



FOR LEASE

6250 Mountain Vista Ave  
Henderson, NV 89014

- Seven Suites Available

## Property Specs

LEASE RATE	<b>Suite A   \$1.50/SF/NNN</b> <b>Suite D   \$1.50/SF/NNN</b> <b>Suite H3   \$3.00/SF/MG</b> <b>Suite H4   \$3.00/SF/MG</b> <b>Suite H5   \$3.00/SF/MG</b> <b>Suite L2   \$3.00/SF/MG</b> <b>Suite M   \$1.25/SF/NNN</b>
CAMS	<b>Suite A   \$0.37 PSF</b> <b>Suite D   \$0.37 PSF</b> <b>Suite M   \$0.37 PSF</b>
MONTHLY RENT	<b>Suite A   \$7,878.31</b> <b>Suite D   \$3,927.00</b> <b>Suite M   \$7,290</b>
AVAILABLE	<b>Suite A   ±4,213 SF</b> <b>Suite D   ±2,100 SF</b> <b>Suite H3   ±110 SF</b> <b>Suite H4   ±134 SF</b> <b>Suite H5   ±167 SF</b> <b>Suite L2   ±1,089 SF</b> <b>Suite M   ±4,500 SF</b>
LEASE TERM	<b>3-5 years</b>
ZONING	<b>CC</b>
TYPE	<b>Retail   Community Center</b>

- Suite A is 4,090 sf and is a former discount store. This suite has a large open area, a storage room, a back room that contains an office and a rear roll up door for receiving merchandise.
- Suite D is a 2,100 SF former gun store.
- Suite M is a former appliance warehouse/store and contains 4,500 SF. This suite consists of two showrooms, a bathroom, a kitchen/break room, and a warehouse.
- Suites H3, H5, can be combined to create one suite
- Great generating factors that include close proximity to schools, a daycare, industrial businesses, office users, and many, many rooftops.
- Well established center that has stood the test of time.

