

AZRA CENTER FOR LEASE

4440 E Washington Ave
Las Vegas, NV 89110



CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com

PROPERTY HIGHLIGHTS

2,238 SF

- Anchored by Shoe Palace
- Access from both Lamb & Washington at a signalized intersection
- Cross access with adjacent retailers
- Located in a mature trade area with access to 115,009 residents within a 5 minute drive time



140-29-212-003

APN

Limited Commercial (C-1)
ZONING

AZRA CENTER
4440 E Washington Ave
Las Vegas, NV 89110



PROPERTY SITE PLAN

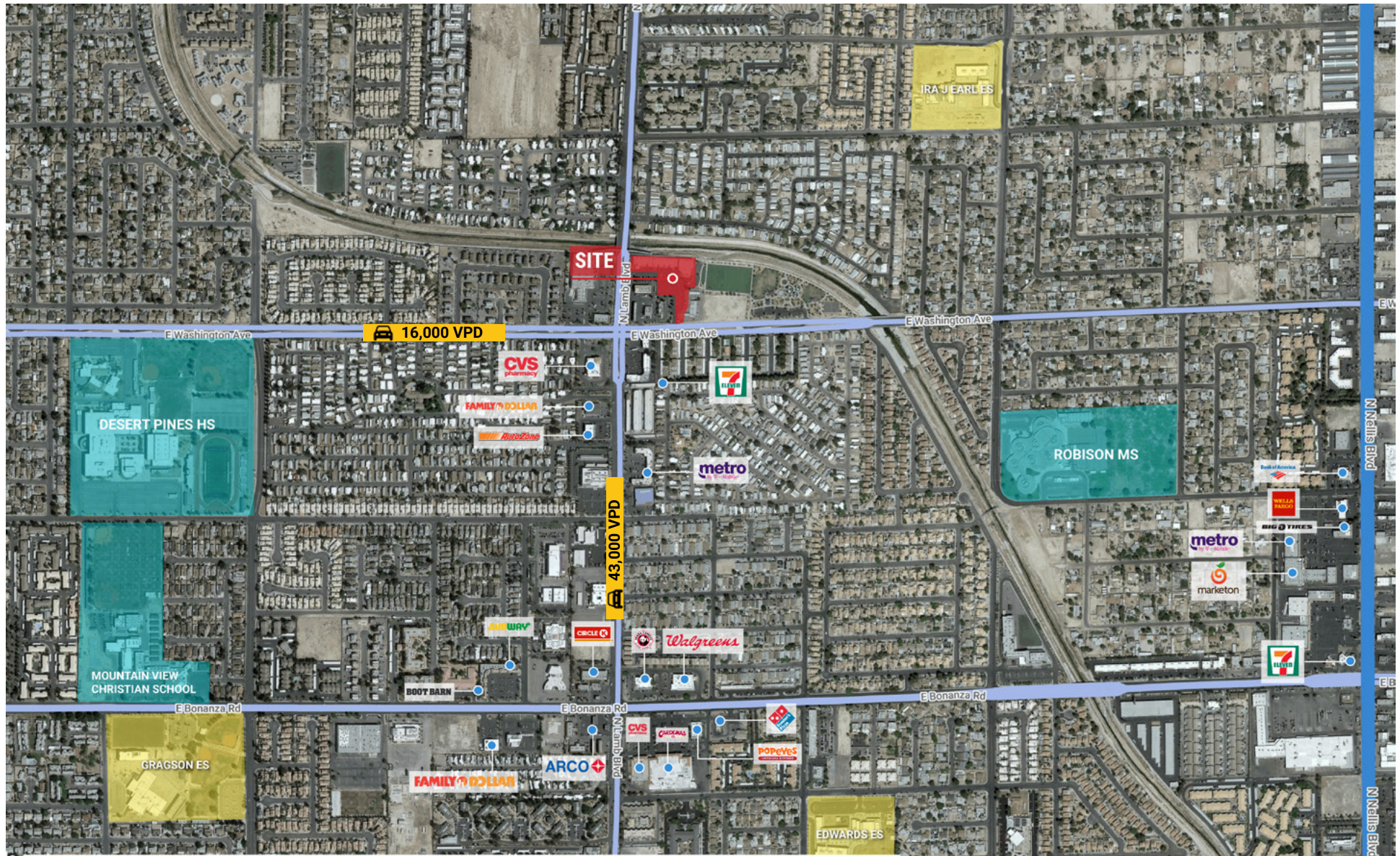
AZRA CENTER
4440 E Washington Ave
Las Vegas, NV 89110



Suite	Tenant	Size (SF)
101	Durango Taco Shop	± 1,769
102	AVAILABLE	± 2,238
103 - 106	Make The Road Nevada	± 4,809
107	City of Fades	± 1,186
108	Smoke Shop	± 1,206
109 - 110	Las Vegas Sports & Spine	± 2,706
111	Wingstop	± 1,200
112	Vida Saludable	± 1,206
113	Aly's Beauty Salon	± 1,800
114-115	Oasis Laundromat	± 2,409
116	Shoe Palace	± 9,368
117	Frank'z Multiservice	± 713
118	Control De Carga	± 621

