



±1,450 SF for Lease

**120 Riverside Road, Suite C
Mesquite, NV 89027**

DAVE WRZESINSKI, Vice President, Capital Markets

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NV #S.0178303



**AVISON
YOUNG**

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Mesquite, NV 89027

Property Details

LEASE RATE

\$0.80 psf Modified Gross

TERM

1 - 3 Year Term

TYPE

Commercial, Office, Light Industrial

ZONING

CR-2 (Commercial-General)

Grade Doors

One (1) 12' Grade Level Roll Up Doors

FEATURES

Paved Parking

200 Amps Electric

Water & Sewer Included

Swamp Cooler

Private Office and Private Restroom

Glass Door Front Entrance

±46' Deep Shop Bay



The Property

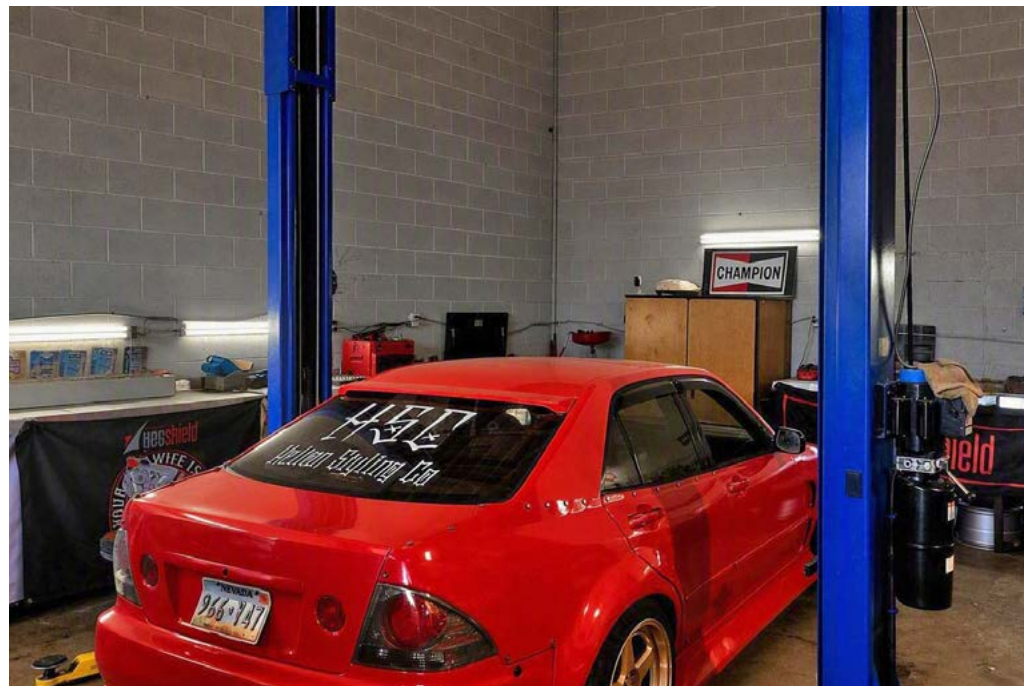
The property is a multi-tenant, mixed use, commercial facility totaling ±19,632 square feet. The building is situated on ±1.82 acres and was built in 2001. It accommodates six tenants and is anchored by Sherwin Williams in the front.

Demographics within 3 Mile Radius

POPULATION 2026:	26,362
HOUSEHOLDS:	12,535
MEDIAN FAMILY INCOME:	\$81,096
AVERAGE HH INCOME:	\$103,327



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DEL WEBB SUN CITY COMMUNITY

Estimated 5,000 Homes upon Completion

Mesquite
Municipal
Airport



For additional information,

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