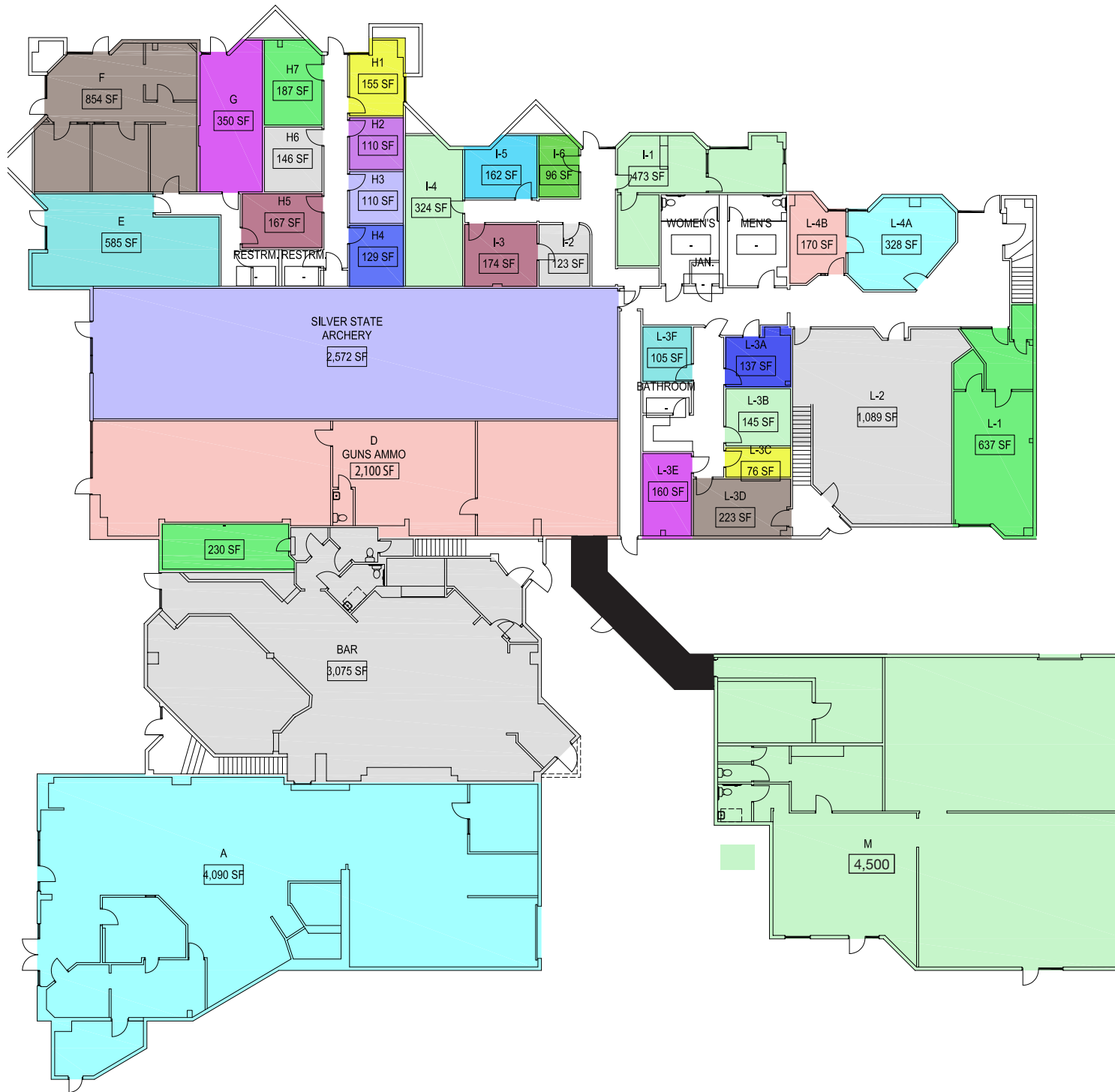


OR TEXT 22941 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel. ARTI Terms of Service | ARTI Privacy Statement