TRADE AREA AERIAL

AZRA CENTER
4440 E Washington Ave
Las Vegas, NV 89110



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
34,492	230,297	453,078



AVERAGE HOUSEHOLD INCOME

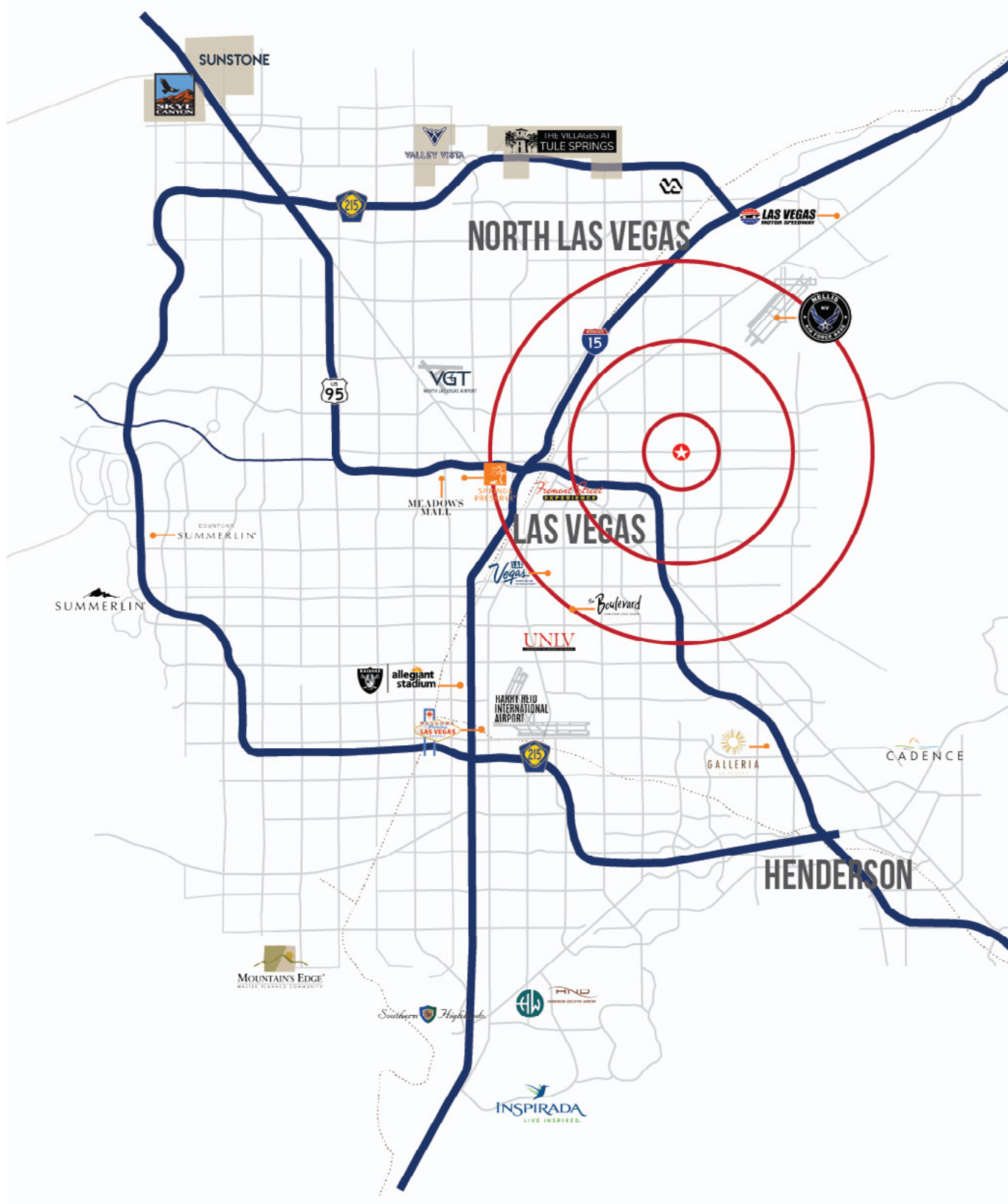
1 Mile	3 Miles	5 Miles
\$65,875	\$73,014	\$78,266



TRAFFIC COUNTS

Washington Ave	Lamb Blvd
16,000 VPD	43,000 VPD

Sources:
SitesUSA 2026
TRINA, NV DOT 2025





www.roicre.com



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

FOR MORE INFORMATION

DAN ADAMSON



702.550.4934



dan@roicre.com



NV Lic# B.0026992.CORP

CHRIS WALDBURGER, CCIM



702.483.3683



chris@roicre.com



NV Lic S.0190814

Let's Stay Connected!



[roicre](https://www.facebook.com/roicre)



[@roicre](https://twitter.com/roicre)



[@roi.cre](https://www.instagram.com/roi.cre)



[roicre/](https://www.linkedin.com/company/roicre/)

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty.

Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.