

FOR LEASE

LAS PALMAS VILLAGE

SEC WINDMILL & BERMUDA

Las Vegas, NV 89123



PRESENTED BY:

JENNIFER OTT, CCIM

Senior Vice President

O: 702.527.7915

jennifer.ott@svn.com

NV #BS 54344



B R I X T O N
CAPITAL

All SVN® offices are independently owned and operated.

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) |

JENNIFER OTT, CCIM

Senior Vice President

O: 702.527.7915 | C: 702.682.3151

jennifer.ott@svn.com

NV #BS.54344.LLC

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

SITE PLAN



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 | AVAILABLE ON 8/1/26 <i>*DO NOT DISTURB THE TENANT</i> |
| 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 |

JENNIFER OTT, CCIM

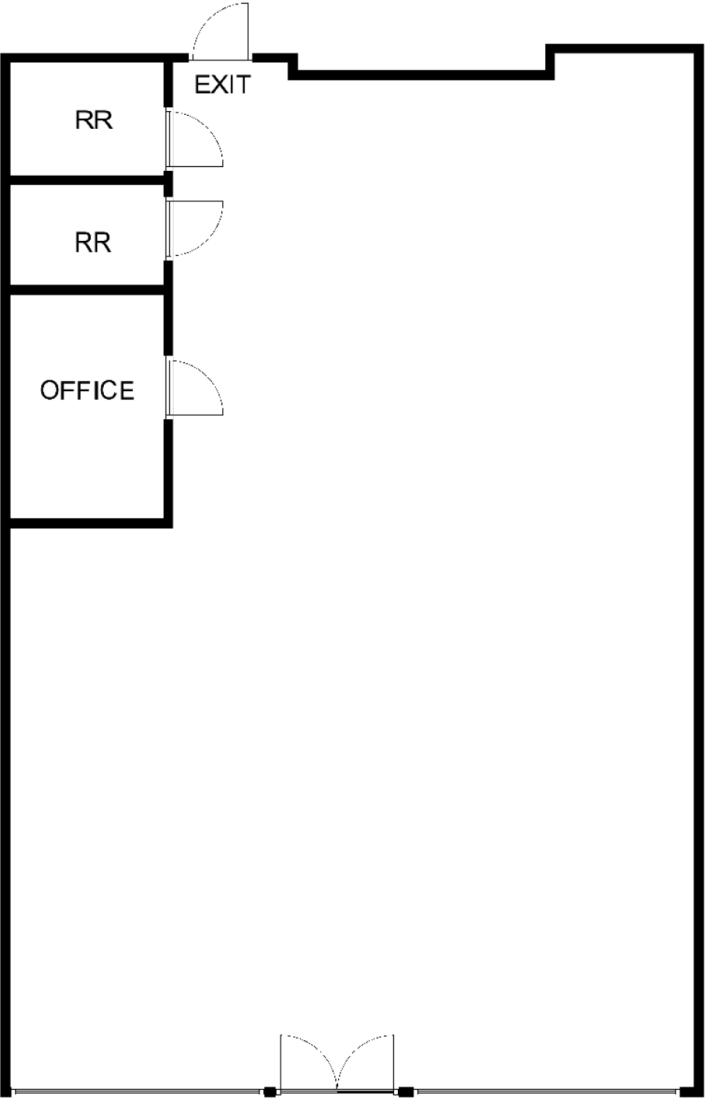
Senior Vice President

O: 702.527.7915 | C: 702.682.3151

jennifer.ott@svn.com

