

FOR LEASE

SITE



PROPERTY DETAILS

3350-3390 Novat St., Las Vegas, NV 89129

- Signage visibility from Cheyenne and I-215 freeway exit
- \$2.75/SF + \$0.73/SF NNN
- Great neighborhood center
- ±2,314 SF available
- Second generation payday loan

SURROUNDING TENANTS



2026 DEMOS



EST. POPULATION

1 MILE » **14,599**
3 MILE » **78,787**
5 MILE » **237,878**



EST. HOUSEHOLDS

1 MILE » **6,693**
3 MILE » **33,647**
5 MILE » **98,776**



EST. AVERAGE HH INCOME

1 MILE » **\$118,695**
3 MILE » **\$145,364**
5 MILE » **\$150,230**

NEWMARK



MOUNTAIN WEST

JAKKE FARLEY, CCIM

jfarley@newmarkmw.com

direct 702.340.0907

BS.2802

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FULL SERVICE

COMMERCIAL REAL ESTATE

8488 Rozita Lee Ave, Ste 125

Las Vegas, NV 89113

Office 702.374.0211

www.newmarkmw.com

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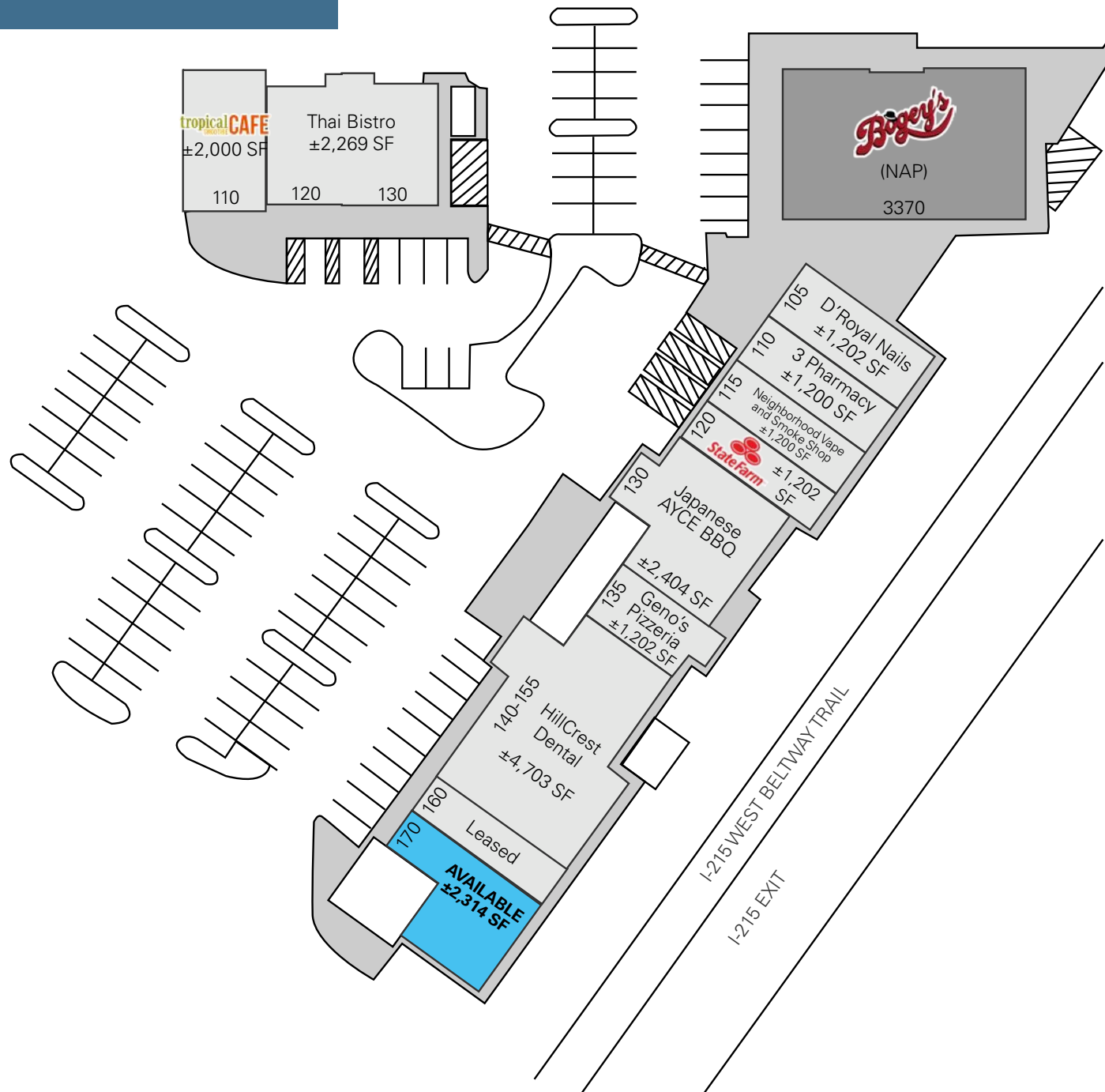
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SITE PLAN



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