



FOR LEASE

6250 Mountain Vista Ave
Henderson, NV 89014

● Four Suites Available

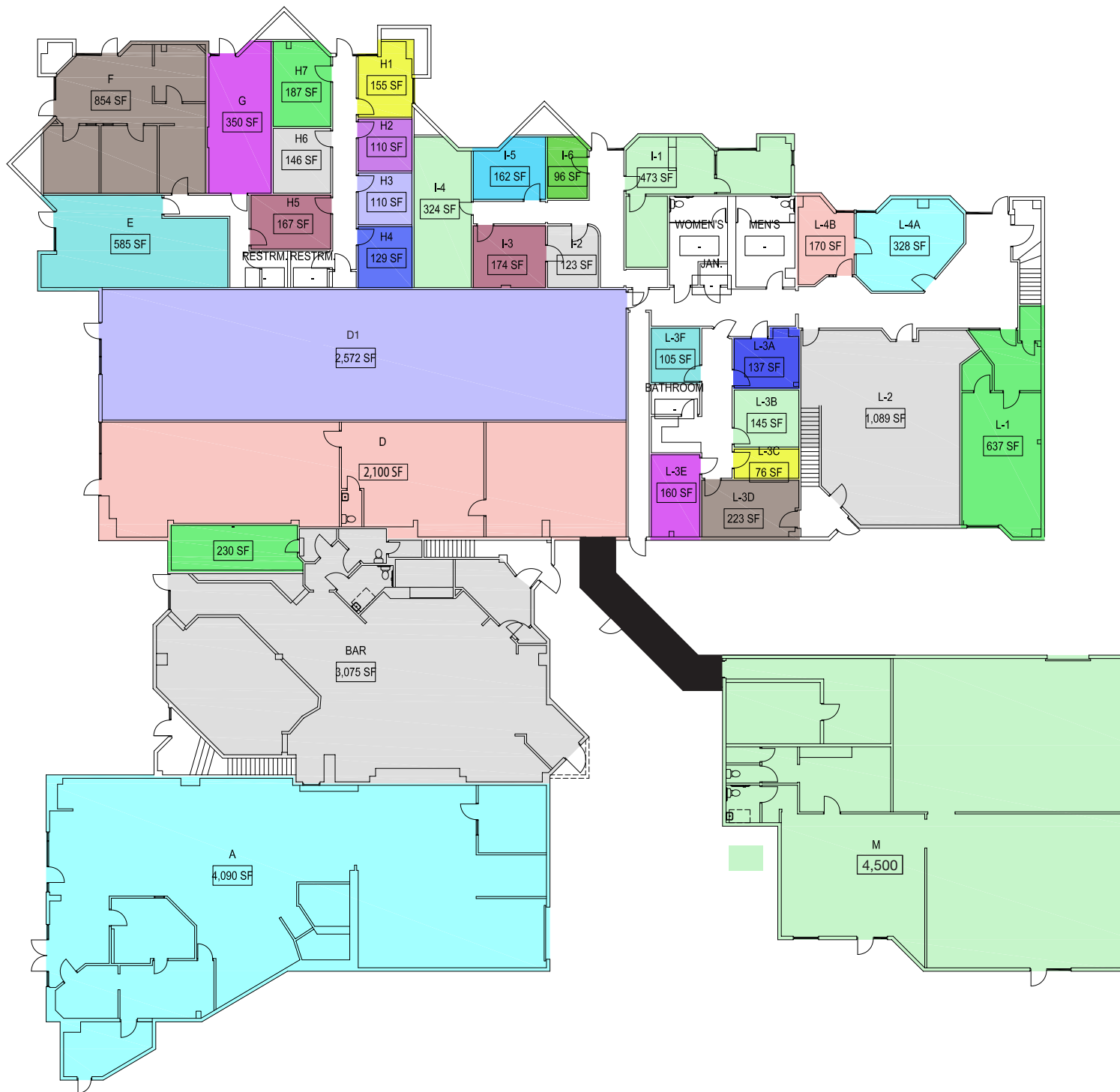
Property Specs

LEASE RATE	Suite A \$1.25/SF/NNN
	Suite D \$1.25/SF/NNN
	Suite D1 \$1.25/SF/NNN
	Suite M \$1.25/SF/NNN
CAMS	Suite A \$0.37 PSF
	Suite D \$0.37 PSF
	Suite M \$0.37 PSF
MONTHLY RENT	Suite A \$6,825.06
	Suite D \$3,402.00
	Suite D1 \$4,166.64
	Suite M \$7,290.00
AVAILABLE	Suite A ±4,213 SF
	Suite D ±2,100 SF
	Suite D1 ±2,572 SF
	Suite M ±4,500 SF
LEASE TERM	3-5 years
ZONING	CC
TYPE	Retail Community Center

- Suite A is 4,090 sf and is a former discount store. This suite has a large open area, a storage room, a back room that contains an office and a rear roll up door for receiving merchandise.
- Suite D is a 2,100 SF former gun store.
- Suite M is a former appliance warehouse/store and contains 4,500 SF. This suite consists of two showrooms, a bathroom, a kitchen/break room, and a warehouse.
- Great generating factors that include close proximity to schools, a daycare, industrial businesses, office users, and many, many rooftops.
- Well established center that has stood the test of time.



