

FOR LEASE

LAS PALMAS VILLAGE

SEC WINDMILL & BERMUDA

Las Vegas, NV 89123



PRESENTED BY:

JENNIFER OTT, CCIM

Senior Vice President

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NV #BS 54344



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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
BUILDING SIZE:	106,838 SF
AVAILABLE SF:	1,199 - 2,400 SF
APN:	177-15-121-002 & 177-15-121-003
LOT SIZE:	10.83 Acres
YEAR BUILT:	1997
ZONING:	Commercial General (CG)

PROPERTY OVERVIEW

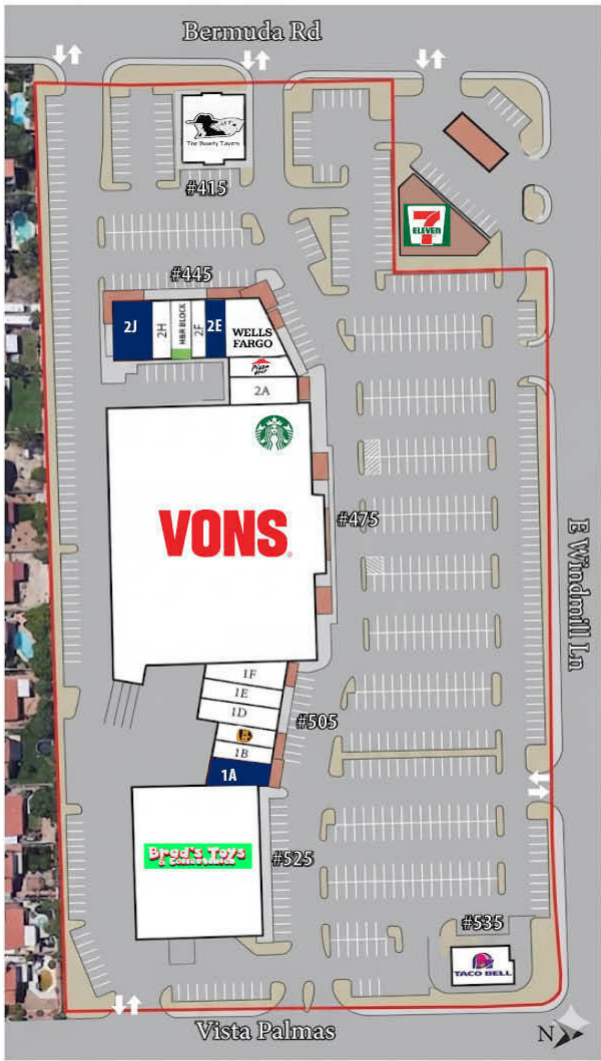
SEC Windmill & Bermuda is an exceptional commercial property located at 445 East Windmill Lane, Las Vegas, NV. Perfectly suited for retail, service, and restaurant businesses, this prime location boasts a strong co-tenancy with reputable brands such as Vons, Starbucks, Wells Fargo, Taco Bell, and UPS Store. With abundant parking, high traffic counts, and excellent visibility, this property offers immense potential for businesses to thrive. Pylon signage is available, further enhancing visibility. Conveniently situated at E. Windmill Ln & Bermuda Rd, and with easy access to I-15 & I-215, this property is positioned for success.

PROPERTY HIGHLIGHTS

- SEC Windmill & Bermuda is well-suited for retail, service, and restaurant users seeking visibility
- Strong co-tenancy including Vons, Starbucks, Wells Fargo, Taco Bell, Pizza Hut, UPS Store, and more
- Abundant parking
- High traffic counts and strong visibility

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SITE PLAN

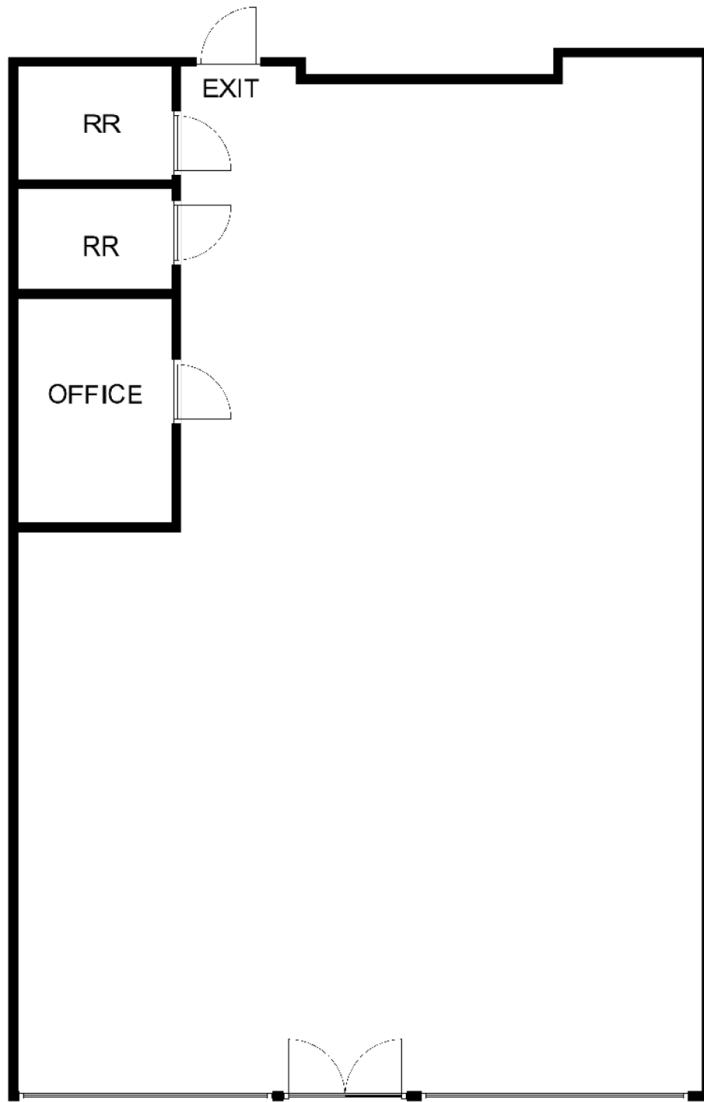


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AVAILABLE

SUITE	SIZE	TENANT
415 PAD	4,500	Bounty Hunter Tavern
445-2J	2,400	AVAILABLE
445-2H	1,200	Elite Nails
445-2G	1,200	H & R Block
445-2F	900	Vape City
445-2E	1,199	AVAILABLE
445-2D	2,822	Wells Fargo
445-2B	1,398	Pizza Hut
445-2A	2,000	Legend Dry Cleaners
475	57,566	Vons
505-1F	1,816	Cigars & Smokes
505-1E	1,600	Wildboy Outdoor Sports
505-1D	1,805	China-A-Go-Go
505-1C	1,200	UPS Store
505-1B	1,080	AZ Pool Supply
505-1A	1,502	AVAILABLE
525	19,650	Brad's Toys
535 PAD	3,000	Taco Bell

445 E WINDMILL LANE - SUITE 2J: ±2400 SF



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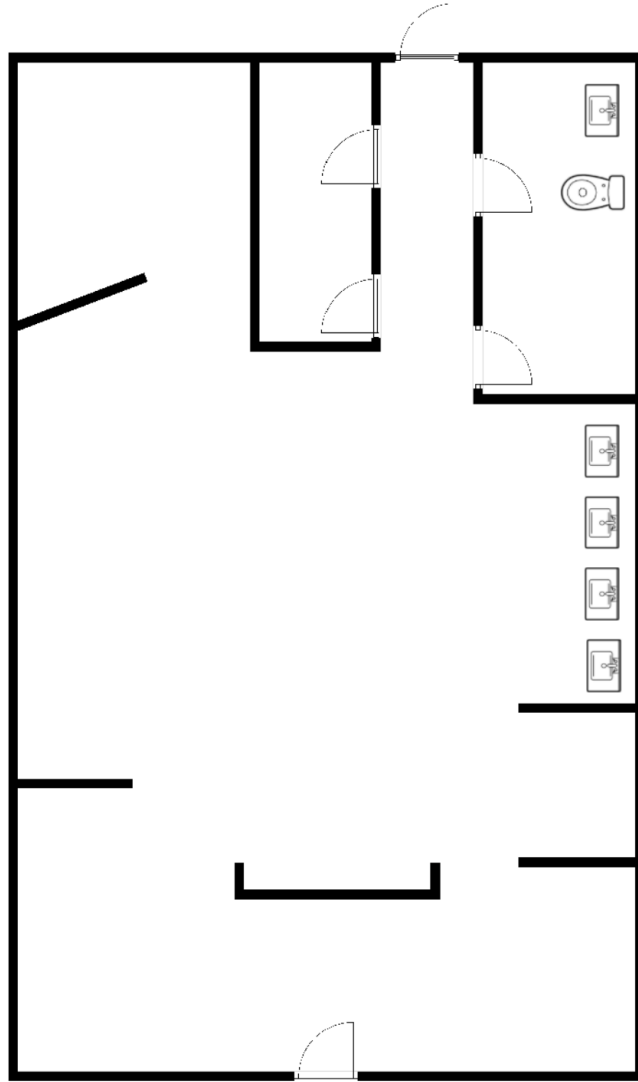
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505 E WINDMILL LANE - SUITE 1A: ±1,502 SF



