



For Lease

Windmill Lane Plaza

470 - 530 East Windmill Lane, Las Vegas, NV 89123

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Property Highlights

470 - 530 East Windmill Lane, Las Vegas, NV 89123

Windmill Lane Plaza is a multi-tenant retail center situated near Silverado Ranch and Las Vegas Boulevard with excellent visibility and convenient access from I-215 and I15. The center provides easy ingress/egress, ample parking and a strong tenant mix.

- 1,160, 1,340 and 1,820 sf available
- Suite 530-105 (1,160 sf) includes grease interceptor and shared patio seating
- Suite 470-110 (1,350 sf) includes hood, grease trap, 3-compartment sink, walk-in refrigerator and more
- Tesla supercharging station on site
- Building & monument signage available
- The property consists of three building totaling approximately 49,763 sf
- Zoning Clark County Commercial General (CG)
- 4.52/1,000 parking ratio - 225 parking spaces including

Demographics

 Total Population	1-mile 13,183	3-miles 109,826	5-miles 355,631
 Median HH Income	1-mile \$96,600	3-miles \$83,841	5-miles \$87,650
 Median Home Value	1-mile \$446,236	3-miles \$436,899	5-miles \$477,416
 Total Households	1-mile 5,281	3-miles 46,122	5-miles 146,618
 Average Size Household	1-mile 3.2	3-miles 3.2	5-miles 3.2

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Site Plan

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Suite	Total Square Footage	Lease Rate	CAM	Lease Type	Description
470 - 110	±1,350 sf	\$3.00 psf	\$0.54 psf	NNN	Includes grease trap,
530 - 105	±1,160 sf	\$2.25 psf	\$0.54 psf	NNN	Includes grease interceptor and shared patio seating
500 - 130	±1,820 sf	\$3.00 psf	\$0.54 psf	NNN	Former dental office suite

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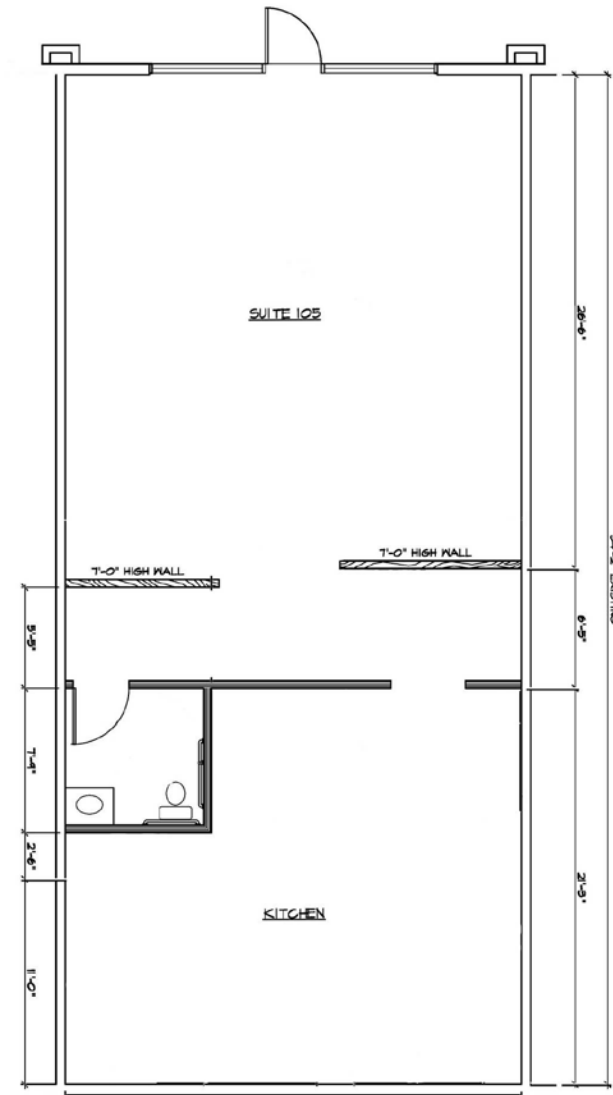
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Building 530

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Suite 105

- ±1,160 Total SF Available
- Includes grease interceptor and shared patio seating
- Asking Rate: \$2.25 PSF NNN
- \$0.54 PSF Estimated CAM's
- \$3,236.40 Monthly Rent



