

FOR LEASE > RETAIL SPACE IN NEIGHBORHOOD SHOPPING CENTER

LAKE MEAD MARKETPLACE

6110-6190 WEST LAKE MEAD BOULEVARD
LAS VEGAS, NV 89108



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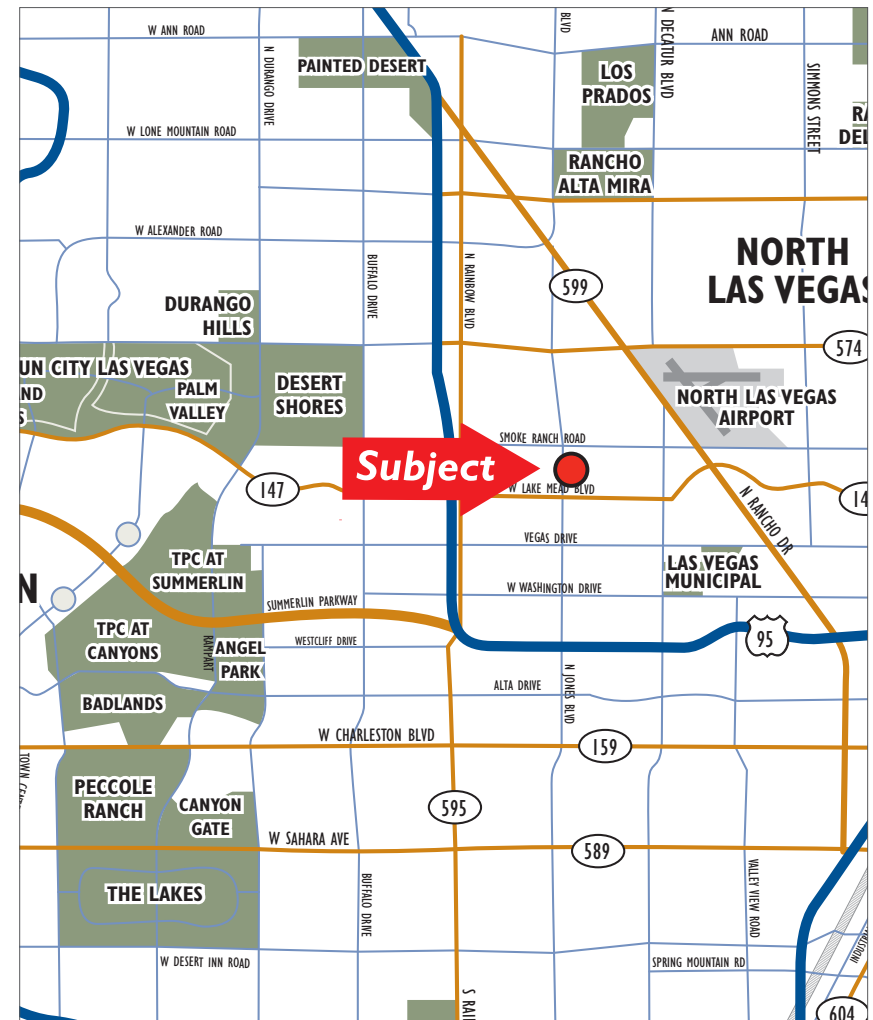
Lake Mead Marketplace is located at the intersection of Lake Mead Boulevard and Jones Boulevard. National and Regional tenants include Pizza Hut, Jackson Hewitt Tax Services, Absolute Dental and China Joes. Impeccably maintained landscaping and Muzak system provides a comfortable shopping experience for customers.

PROPERTY HIGHLIGHTS

- > Available units range from ±970 SF to ±5,745 SF
- > Lease rates starting at \$0.99 PSF/Month for select suites
- > CAMs: \$.28 PSF/Month
- > Turn-key retail units available for immediate occupancy
- > Pad, end cap, in line spaces, former sandwich shop space, former Blockbuster space, former UPS store space, and former Dry Cleaners space available
- > C-1 (Las Vegas) Zoning
- > Professionally managed shopping center
- > Abundant surface parking
- > Monument signage available
- > 2015 Average Daily Traffic Count of 21,500 on Jones Boulevard, .1 mile South of Vegas Drive
- > Convenient access to the US-95 and I-15 Freeways

