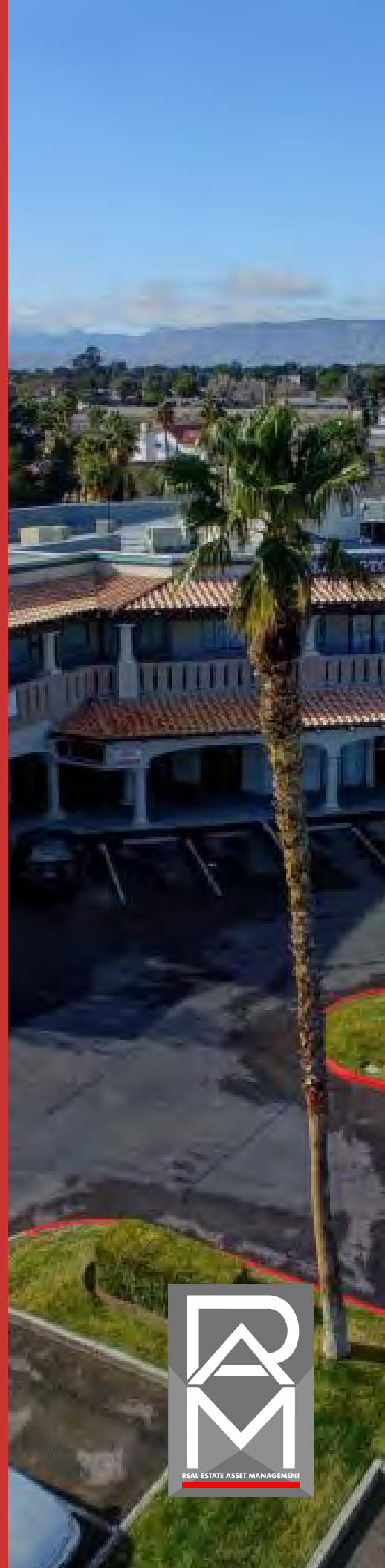


# SPACE AVAILABLE

Established Neighborhood Center

## MISSION PASEO PLAZA

Sahara Avenue / Rainbow Boulevard  
6985 West Sahara Avenue  
Las Vegas, Nevada 89117





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6985 West Sahara Avenue  
Las Vegas, Nevada 89117

## JEFF SUSA

702.971.2277  
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LIC. # B.23367.LLC

## TANNER SUSA

702.363.4788  
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NV LIC. # 0178605  
CA LIC. # 02002133



**AN ESTABLISHED, SPRAWLING NEIGHBORHOOD CENTER IN CLOSE PROXIMITY TO MAJOR FREEWAYS AND ARTERIALS, MORE THAN 124,000 VEHICLES PASS MISSION PASEO PLAZA'S ADJACENT INTERSECTION AT SAHARA AVENUE AND RAINBOW BOULEVARD DAILY.**

Anchor tenants include Magoo's Hideaway, Wellington Place, Paradise Place Jamaican Cuisine and two major banks: U.S. Bank and Wells Fargo Bank, which work to guarantee high levels of daily traffic to the plaza.

Mission Paseo Plaza boasts more than 60,000 sq. ft. (+/-) of retail space with excellent visibility, mature landscaping and abundant parking available.



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## SUITE 300

500 sq. ft. (+/-)

**RENT:** \$3,000.00, per month  
**CAM:** \$0.65 per sq. ft.



## SUITE 201

1,100 sf sq. ft. (+/-)

**RENT:** \$1.50 per sq. ft., per month  
**CAM:** \$0.65 per sq. ft.

Former Curly Beauty Bar (e.g. body contouring, eyelash service, and estheticians). The perfect location for a similar business.



## SUITE 101

1,200 sq. ft. (+/-)

**RENT:** \$1.50 per sq. ft., per month  
**CAM:** \$0.65 per sq. ft.



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## Second Floor Tenants

- 201 — Vacant (1,100 SF)
- 202 — Shewings Bookkeeping Service
- 203/205 — Liorah Rebecca Studios

- 204 — Pricz Tattoo
- 206 — Piercing Shop