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ADDITIONAL PHOTOS



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LOCATION MAP



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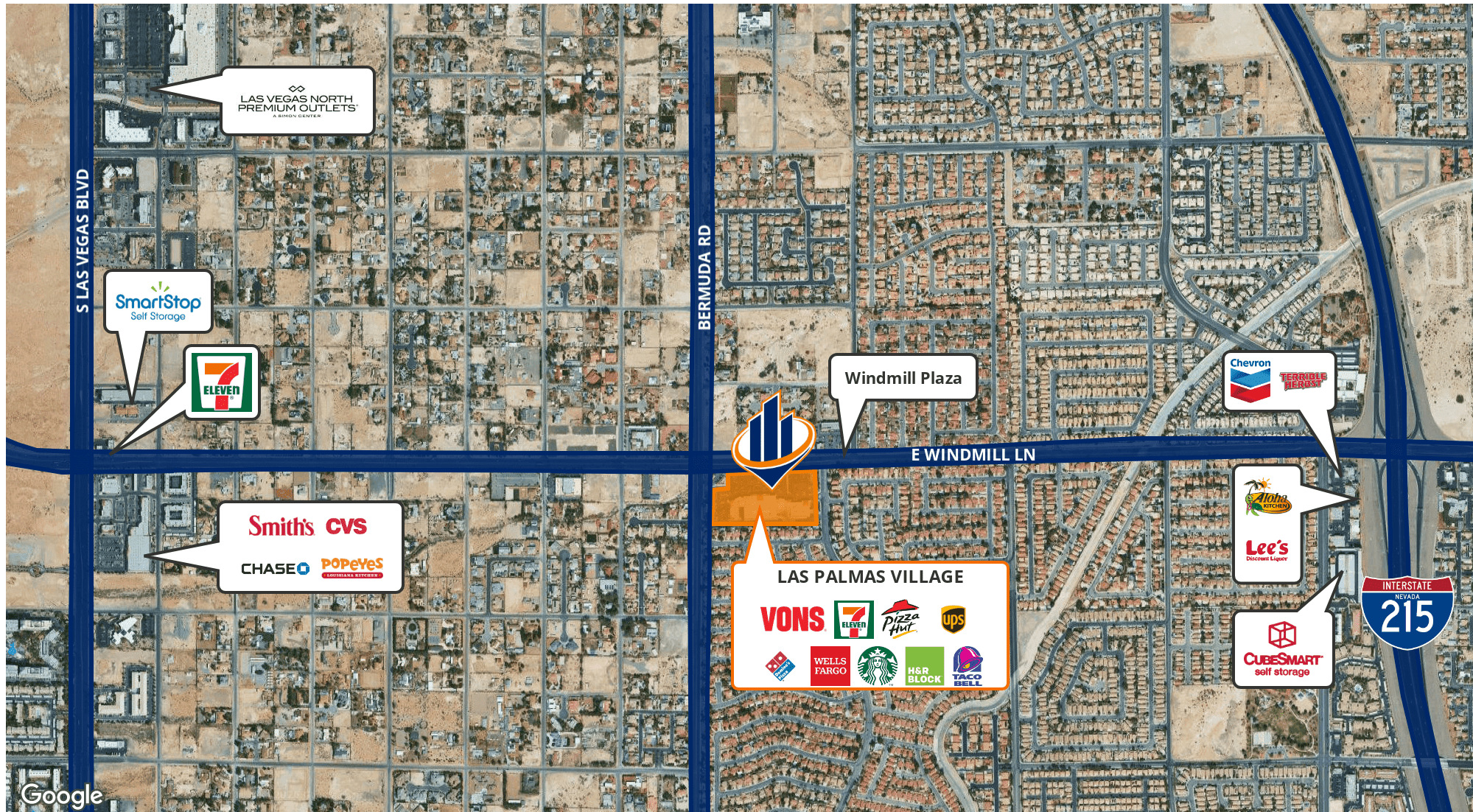
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RETAILER MAP