SUMMARY

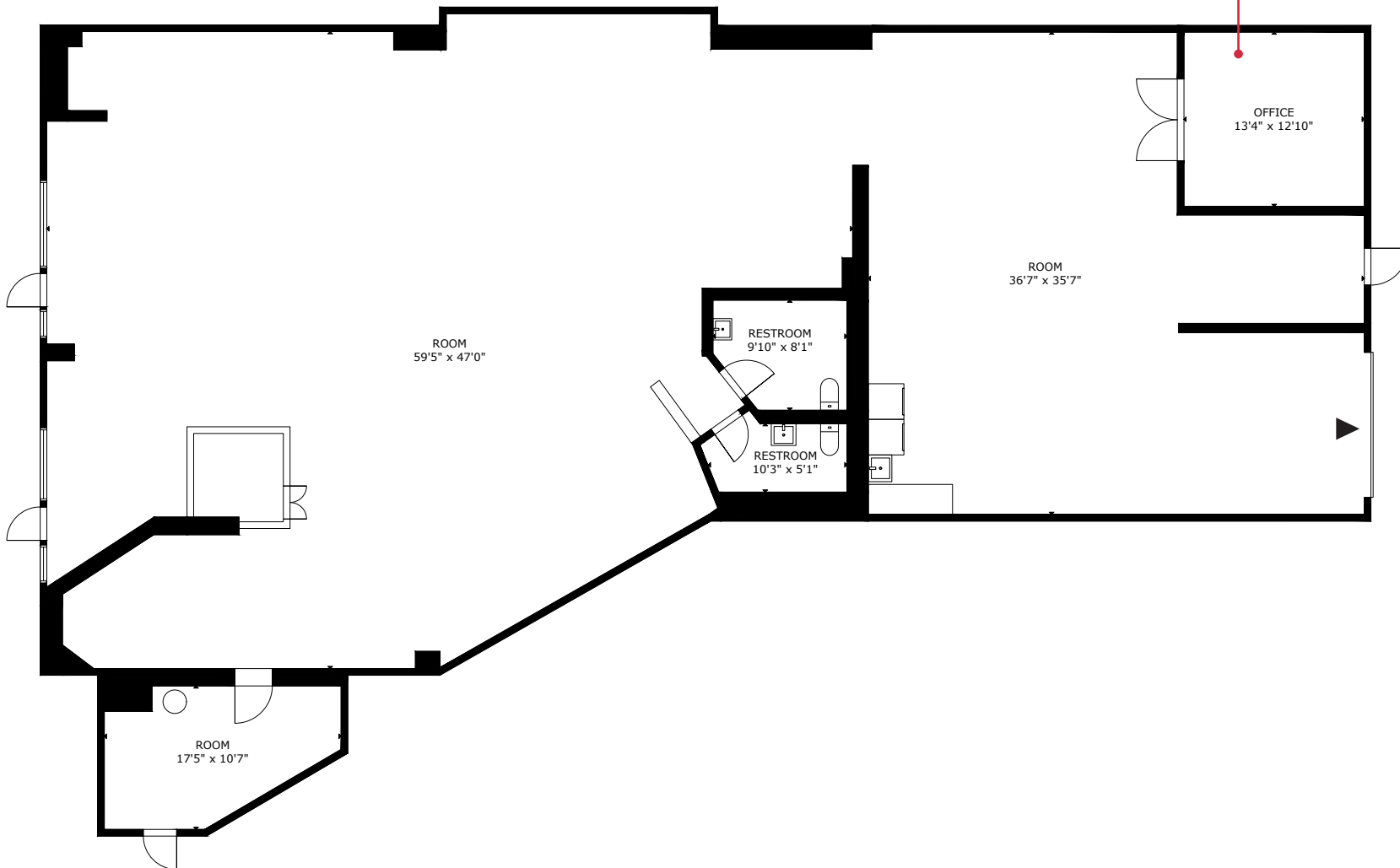
# SITE PLAN





CLICK HERE  
FOR A 3D TOUR

▲ ROLL UP DOOR



# FLOOR PLAN

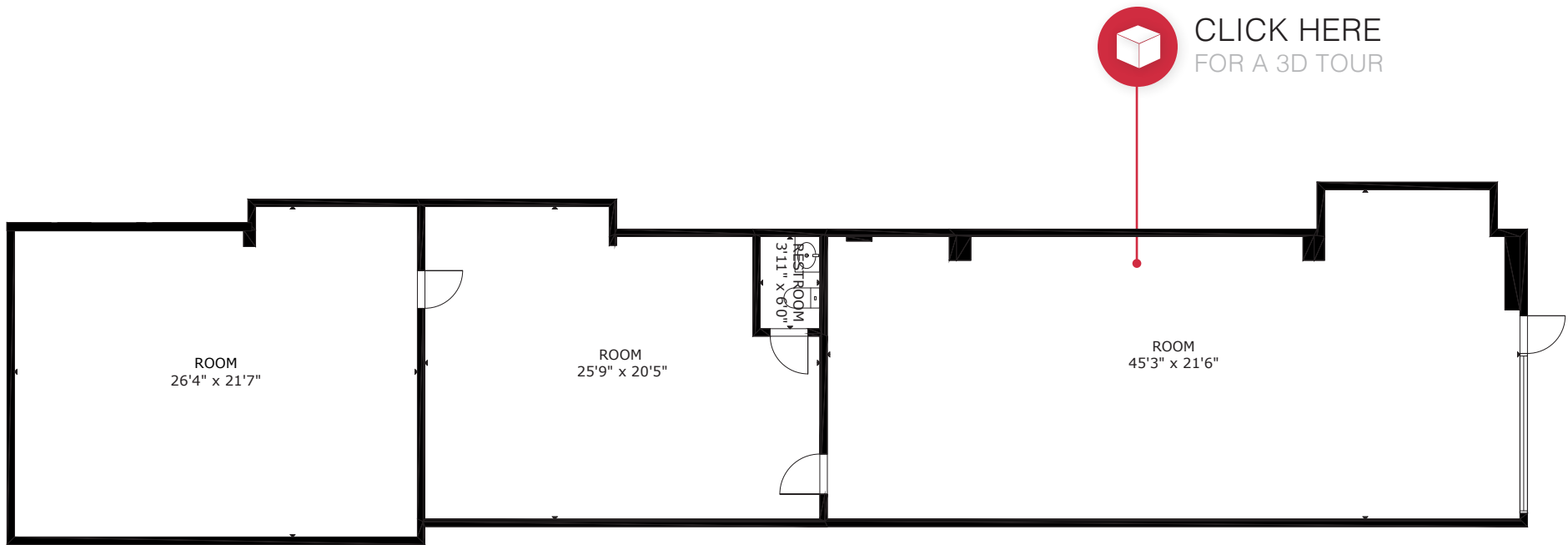
SUITE A



PHOTOS



# FLOOR PLAN



SUITE D



FRONT SHOWROOM



PHOTOS

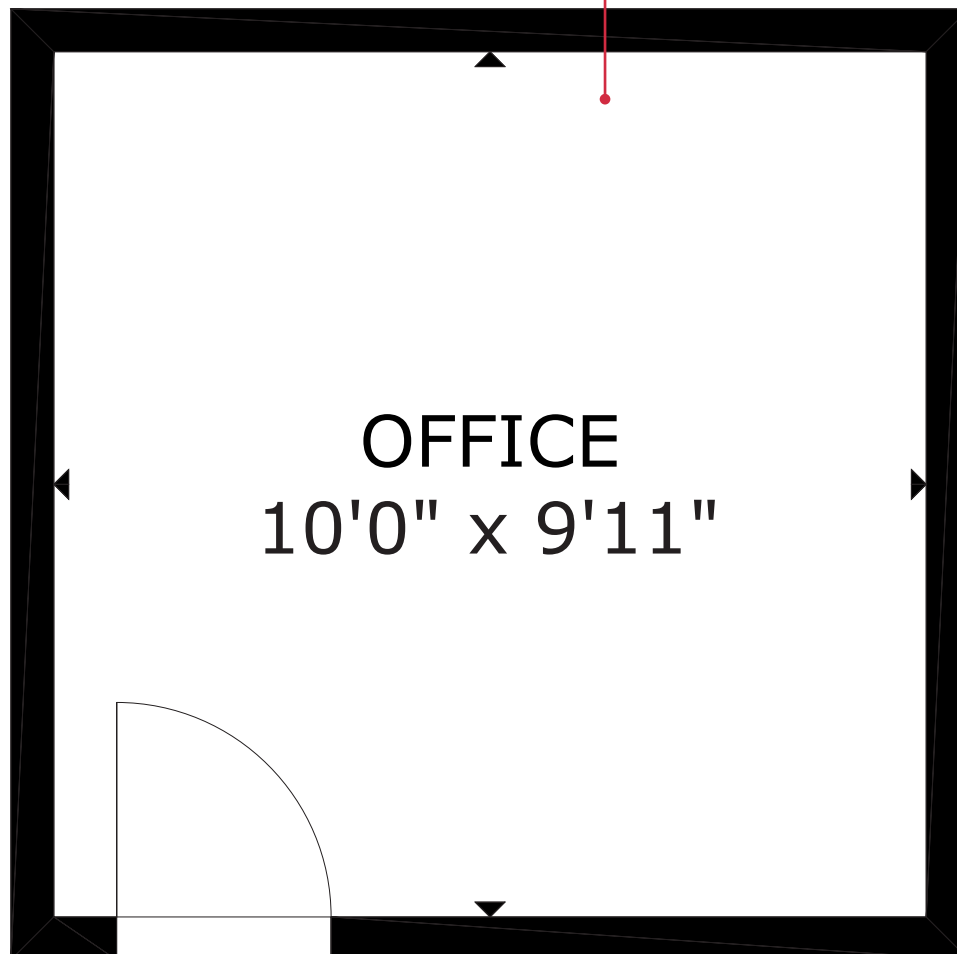


BACKROOM





CLICK HERE  
FOR A 3D TOUR

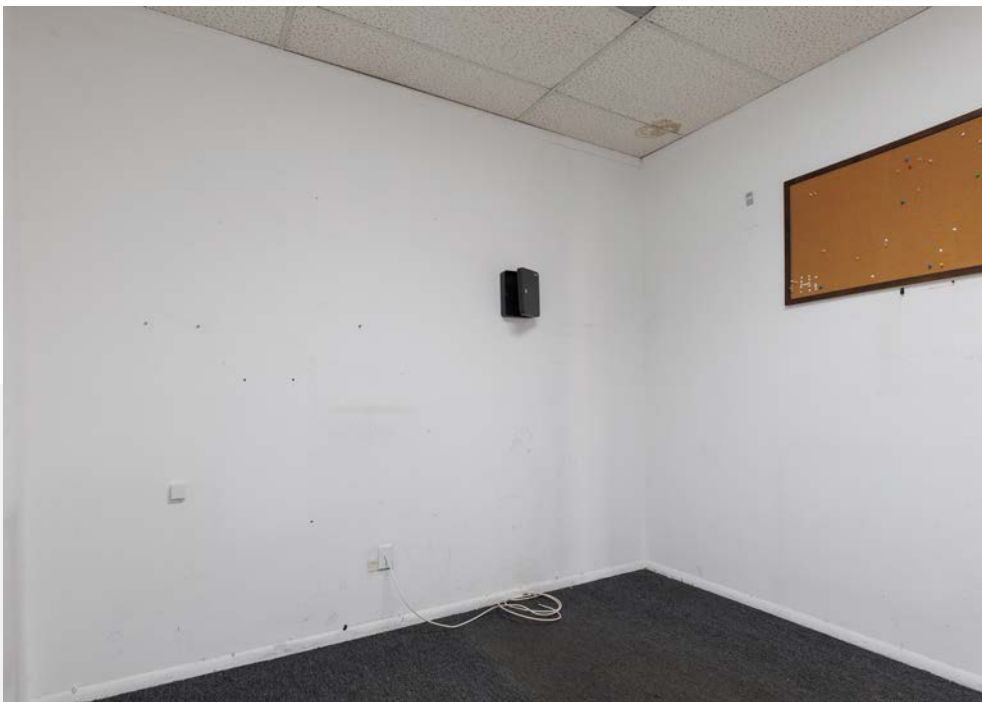


# FLOOR PLAN

SUITE H3

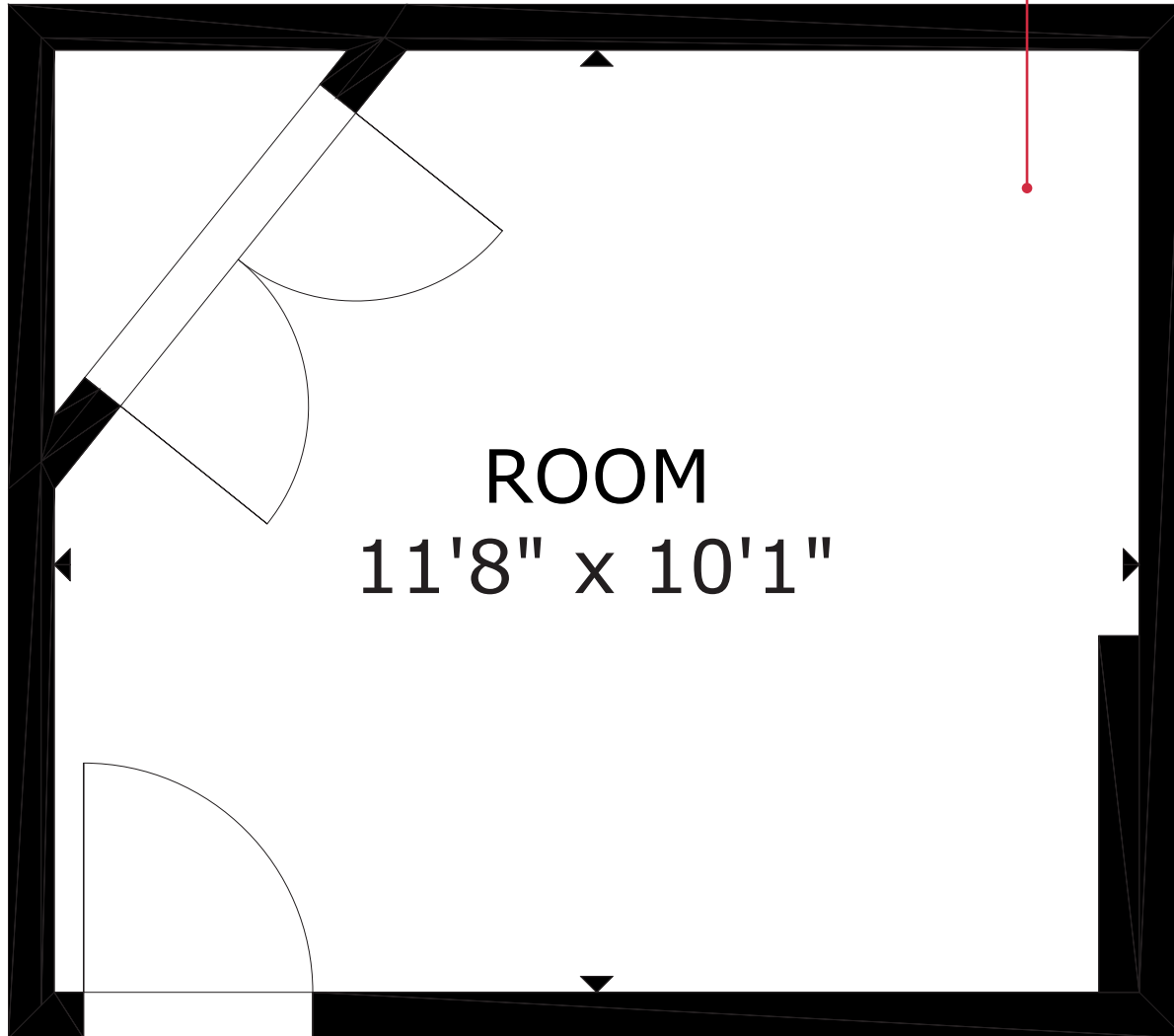


PHOTOS





CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

SUITE H4

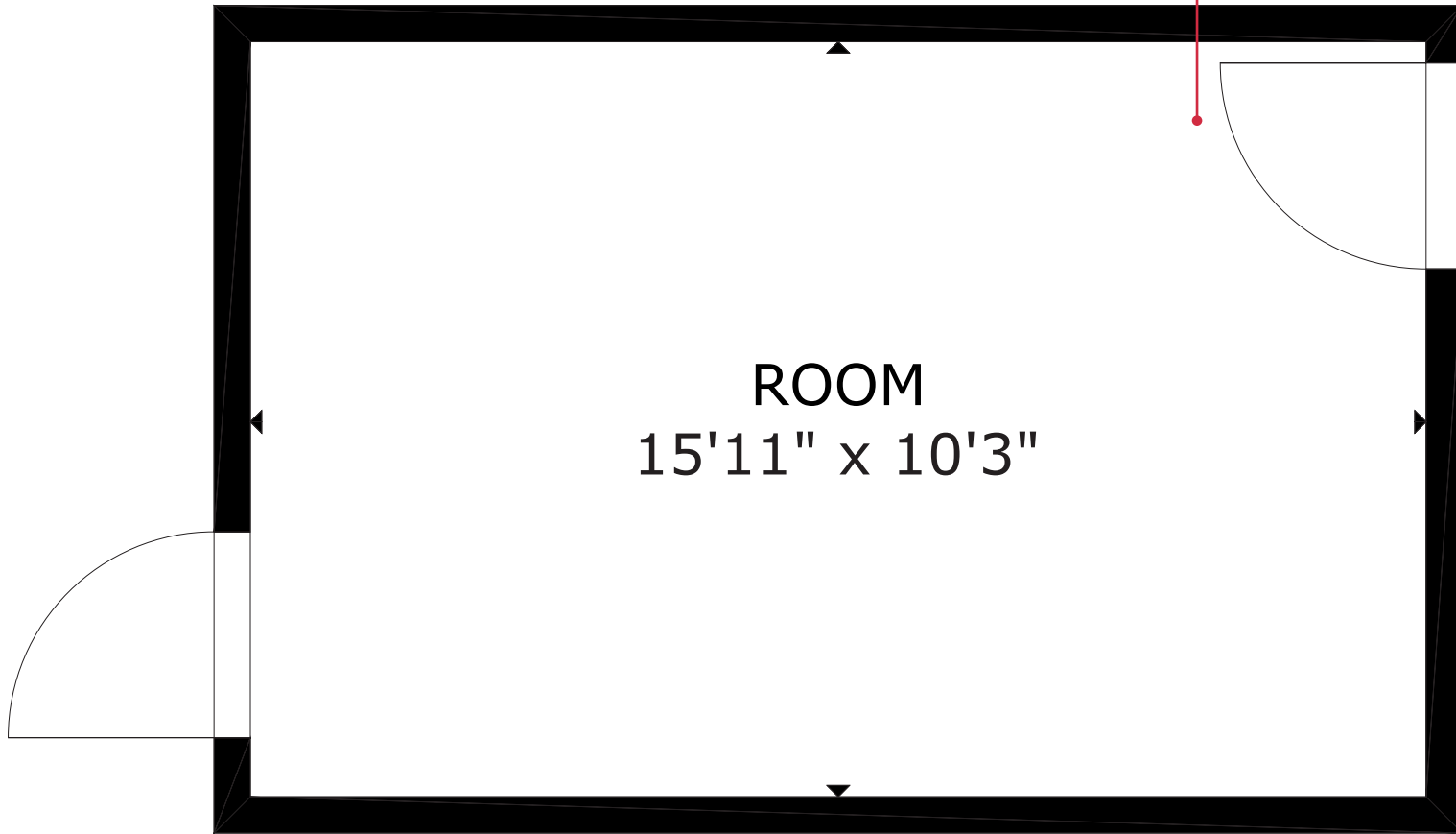


PHOTOS





CLICK HERE  
FOR A 3D TOUR



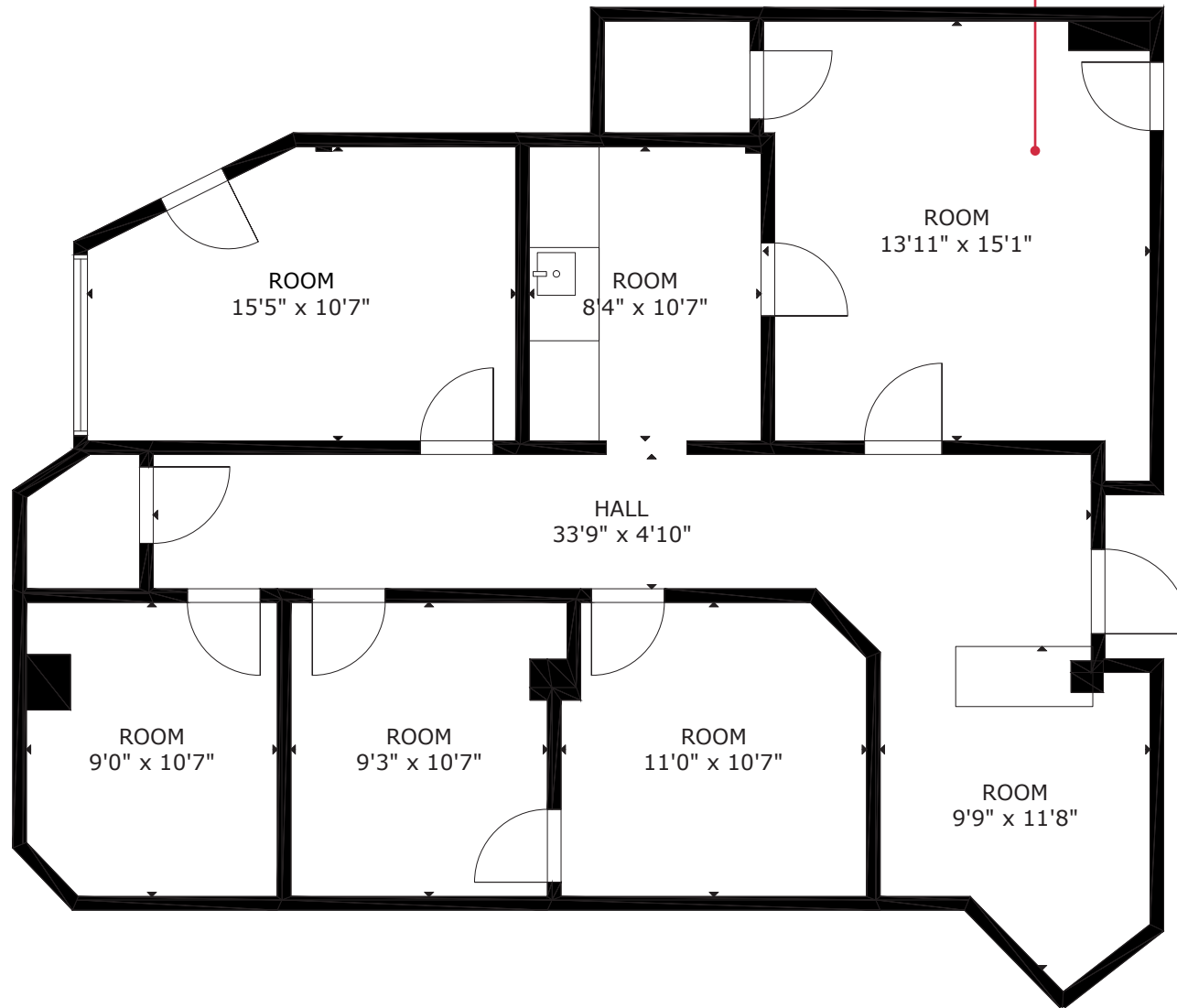
# FLOOR PLAN

SUITE H5





CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

SUITE L2

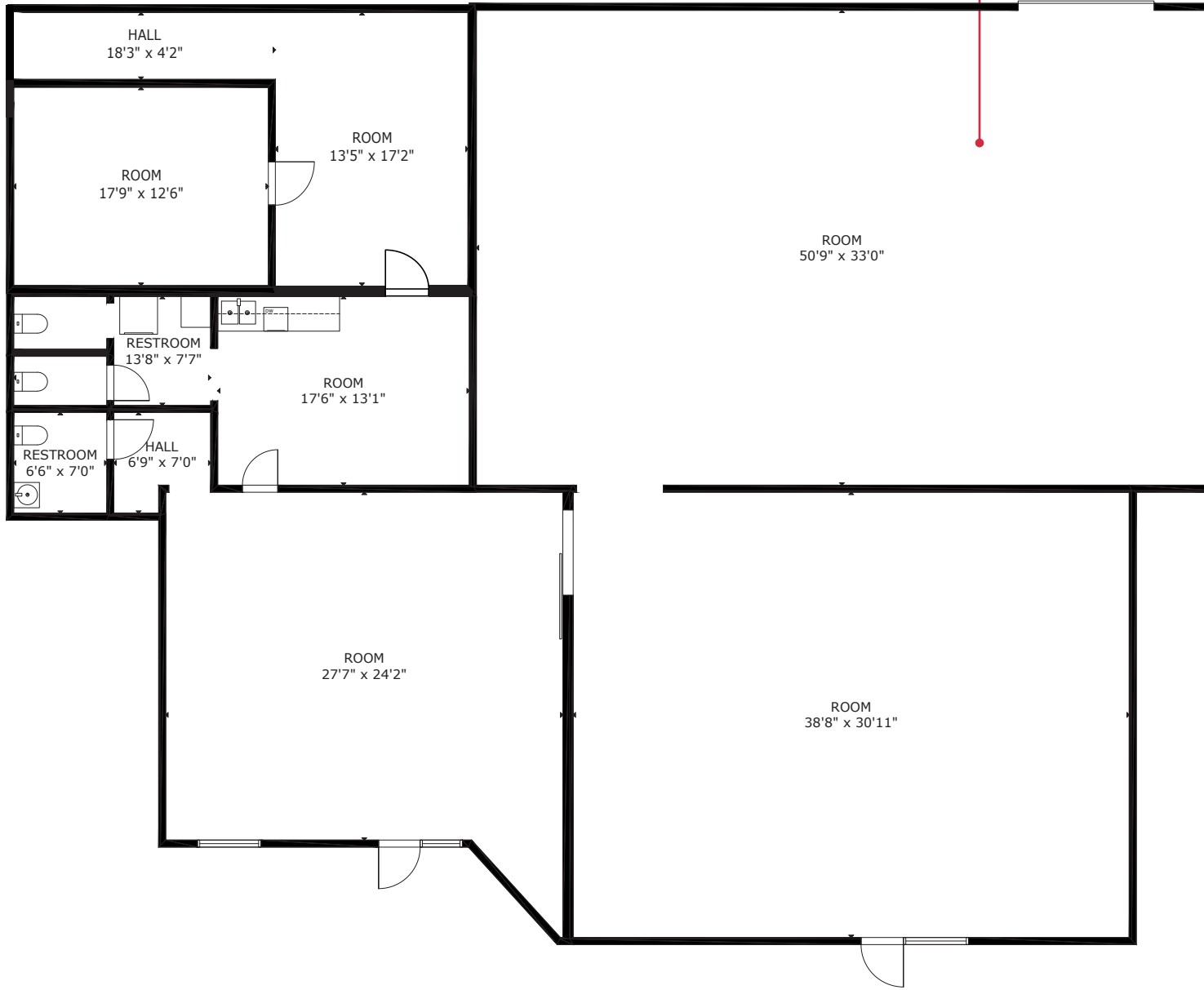


PHOTOS





CLICK HERE  
FOR A 3D TOUR



# FLOOR PLAN

SUITE M



PHOTOS