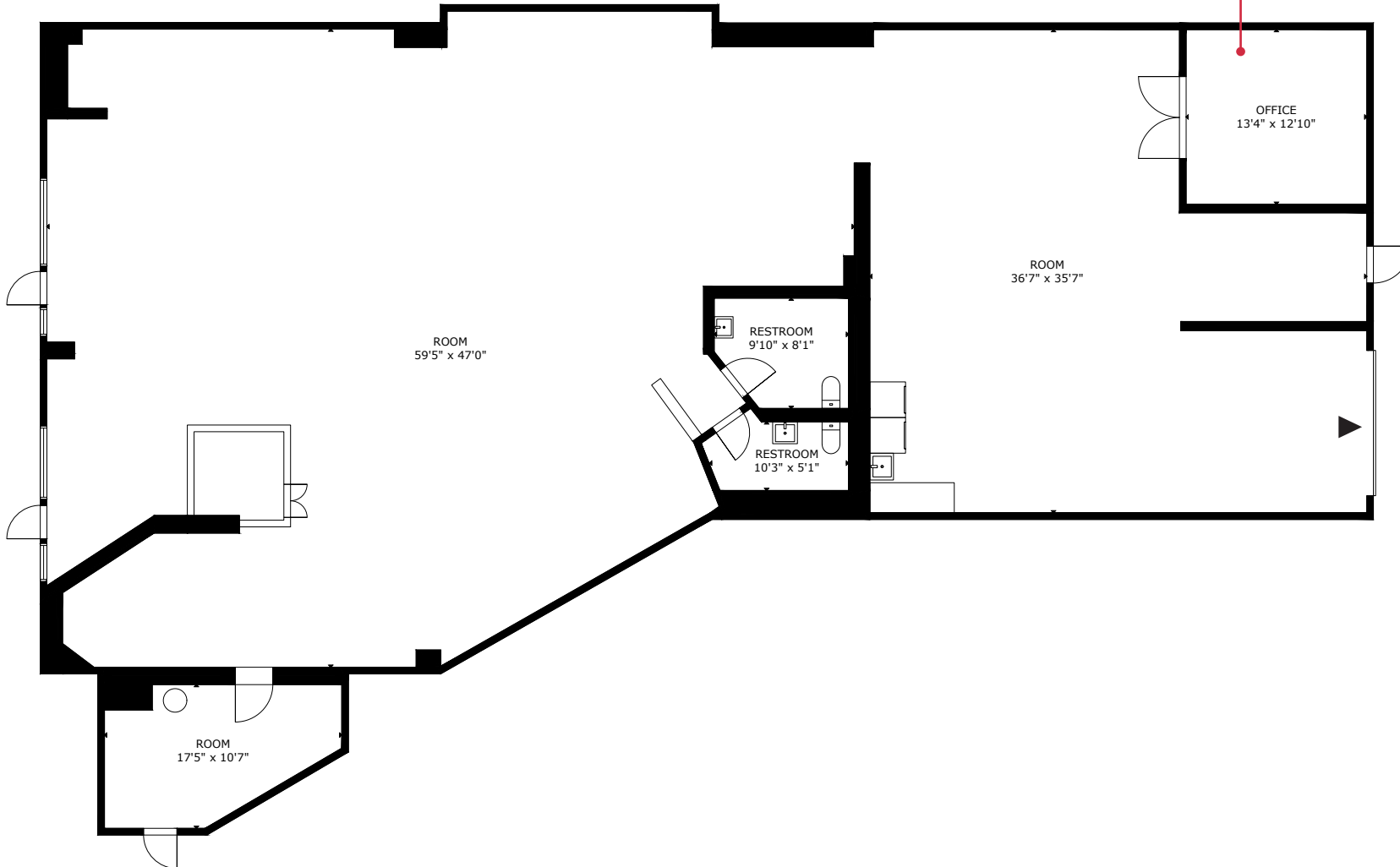
SITE PLAN





CLICK HERE
FOR A 3D TOUR

▲ ROLL UP DOOR



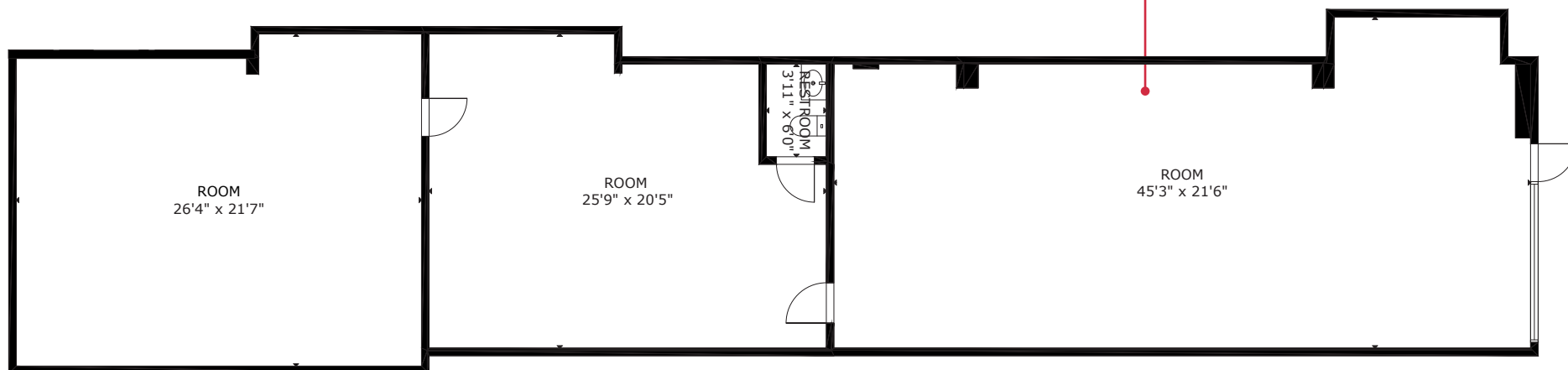
FLOOR PLAN

SUITE A



PHOTOS





