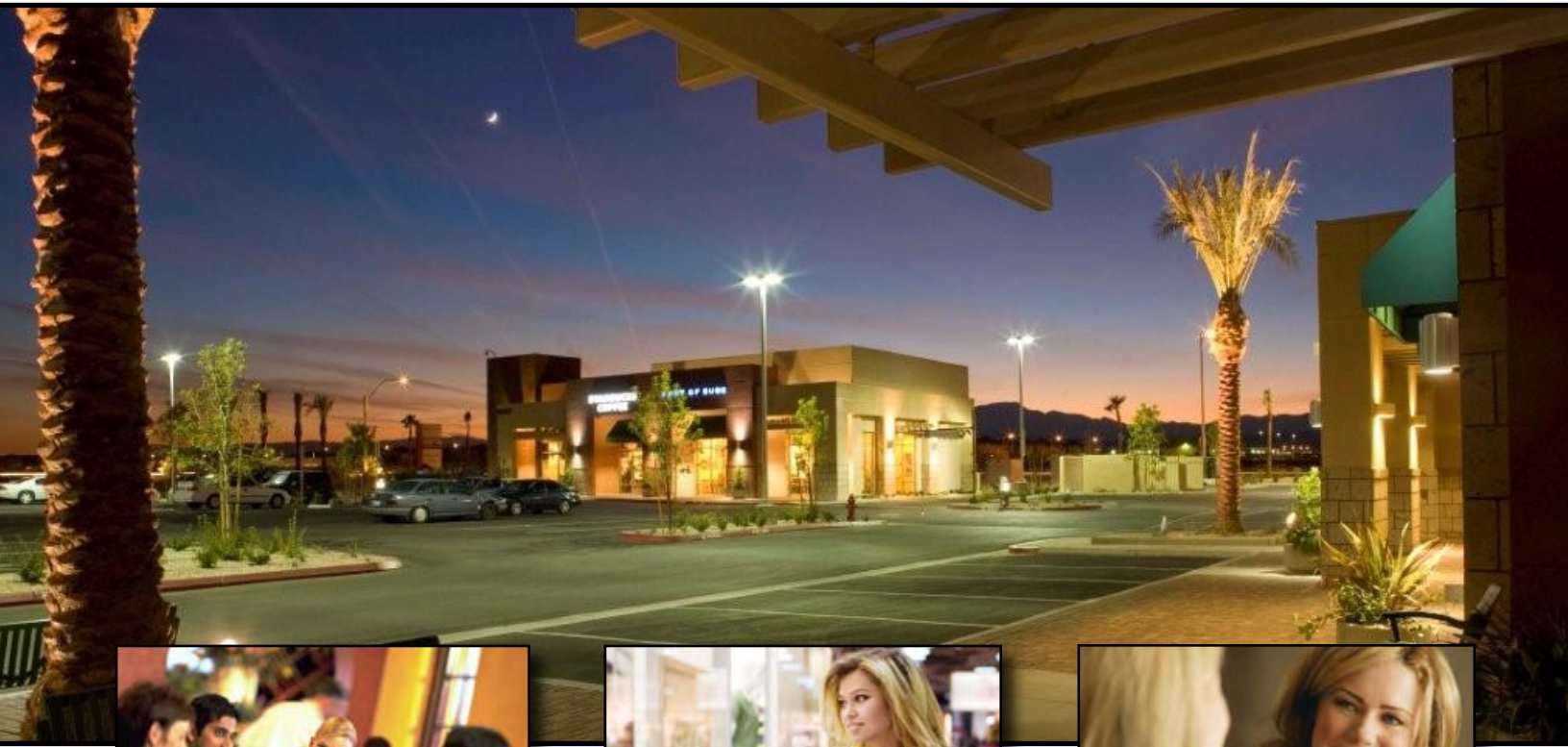


BELTWAY COMMONS RETAIL CENTER



6020-6040 Badura Ave., Las Vegas, NV 89118

PROJECT FEATURES

Existing Available Medical/Office Retail Space for Lease:
 6040 Badura – Suite 100: 2,020 SF

Pads Available for Build-to-Suit or Ground Lease
 Two Parcels: ± 1 Acre and ± .65 Acre Available

Join Existing Tenants: Starbucks, Port of Subs, Soho
 Sushi Burrito & Bourbon Street Sports Bar

Only Retail Center Servicing the Beltway Business Park,
 a 350-acre Mixed Used Commercial Development

±25,000 SF Upscale Retail Center

Spaces are 60' Deep

2024 DEMOGRAPHICS

Population

- 3 Mile 102,922
- 5 Mile 369,016

Average Household Income

- 3 Mile \$104,636
- 5 Mile \$105,565

Source: Popstats 2024

CONTACT INFORMATION

MAJESTIC REALTY CO.

