

AZRA CENTER FOR LEASE

Washington & Lamb NEC
Las Vegas, NV 89110



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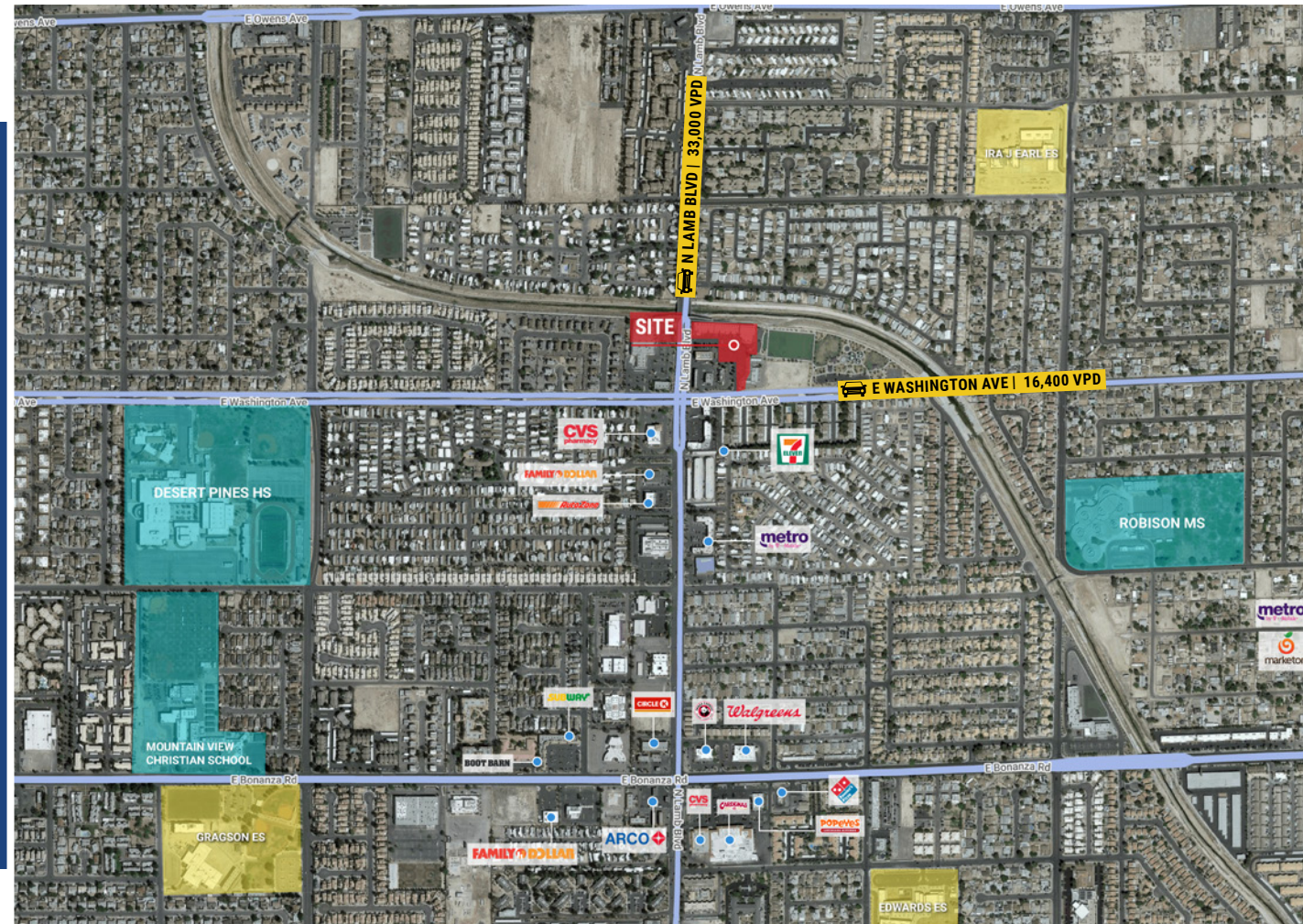


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PROPERTY HIGHLIGHTS

AZRA CENTER

- 2nd generation medical and retail space available
- Access from both Lamb & Washington at a signalized intersection
- Cross access with adjacent retailers
- Anchored by Shoe Palace
- Located in a mature trade area with access to 115,009 residents within a 5 minute drive time