RADIUS	ESTIMATED 2016 POPULATION	ESTIMATED 2016 AVG. HH INCOME	PROJECTED 2021 POPULATION
1 Mile	29,818	\$49,357	30,357
3 Mile	182,043	\$54,931	186,226
5 Mile	429,895	\$62,555	443,998

DATA SOURCE: NIELSEN



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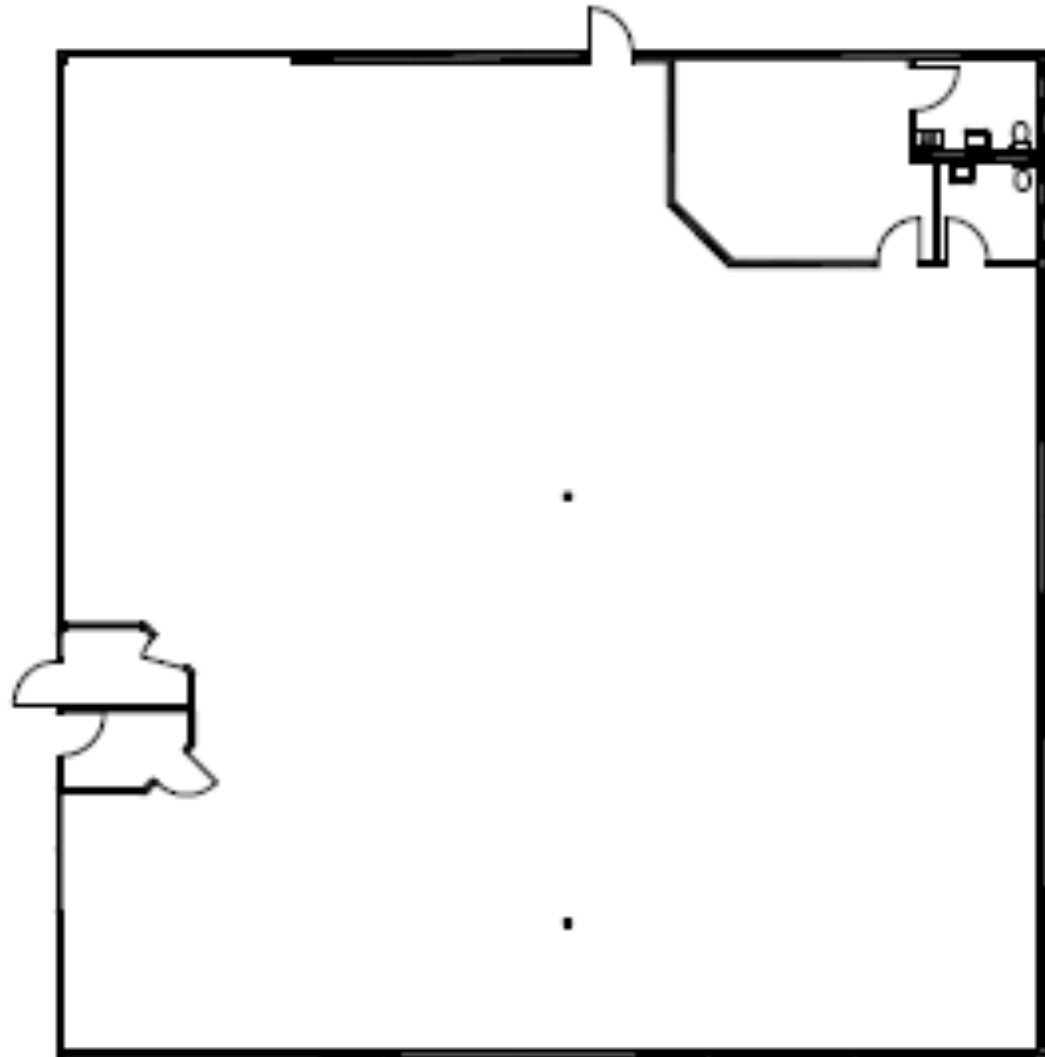
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6110 W. LAKE MEAD BLVD

