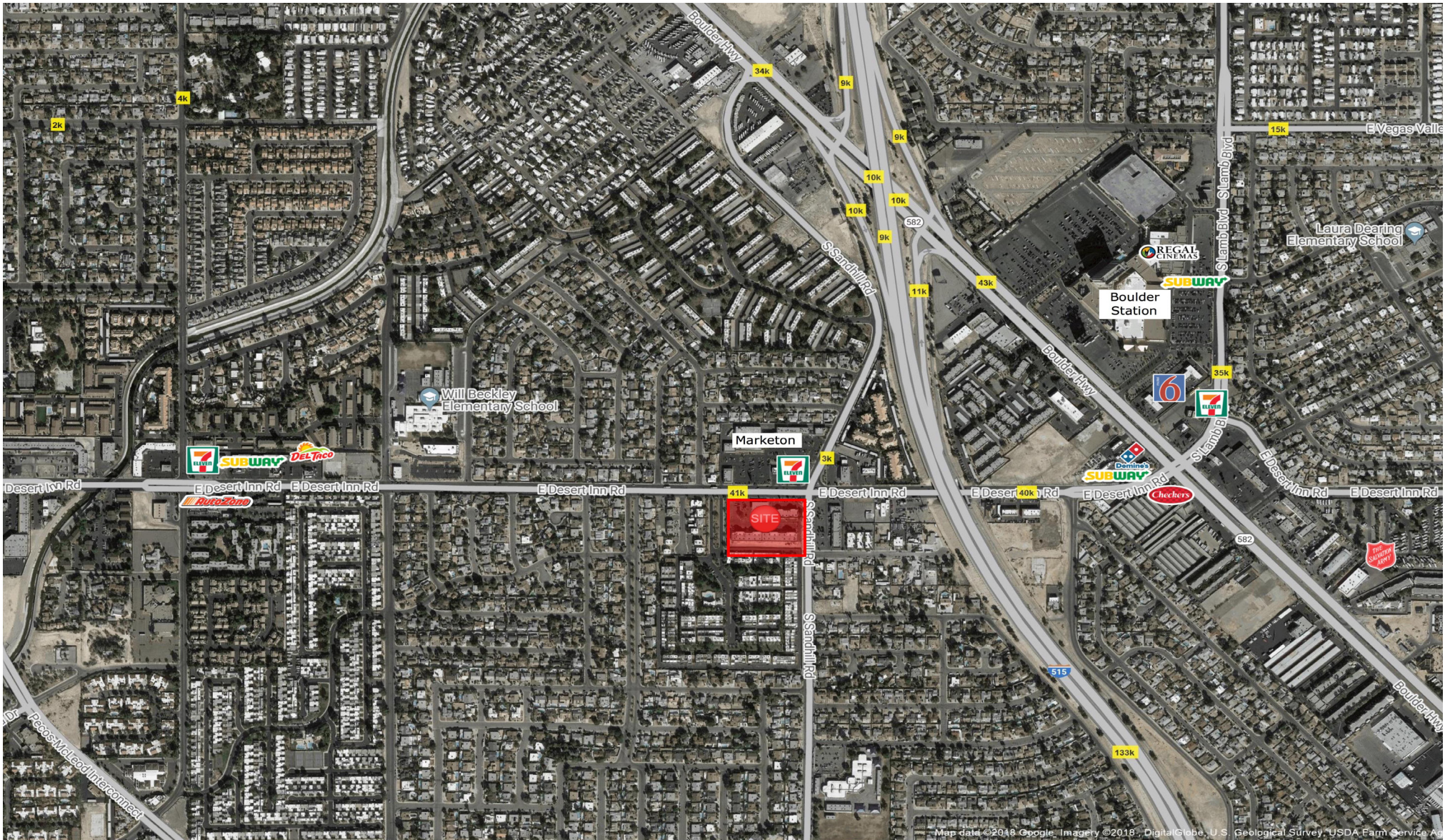


CHAINLINKS RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com



SWC DESERT INN RD. & SANDHILL RD. • 3759-3799 E. DESERT INN RD. • LAS VEGAS, NEVADA • 89121

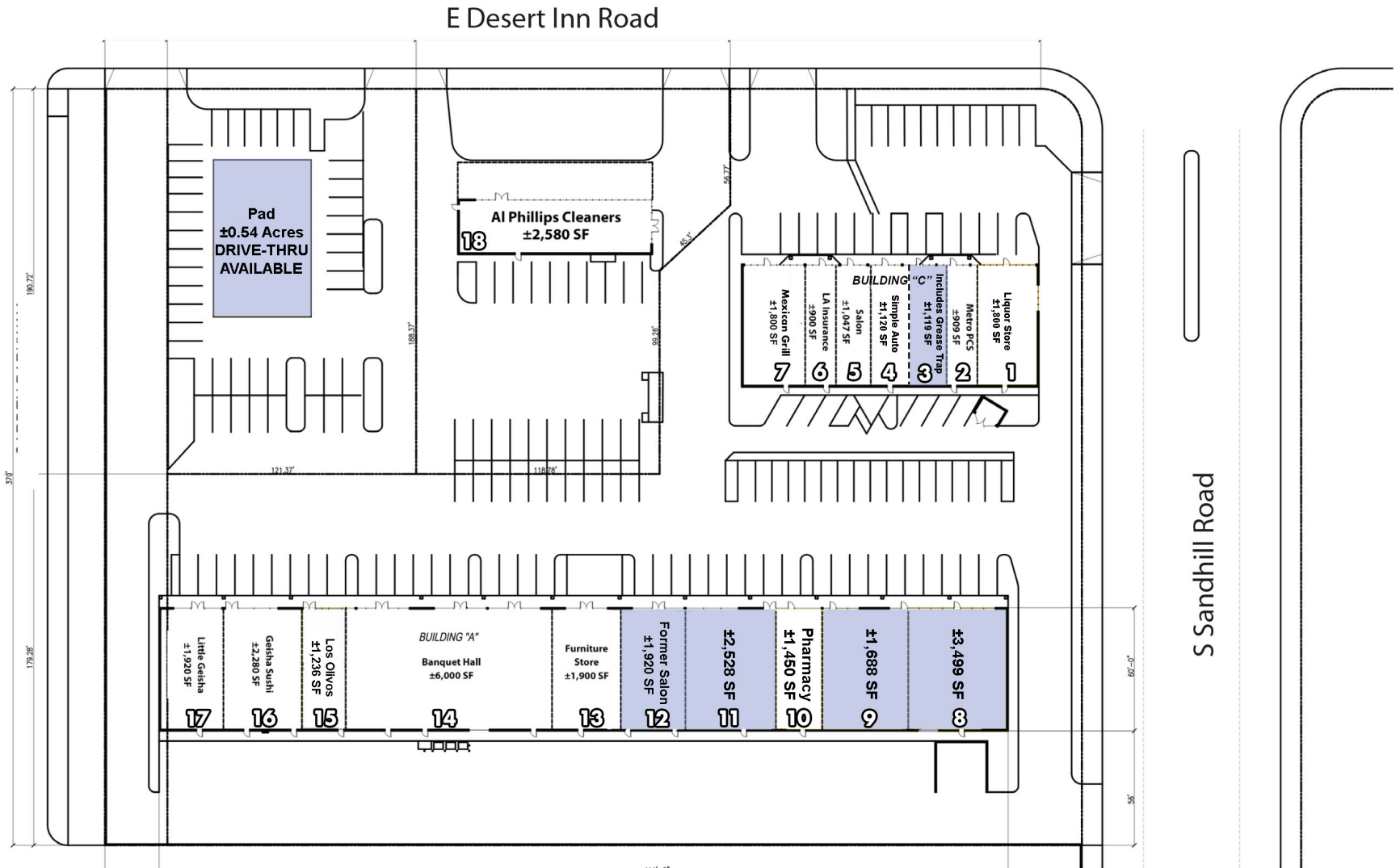


Agent: Bob Touma • c: 702.371.3467 • o: 702.221.2500 ext. 318 • btouma@newmarketadvisors.com



CHAINLINKS RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com



Agent: Bob Touma • c: 702.371.3467 • o: 702.221.2500 ext. 318 • btouma@newmarketadvisors.com



CHAINLINKS  
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com