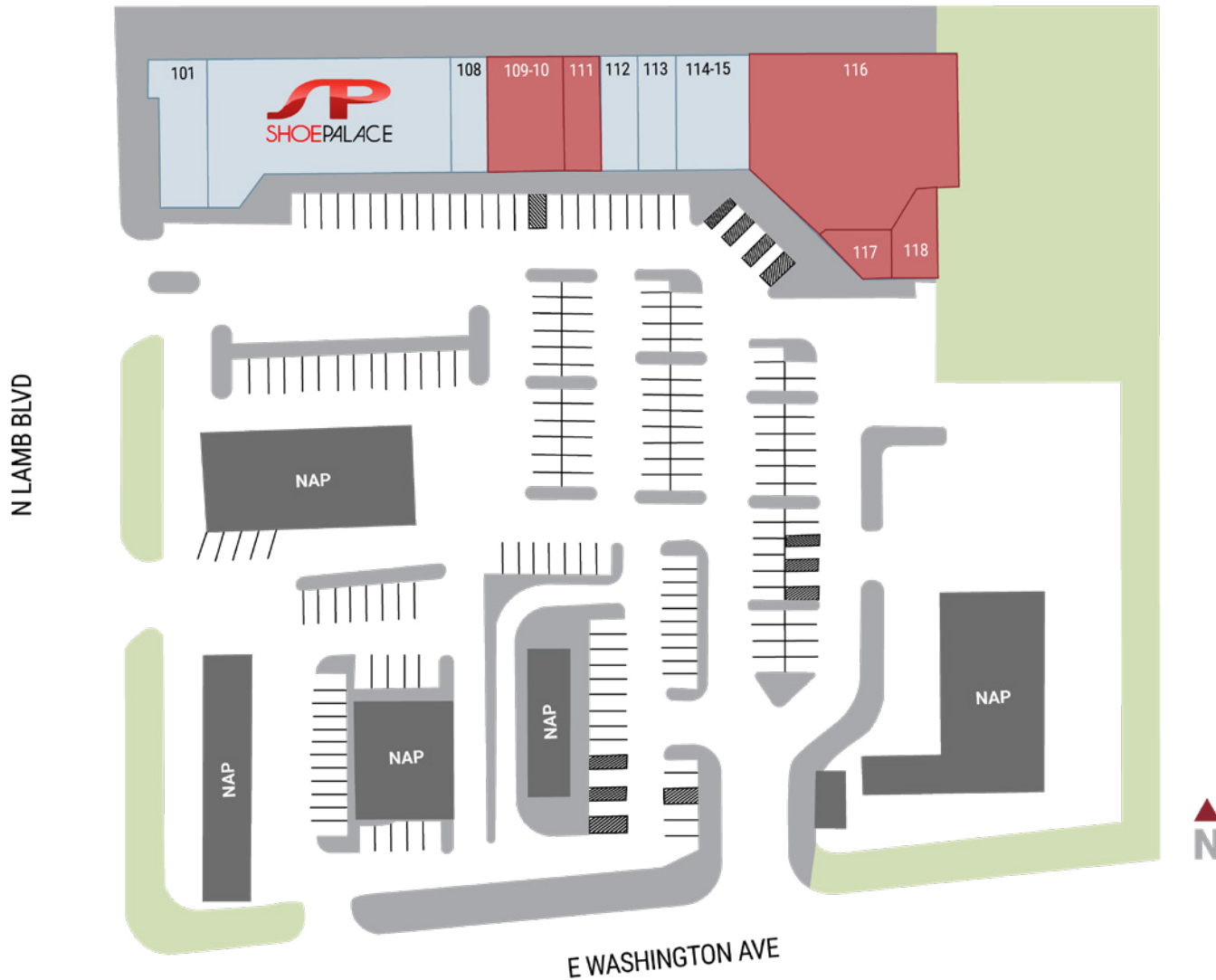
APN

140-29-212-003

Zoning

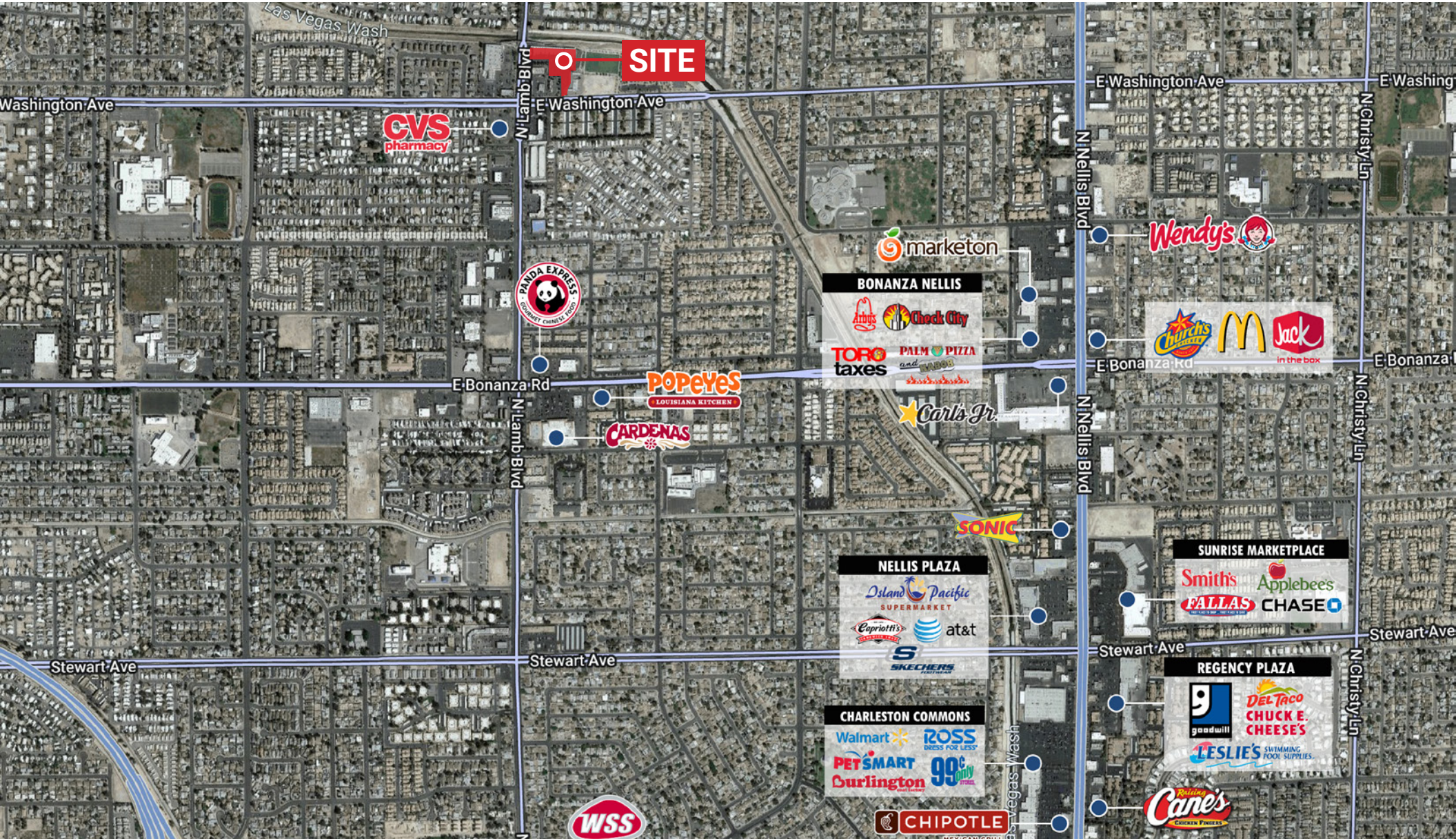
Limited Commercial (C-1)

PROPERTY SITE PLAN



Suite	Tenant	Size (SF)
101	Durango Taco Shop	± 1,769
102-107	Shoe Palace	± 8,233
108	Smoke Shop	± 1,206
109-110	AVAILABLE	± 2,706
111	AVAILABLE	± 1,200
112	Vida Saludable	± 1,206
113	Aly's Beauty Salon	± 1,800
114-115	Oasis Laundromat	± 2,409
116	AVAILABLE	± 9,368
117	AVAILABLE - DO NOT DISTURB	± 713
118	AVAILABLE - DO NOT DISTURB	± 621