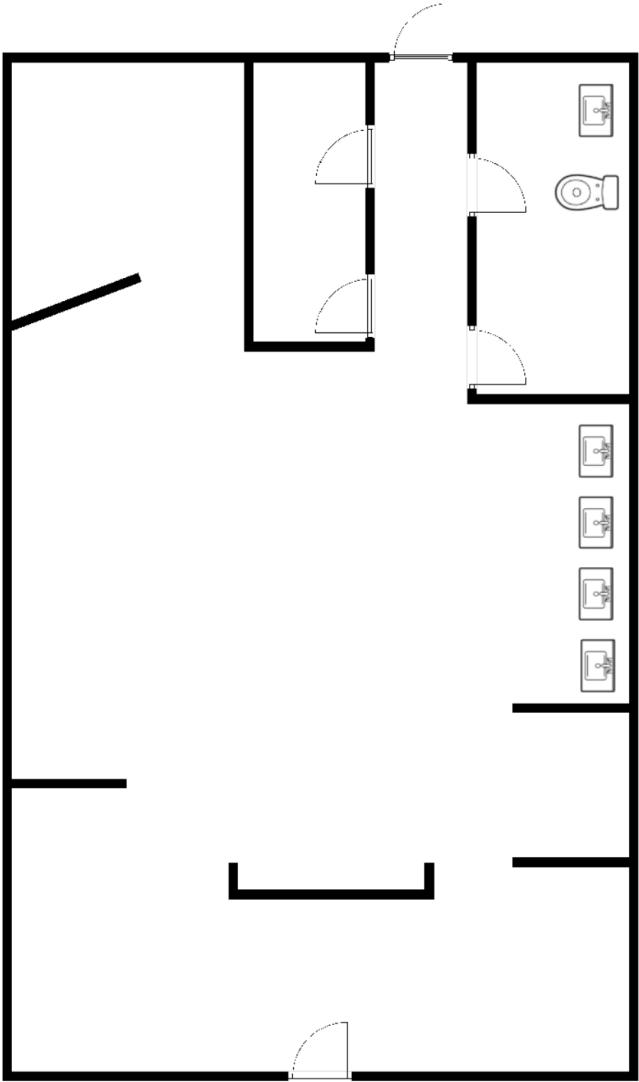
NV #BS.54344.LLC

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



JENNIFER OTT, CCIM
Senior Vice President
O: 702.527.7915 | C: 702.682.3151
jennifer.ott@svn.com
NV #BS.54344.LLC

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



JENNIFER OTT, CCIM
Senior Vice President
O: 702.527.7915 | C: 702.682.3151
jennifer.ott@svn.com
NV #BS.54344.LLC

ADDITIONAL PHOTOS



JENNIFER OTT, CCIM
Senior Vice President
O: 702.527.7915 | C: 702.682.3151
jennifer.ott@svn.com
NV #BS.54344.LLC



LOCATION MAP



JENNIFER OTT, CCIM

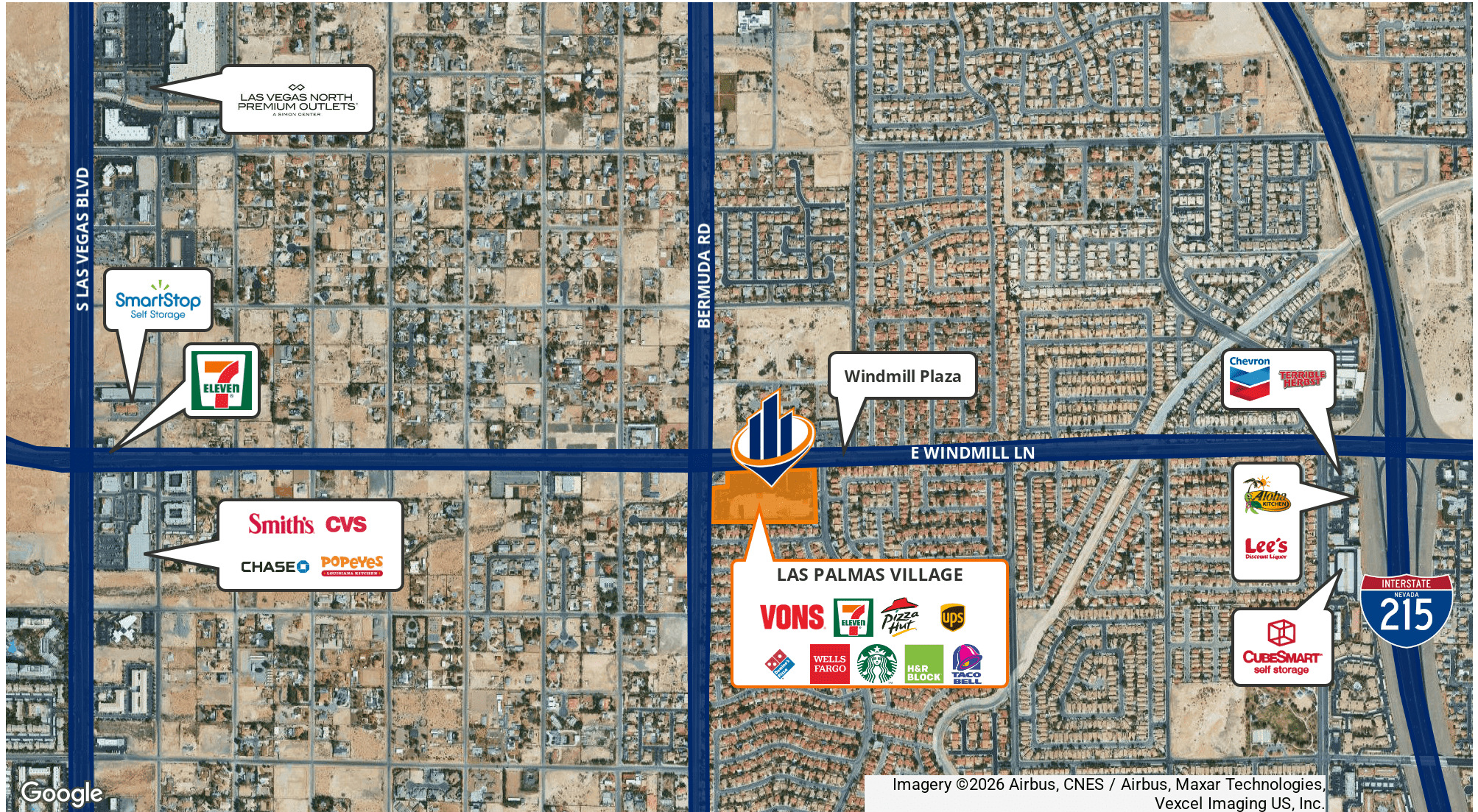
Senior Vice President

O: 702.527.7915 | C: 702.682.3151

jennifer.ott@svn.com

NV #BS.54344.LLC

RETAILER MAP



JENNIFER OTT, CCIM
Senior Vice President
O: 702.527.7915 | C: 702.682.3151
jennifer.ott@svn.com
NV #BS.54344.LLC

