



+/- 994 RSF - +/- 1,442 RSF RETAIL SPACE FOR LEASE

7175 W. Lake Mead Blvd., Las Vegas NV 89128

MILES SANSONE

 Phone: (702) 768-1930

Email: Leasing@SansoneCompanies.com

Corporate Address: 2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

 www.SansoneCompanies.com



The information herein was obtained from sources deemed reliable; however SRES & Sansone Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

7175 W. Lake Mead Blvd.
Las Vegas, NV 89128

PROPERTY DETAILS



LEASING DETAIL

- SPACE AVAILABLE

LEASE RATE

NNN
- +/- 994 SF - +/-1,442 SF

\$2.55 PSF-\$2.95 PSF

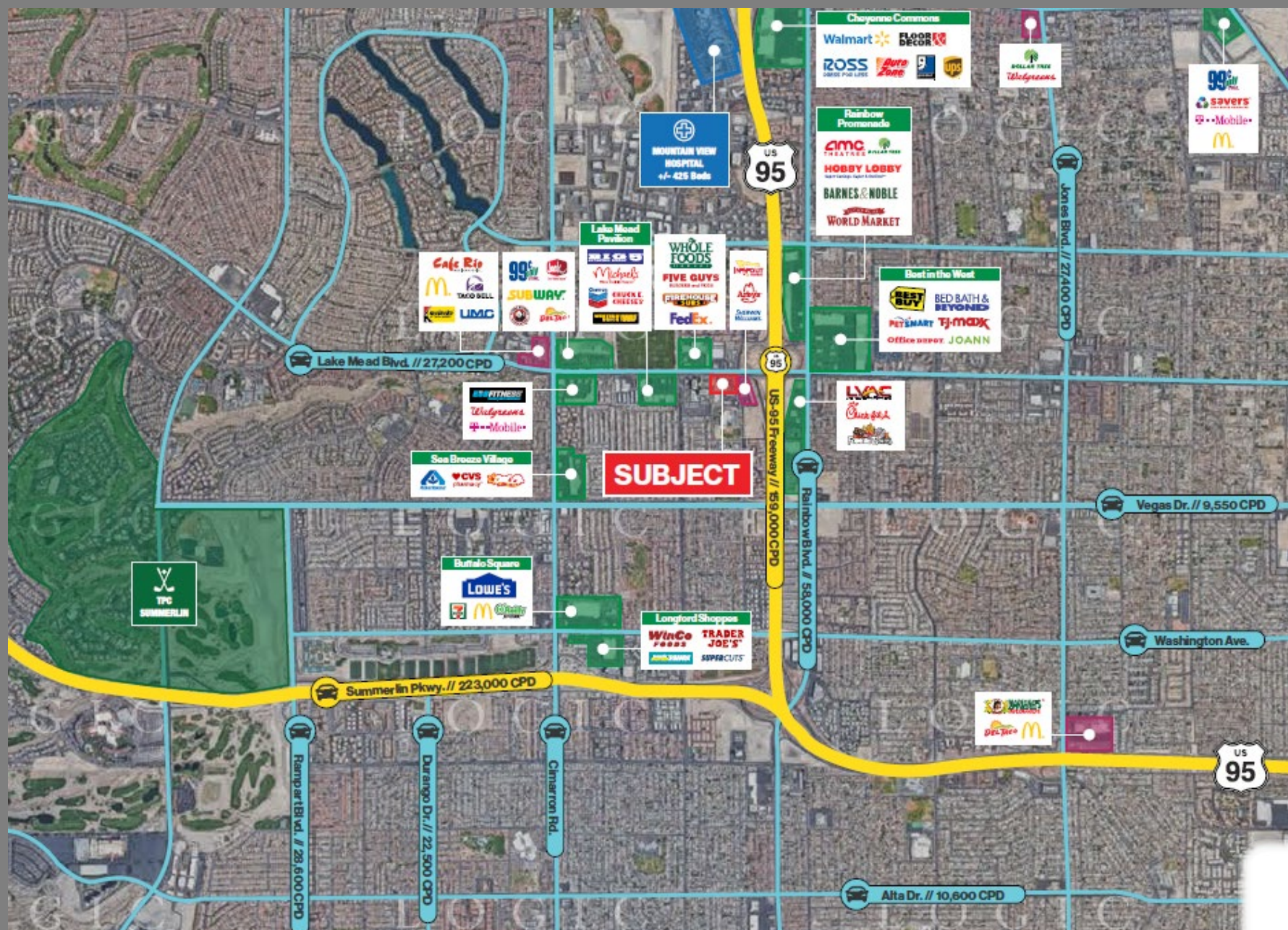
\$0.86 PSF
- Superior location with property frontage on W. Lake Mead Blvd.. and Rock Springs Drive
 - Significant visibility built to achieve maximum exposure and visibility for tenants
 - Join some of the most popular retail tenants including Panera Bread, Chipotle Mexican Grill, The Joint, Massage Envy, etc.
 - Located in a strong retail corridor with multiple entry points
 - Busy retail center with high traffic counts
 - W. Lake Mead Blvd. // 27,200 Cars Per Day
 - US-95 Freeway // 159,000 Cars Per Day

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	26,978	197,740	439,056
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	10,859	75,632	168,676
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$62,103	\$70,508	\$81,058



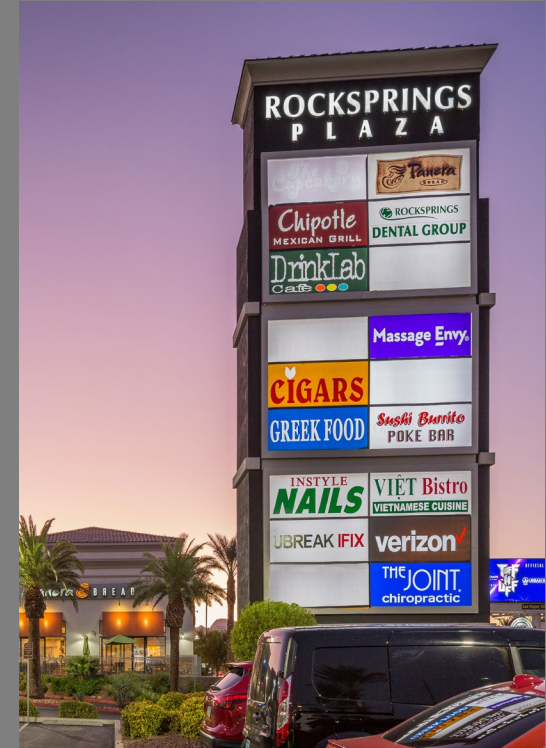
7175 W. Lake Mead Blvd.
Las Vegas, NV 89128



7175 W. Lake Mead Blvd.
Las Vegas, NV 89128



7175 W. Lake Mead Blvd.
Las Vegas, NV 89128



7175 W. Lake Mead Blvd.
Las Vegas, NV 89128

FLOOR PLAN – SUITE # 120 - +/- 1,442 RSF