- > 5,161 SF
- > FORMER BLOCKBUSTER



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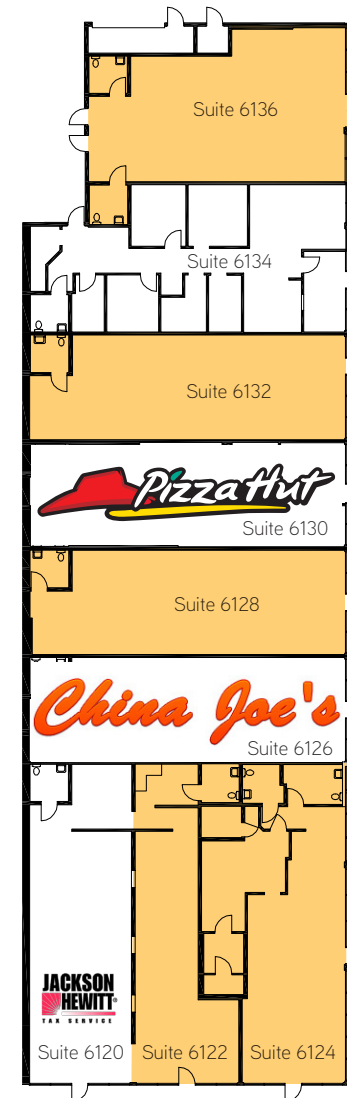
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6120 - 6150 W. LAKE MEAD BLVD

SUITE #	TENANT	RENTABLE SF
6120	Jackson Hewitt	1,289
6122	Vacant	970
6124	Vacant	1,525
6126	China Joe's	1,255
6128	Vacant	1,264
6130	Pizza Hut	1,245
6132	Vacant	1,263
6134	Optometry	1,599
6136	Vacant	1,425



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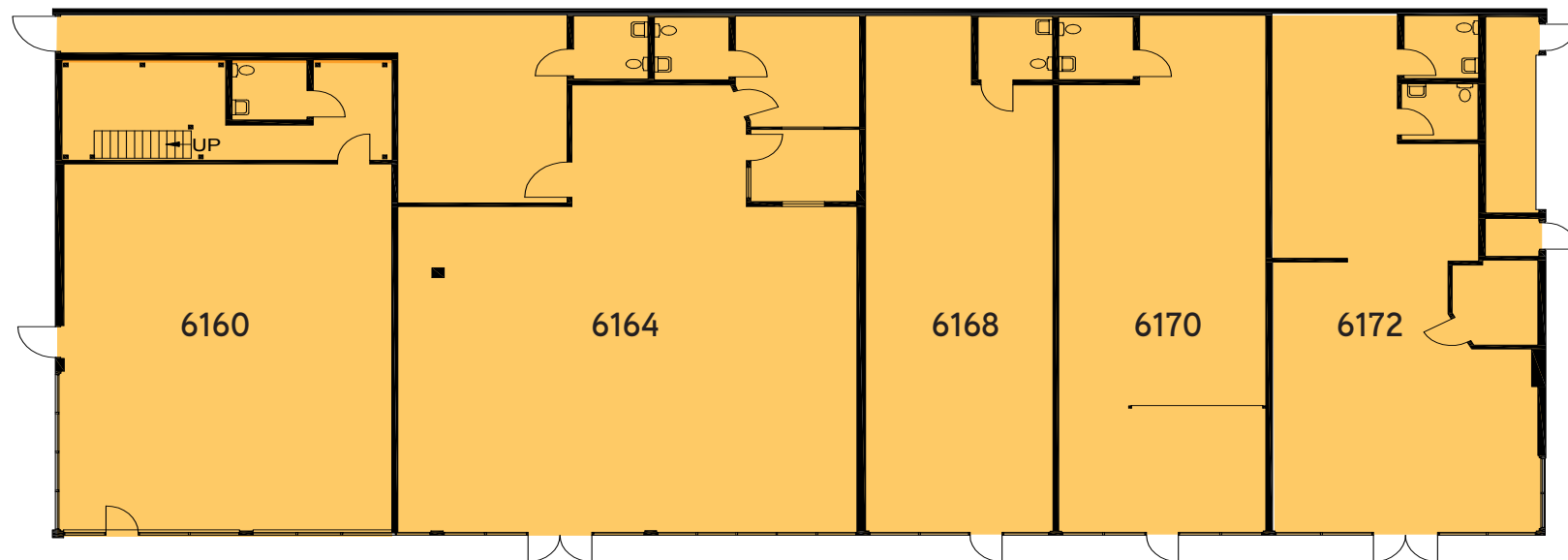
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6160-6172 W. LAKE MEAD BLVD