DEMOGRAPHICS MAP & REPORT

POPULATION

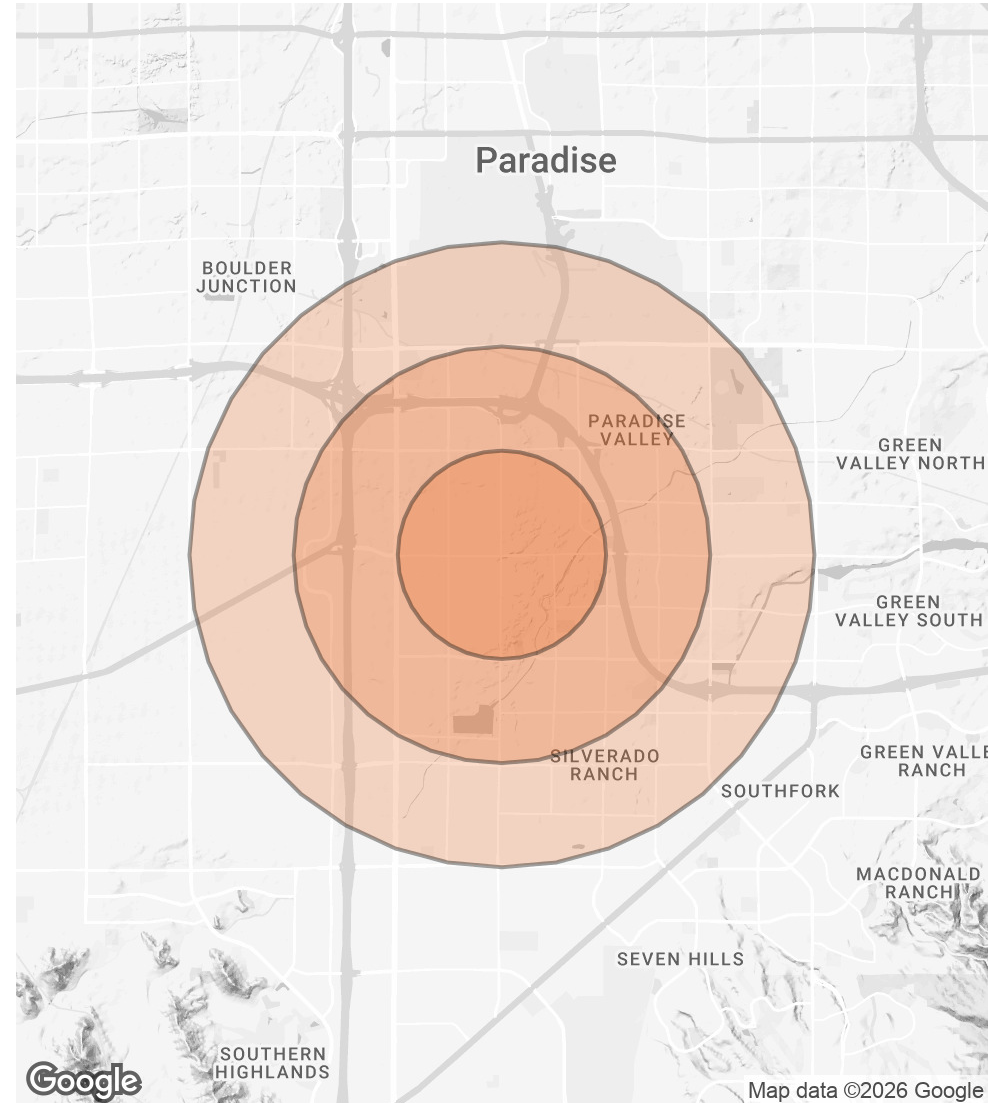
| | 1 MILE | 2 MILES | 3 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 13,707 | 57,454 | 111,942 |
| AVERAGE AGE | 45.6 | 43.5 | 41.7 |
| AVERAGE AGE (MALE) | 46.9 | 43.5 | 41.7 |
| AVERAGE AGE (FEMALE) | 43.7 | 42.3 | 41.3 |

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

| | 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)



JENNIFER OTT, CCIM

Senior Vice President

O: 702.527.7915 | C: 702.682.3151

jennifer.ott@svn.com

NV #BS.54344.LLC