TRADE AREA AERIAL

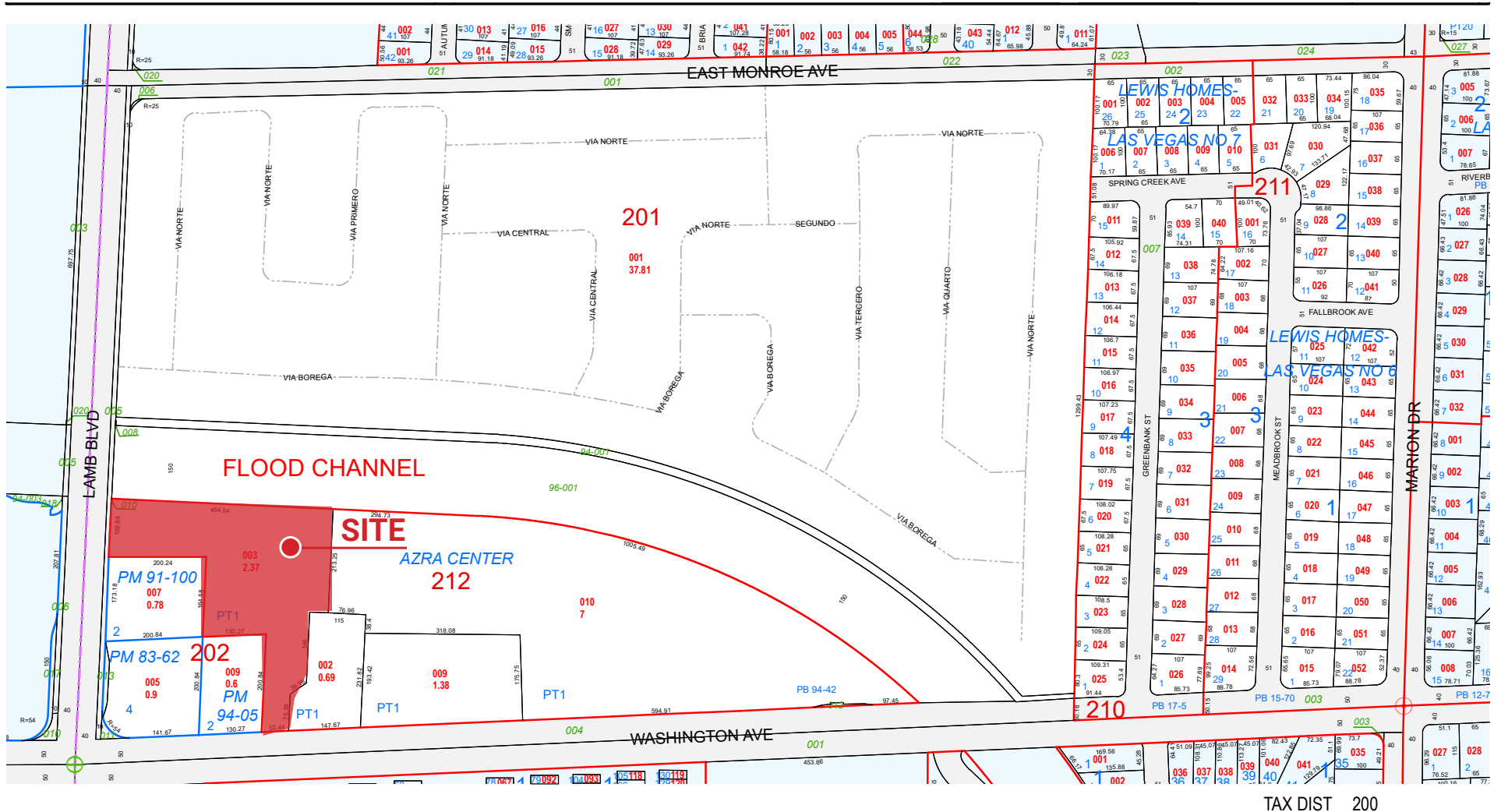


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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted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