# AREA MAP



**Bank of America**  
**WILDFIRE**  
**meineke**  
**HARBOR FREIGHT**  
**Starbucks**  
**Wendy's**  
**Chevron**  
**Quest Diagnostics**

**PT'S zerorez**  
**TAVERNS**  
**TRADER JOE'S**  
**MATTRESS FIRM**  
**Bedrosians**  
**Tile & Stone**  
**AutoZone**  
**FRESENIUS**  
**SEKO**  
**WELLS FARGO**  
**Black Bear Diner**  
**THE CHICKEN SHACK**

**Dotty's**  
**H&R BLOCK**  
**La Bonita**  
**Olive Garden**  
**GALAXY THEATRES**  
**BR**  
**Smith's**  
**Ethel M. CHOCOLATES**  
**GREEN VALLEY ANIMAL HOSPITAL**

**BARNES & NOBLE**  
**HOBBY LOBBY**  
**Habit BURGER & GRILL**  
**SPROUTS FARMERS MARKET**  
**Michael's**  
**Total Wine & MORE**  
**TEXAS ROADHOUSE**  
**PET SMART**  
**ULTRA BEAUTY**  
**OUTBACK STEAKHOUSE**  
**Target**  
**NORDSTROM**  
**HomeGoods**  
**MARIANA'S SUPERMARKETS**  
**E6S FITNESS**

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	14,427	157,547	365,190
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,107	62,538	142,003
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$104,537	\$110,404	\$111,486

## Traffic Counts

STREET	AADT
Patrick Ln	30,500
Durango Dr	32,000

## Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

# TERMS & CONDITIONS

## Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## Confidentiality

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**  
OFFICES

**1.1 BIL**  
SF MANAGED

**5,800+**  
PROFESSIONALS

**TOP 6**  
2024 LIPSEY RANKING

 LEARN MORE AT  
[naiaexcel.com](https://naiaexcel.com)

**NAI Excel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr  
Las Vegas, Nevada 89113  
702.383.3383 | [naiaexcel.com](https://naiaexcel.com)

**Maria Herman**

LIC#BS.0027640  
702.334.7280  
[mherman@naiaexcel.com](mailto:mherman@naiaexcel.com)

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>