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Building 470

Suite 110

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- ±1,350 Total SF Available
- Includes hood, grease trap, 3-compartment sink, walk-in refrigerator, ice machine, 2 restrooms & patio
- Asking Rate: \$3.00 PSF NNN
- \$0.54 PSF Estimated CAM's
- \$4,779.00 Monthly Rent



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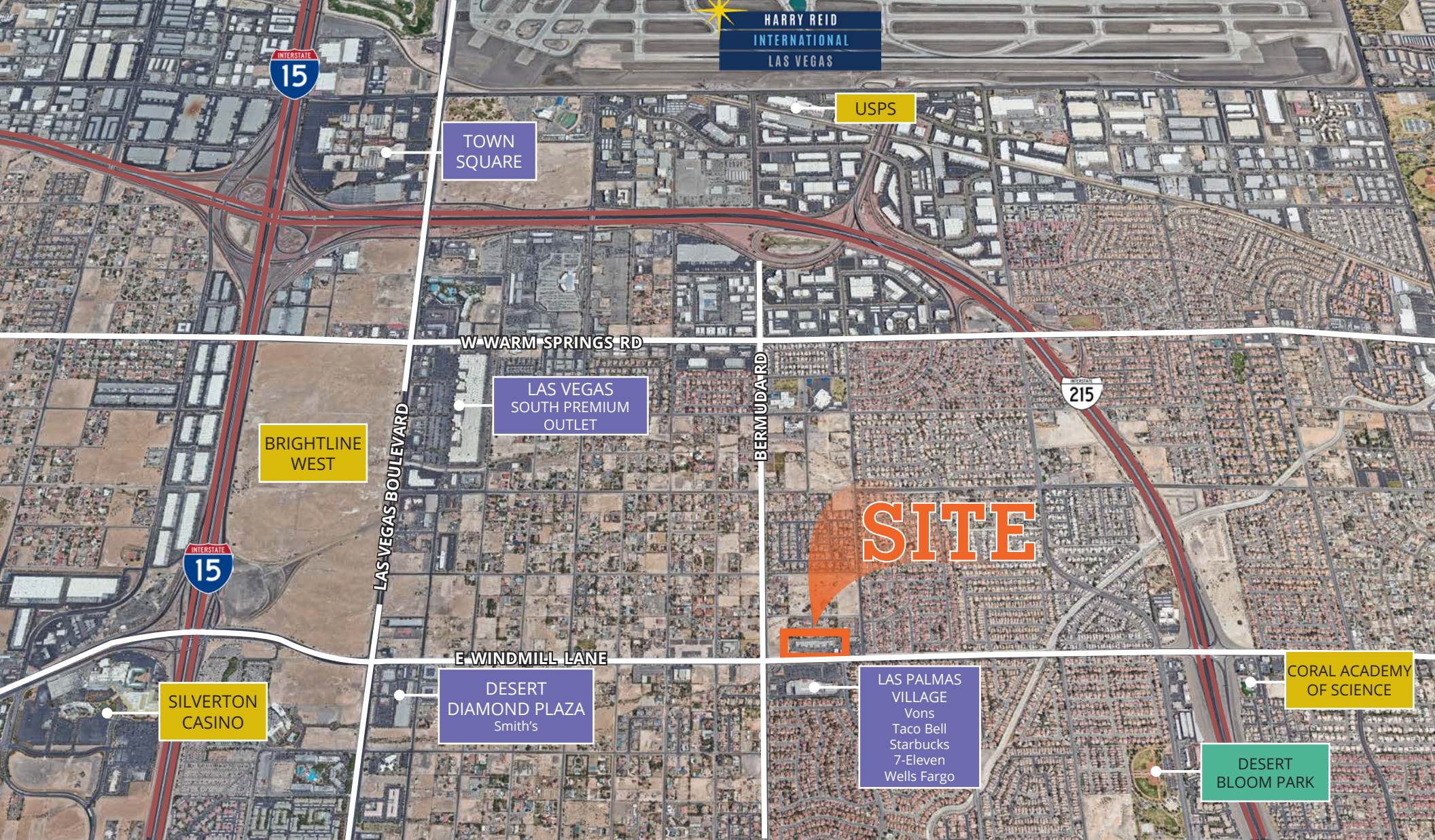
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