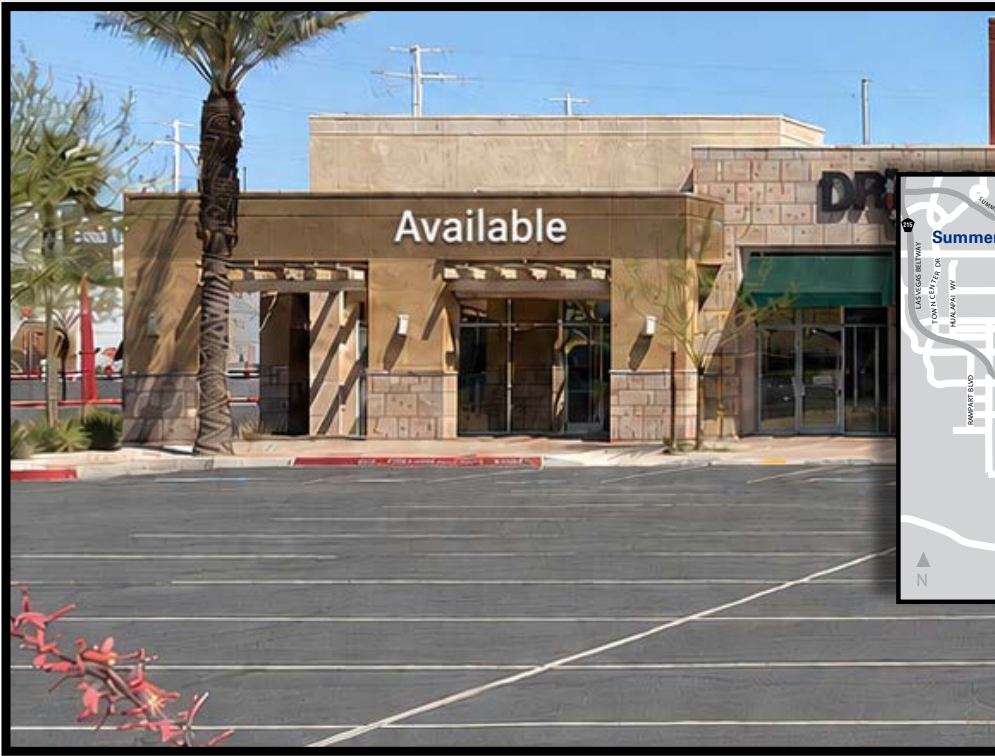
(702) 896-5564

David Strickland	Carole Cantrell
RE License: BS. 143613	RE License: BS. 143643
dstrickland@majesticrealty.com	ccantrell@majesticrealty.com

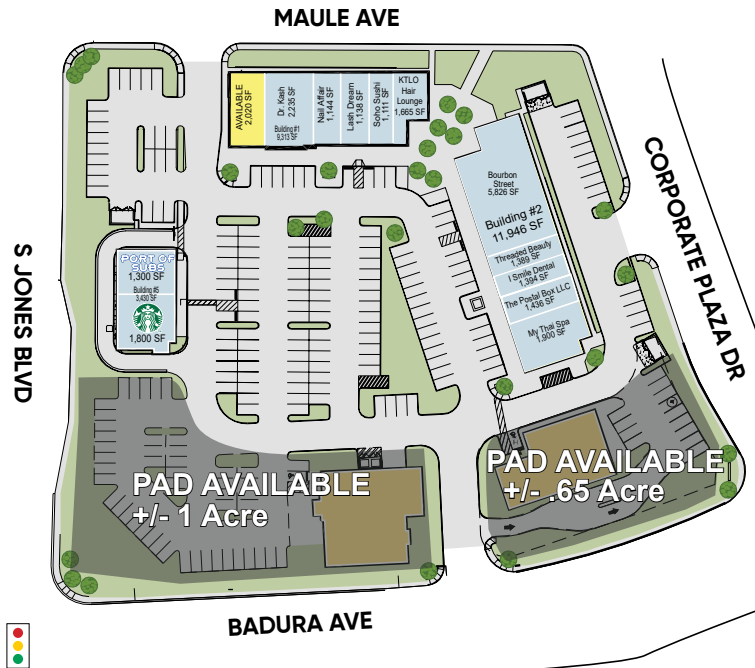
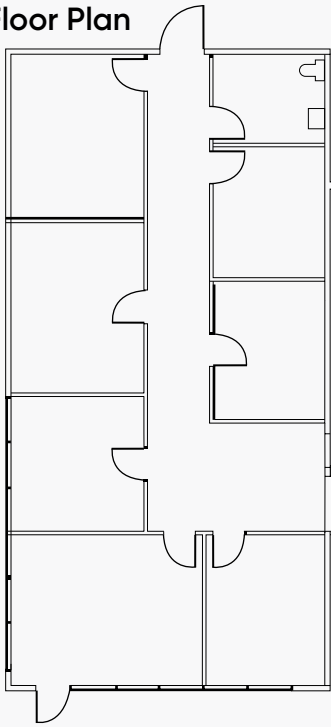
6795 S. Edmond Street, Suite 110, Las Vegas, NV 89118
<http://www.majesticrealty.com>

A Joint Development By:

BELTWAY COMMONS RETAIL CENTER



Existing Floor Plan
2,020 SF



This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

A Joint Development By: