

FOR LEASE

VON'S ANCHORED SHOPPING CENTER

> ±1,050 SF - ±4,000 SF: Inline Retail Space

8480 DESERT INN ROAD :: LAS VEGAS, NEVADA 89117

FULLY BUILT OUT
SHOP SPACES AVAILABLE
-READY TO OCCUPY IMMEDIATELY-



SCOT MARKER
+1 702 836 3782
scot.marker@colliers.com

JULIE DORNAK
+1 702 836 3770
julie.dornak@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas



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LOCATION DESCRIPTION

Located at the NEC of Desert Inn Road and Durango Drive in a Von's anchored neighborhood center. Great location for a full service salon, tax service, investment services, boutique, etc.

PROPERTY FEATURES

- Great tenant mix with a combination of National, Regional and boutique restaurants and retailers
- Co-tenants include Von's, US Bank, Starbucks, Chase Bank, Edible Arrangements, Anytime Fitness and more.
- Well positioned center at the hard signalized intersection of Desert Inn Road and Durango Drive.
- Great visibility and easy access

	1 Mile	3 Miles	5 Miles
Estimated Population	25,824	161,739	406,059
Estimated Average HH Income	\$65,308	\$72,172	\$67,154
Claritas 2015			



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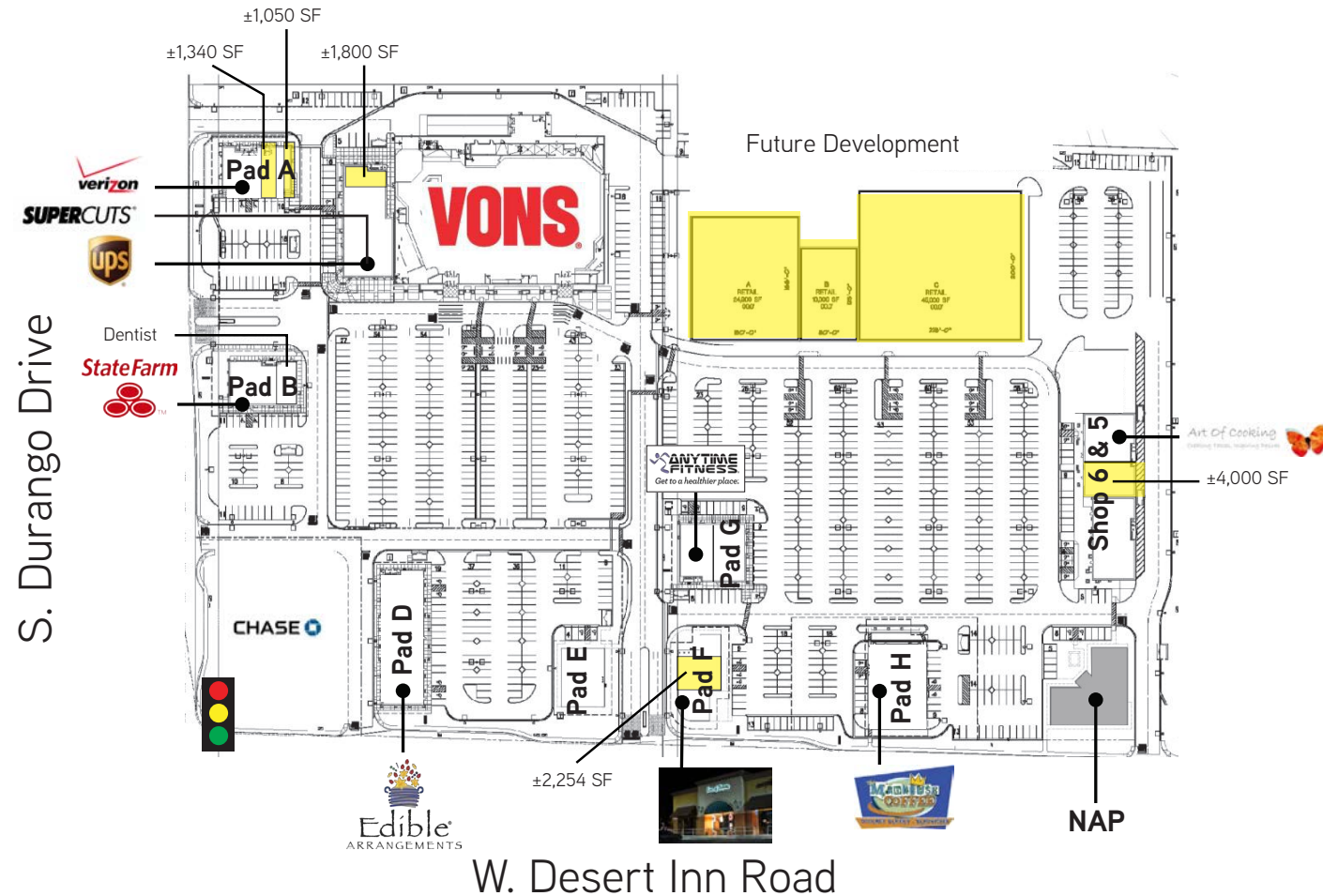
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BUILDING	TENANT	SF
Shop 1 - 1	Supercuts	1,200
Shop 1 - 2	UPS	1,200
Shop 1 - 3	Vacant	1,800
Shop 1 - 4	Karate	1,780
Shop 1 - 5	Smoke Shop	1,200
Shop 1 - 6	Karate	2,511
Pad A - 1	Great Tan	2,260
Pad A - 2	Vacant	1,340
Pad A - 3	Verizon	842
Pad A - 4	Vacant	1,050
Pad B - 1	Sababa Grill	1,645
Pad B - 2	Dentist	2,667
Pad B - 3	State Farm Insurance	1,200
Pad D - 1	Pho Restaurant	2,200
Pad D - 2	Boba Tea	1,276
Pad D - 3	Streetside Restaurant	2,668
Pad D - 4	Snooty Pets	1,885
Pad D - 5	Violette's Vegan	2,223
Pad E - 1	Pet Health (Vet)	3,539
Pad E - 4	Edible Arrangements	1,200
Pad F - 1	Sen of Japan	2,400
Pad F - 2	Vacant	2,254
Pad F - 3	Dahn Yoga	1,620
Pad G - 1	Anytime Fitness	5,369
Pad G - 3	Catering Company	1,954
Pad H - 1	Madhouse Coffee Shop	1,200
Pad H - 2	Red Persimmon Nails	1,354
Pad H - 3	Lilly's Thai Restaurant	1,349
Pad H - 4	Dry Cleaners & Tailor	2,460
Shop 5	Vacant - Grey Shell	4,000
Shop 6 - 1	Porchlight Bar & Grill	4,964
Shop 6 - 2	Friendship Tattoo	1,460



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PROPERTY PHOTOS



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