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FLOOR PLAN

SUITE D

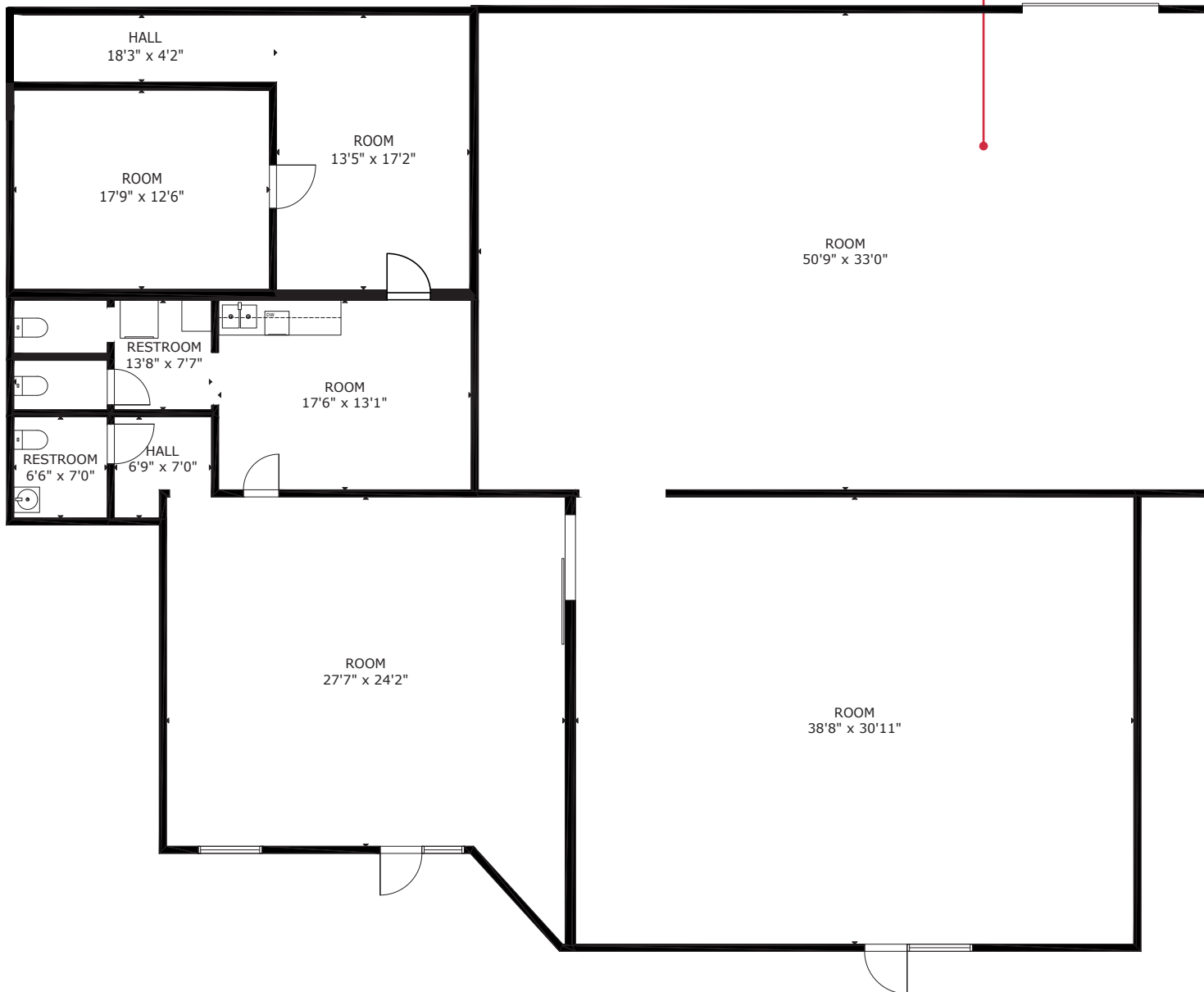


PHOTOS





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FLOOR PLAN

SUITE M



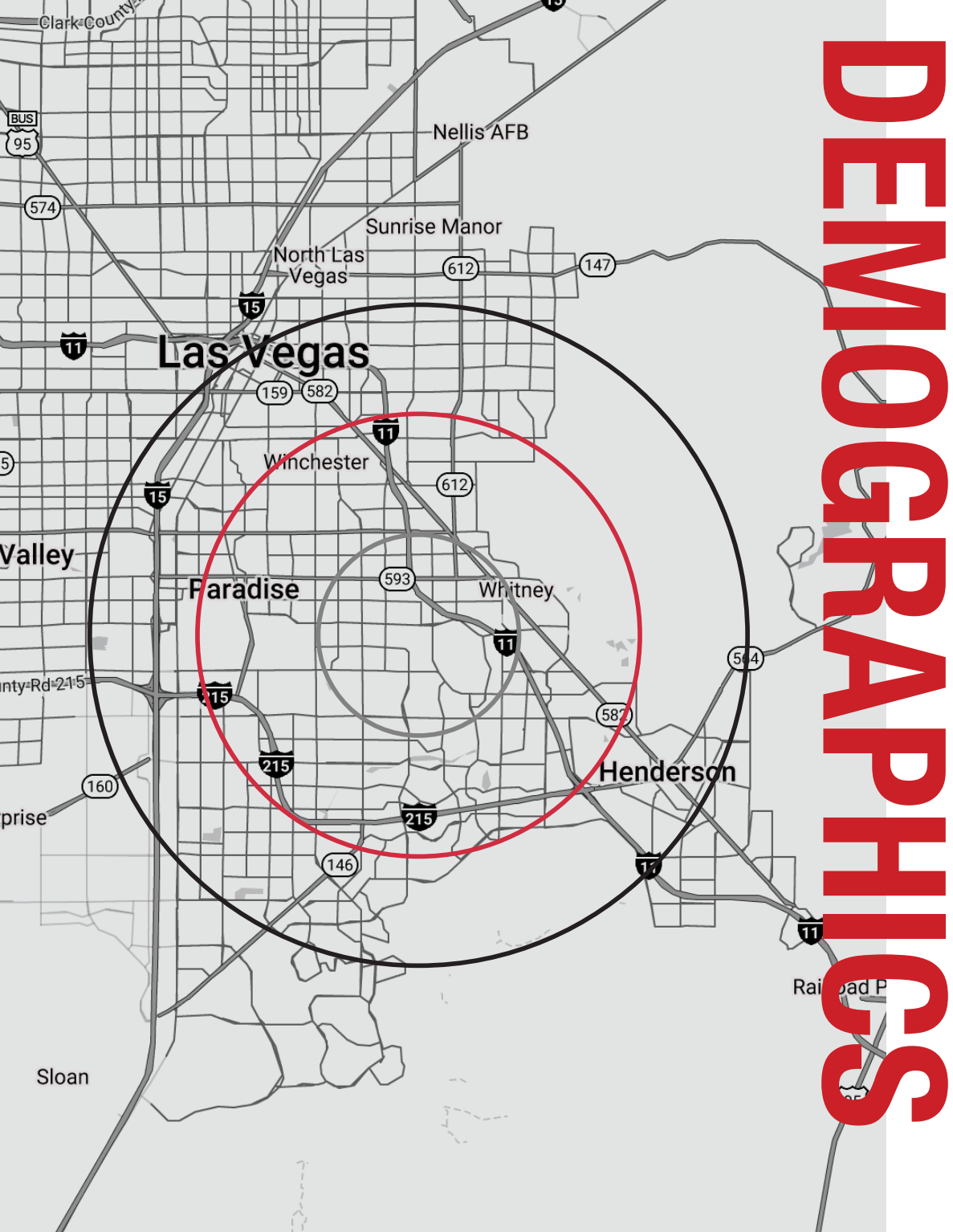
PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	14,427	157,547	365,190
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	6,107	62,538	142,003
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$104,537	\$110,404	\$111,486

Traffic Counts

STREET	AADT
Patrick Ln	30,500
Durango Dr	32,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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