SUITE #	TENANT	RENTABLE SF
6160	Vacant	2,188
6164	Vacant	2,918
6168	Vacant	1,138
6170	Vacant	1,251
6172	Vacant	1,385



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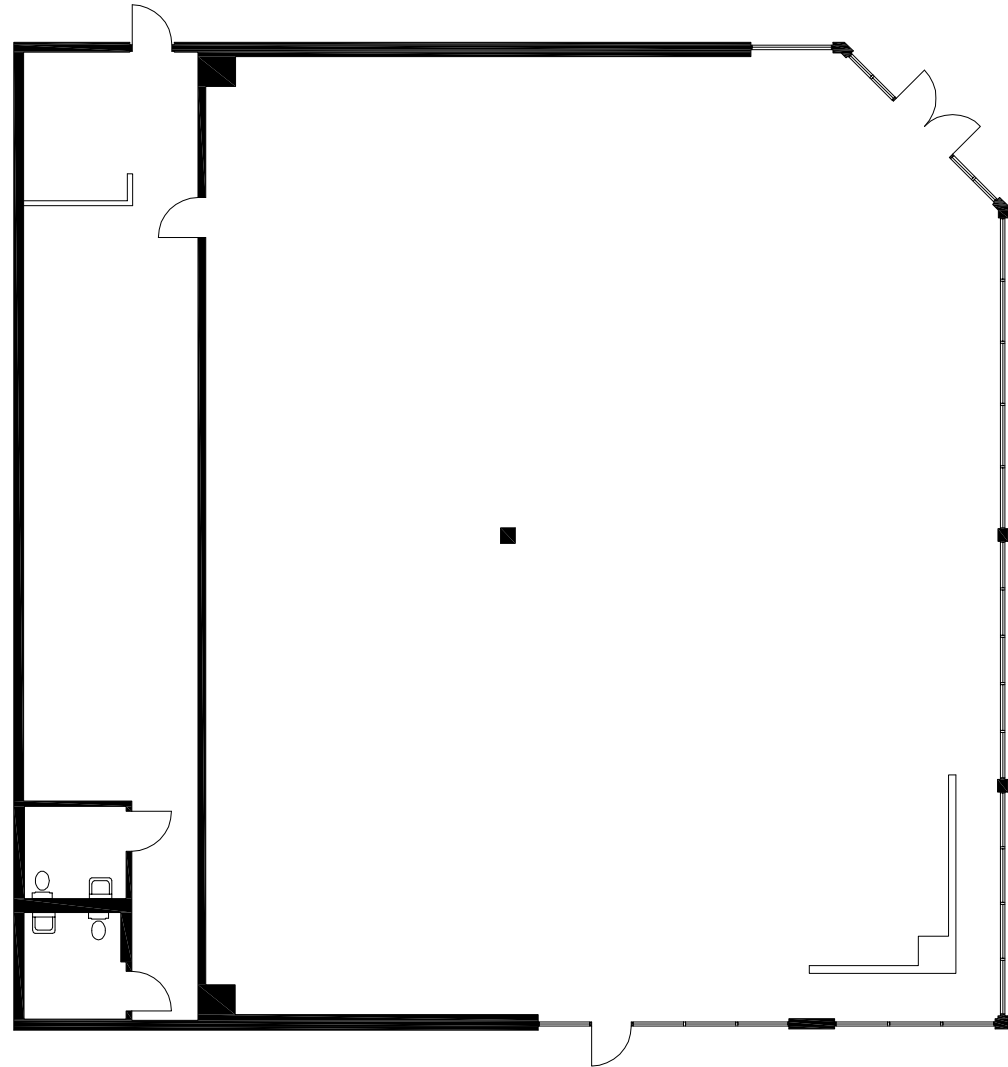
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6190 W. LAKE MEAD BLVD

- > 5,745 SF
- > FORMER HALLMARK STORE



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