

JADE APARTMENTS RETAIL

3150 W TWAIN AVE., LAS VEGAS, NV 89103

FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

8708 SPANISH RIDGE AVE | SUITE 115, LAS VEGAS, NV 89148

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\$2.25 - \$3.00 NNN
Lease rate



±1,261 SF
space available

PROPERTY HIGHLIGHTS

- Grease trap and tenant improvement allowance available
- Only retail space on first floor of apartment building with 287 units offering a built-in client base
- Located next door to Club Wyndham Desert Blue
- Visibility from I-15 freeway
- New LED billboard to be installed along I-15 with advertising opportunity available to retail tenant
- APN: 162-17-311-003

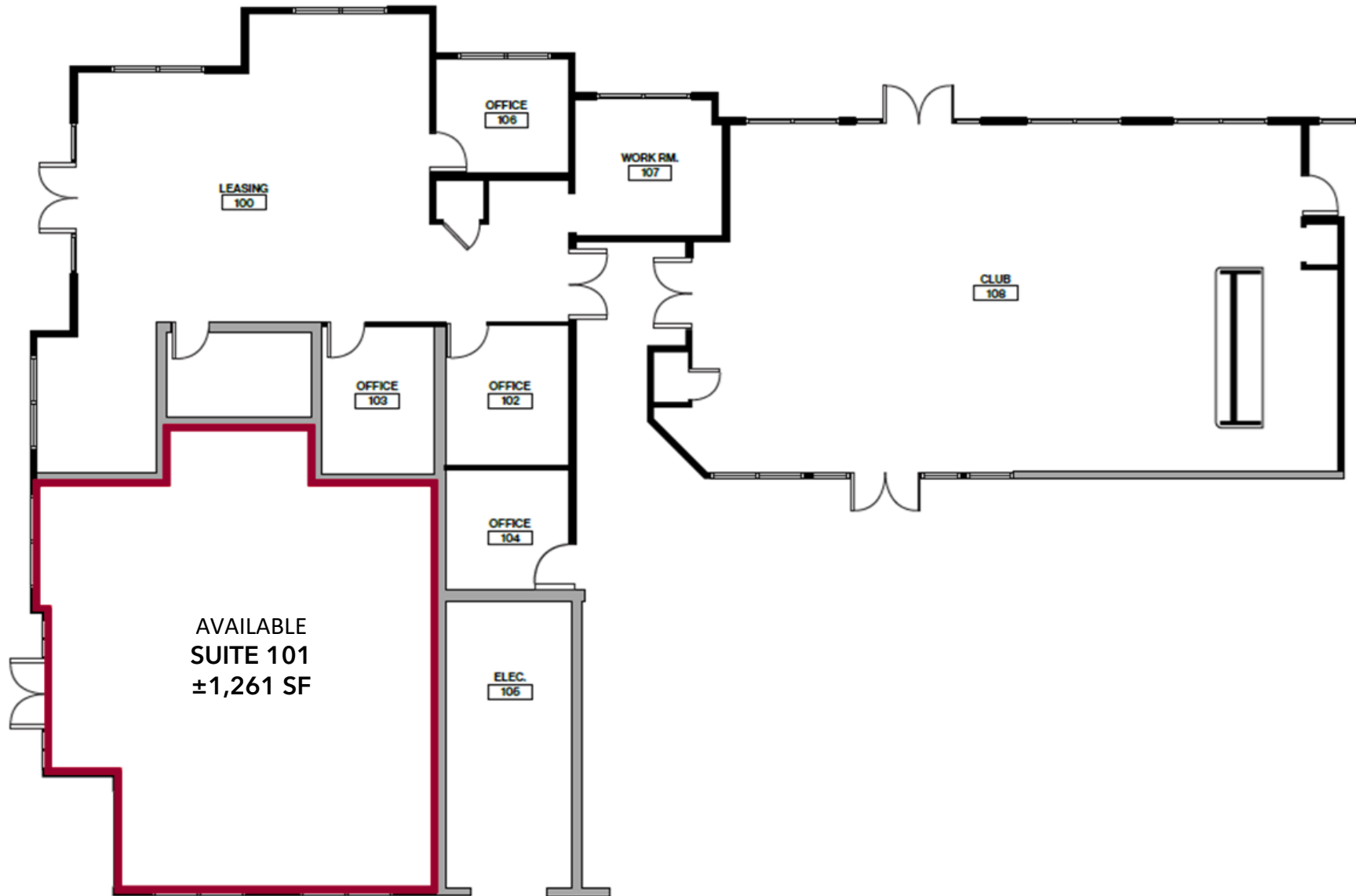


DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	9,115	151,602	400,756
2024 AVERAGE HOUSEHOLD INCOME	\$59,550	\$71,447	\$75,234
2024 TOTAL HOUSEHOLDS	4,398	69,158	165,856

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FOR MORE INFORMATION, PLEASE REACH OUT.

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LEE & ASSOCIATES OF LAS VEGAS | BS.1000716 | 8708 SPANISH RIDGE AVE, SUITE 115, LAS VEGAS, NV 89148

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