PARCEL MAP



AREA DEMOGRAPHICS



POPULATION

1 Mile	39,081
3 Miles	252,735
5 Miles	473,561



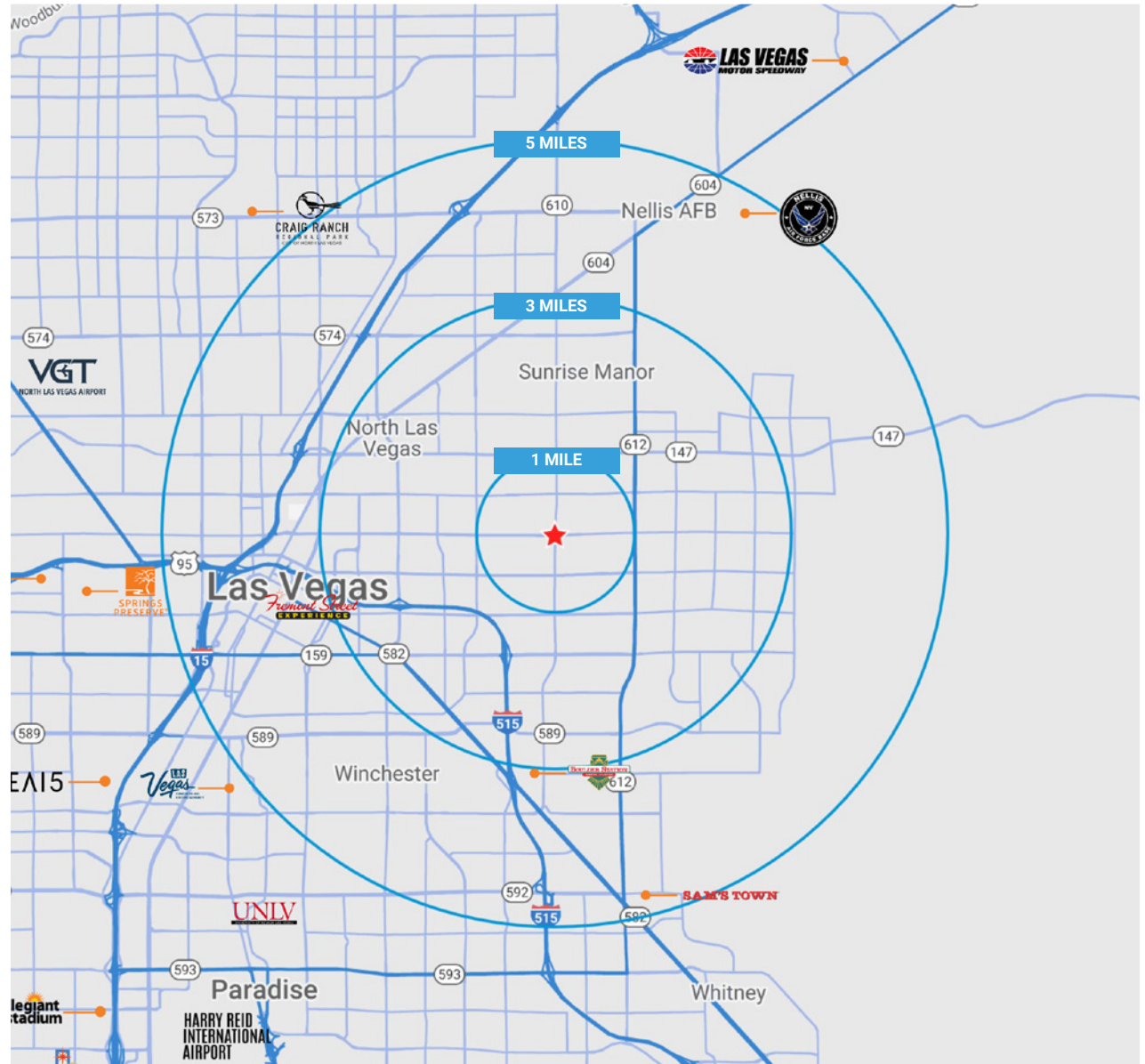
AVERAGE HHI

1 Mile	\$52,259
3 Miles	\$58,667
5 Miles	\$63,153



Traffic Counts

Washington Ave - 16,400 VPD
Lamb Blvd - 33,000 VPD



Sources:
SitesUSA 2023
TRINA, NV DOT 2022