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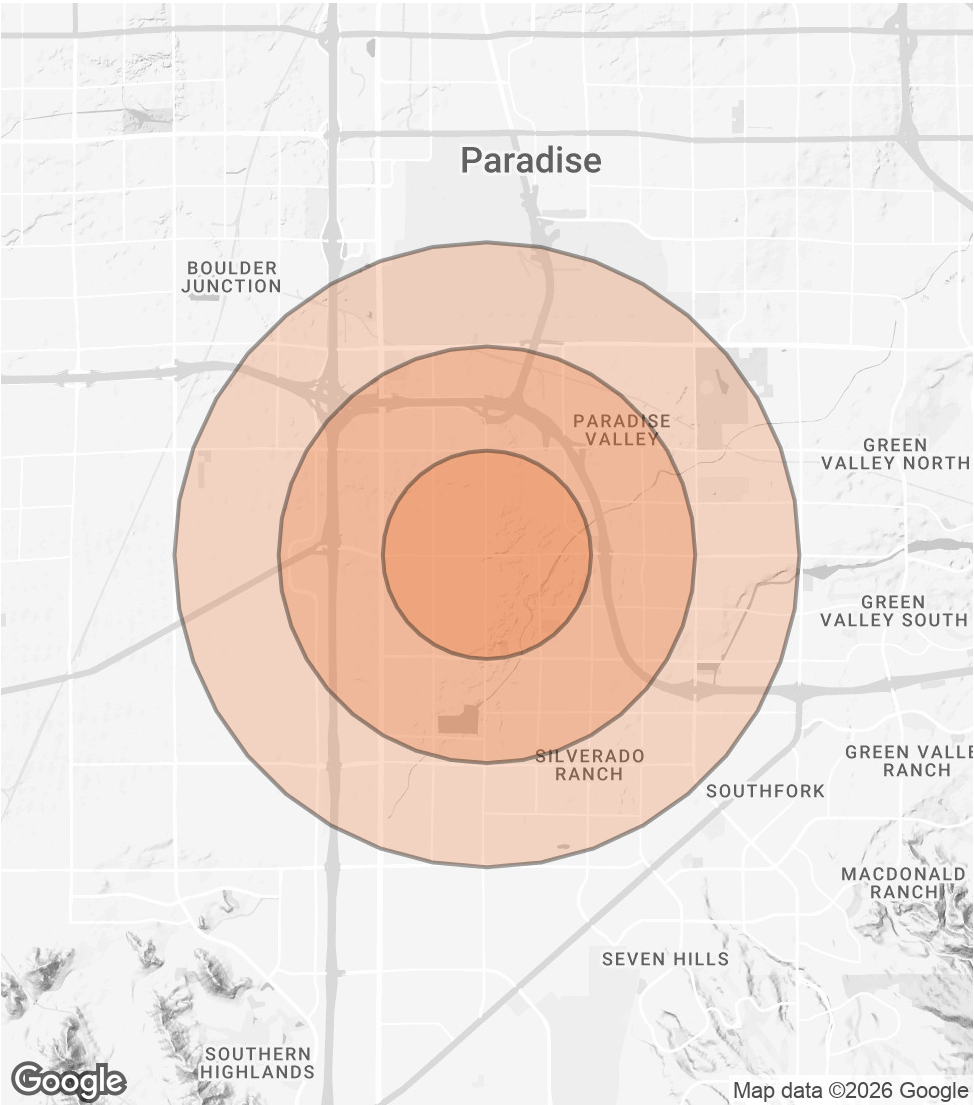
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,707	57,454	111,942
AVERAGE AGE	45.6	43.5	41.7
AVERAGE AGE (MALE)	46.9	43.5	41.7
AVERAGE AGE (FEMALE)	43.7	42.3	41.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,996	23,633	44,841
# OF PERSONS PER HH	2.7	2.4	2.5
AVERAGE HH INCOME	\$116,114	\$105,435	\$105,517
AVERAGE HOUSE VALUE	\$470,496	\$435,811	\$453,269

2023 American Community Survey (ACS)



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