

RETAIL FOR LEASE



REALCOMM
ADVISORS

JOHN ALAM

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LISTING LEAD

ELIZABETH MOORE

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**MONTLAGO VILLAGE
@ LAKE LAS VEGAS**

HENDERSON, NV 89011

PROPERTY DETAILS

Montelago Village is a unique and upscale retail destination set against a scenic lakeside backdrop in Lake Las Vegas. Located within a thoughtfully designed, master-planned community, it is surrounded by newly developed residential neighborhoods and retail centers. The area is also home to two premier resorts—The Westin Lake Las Vegas Resort & Spa and Hilton Lake Las Vegas Resort & Spa—as well as two championship golf courses, Reflection Bay Golf Club and SouthShore Country Club. This exceptional location provides tenants with a steady local customer base while also attracting visitors through food and wine festivals, holiday celebrations, live entertainment, and other special events that draw tourists and residents from across the Las Vegas Valley.

- Class A Retail & Restaurant Suites
- Immediate Occupancy
- One-of-a-Kind Resort Area
- Beautiful Build-Outs Available
- Surrounded by Incredible Growth w/ Over ±50K Households within a 5-Mile Radius from the Site





SITE PLAN

SUITE	TENANT	SF
N01	AVAILABLE	±559
N02	LEVEL DEVELOPMENT GROUP	±1,207
N03	SUMIKO	±1,122
N04 & 05	AVAILABLE	±1,524
N06	UPS STORE	±1,030
N07	PERFECT PAWS PET BOUTIQUE	±910
N08	SONRISA GRILL	±3,566
N09	SONRISA GRILL	±887
N10	AVAILABLE	±1,169
N11	TIMELESS MOMENTS	±2,435
P01	SOL-UP	±781
P03	THE SPEAKEASY	±6,440
VM01	AVAILABLE	±972
VM02A	LV GOLF CART RENTALS	±859
VM02B	NAIL SALON	±1,102
VM02C	A MOMENT IN TIME EVENTS	±256
VM03	PARIZ SALON	±1,209
C01	THE PUB	±2,181
C02	MRS. COCO	±1,496
C03A	EUGENE ANTHONY DESIGN GROUP	±1,070
C03B	EUGENE ANTHONY DESIGN GROUP	±1,055
C04	LA VELLE MED SPA	±881
C05	WINDERMERE PRESTIGE PROPERTIES	±1,014
C06 & 08	LUNA ROSA	±4,505
C07	A & M PASTA LAB	±835
C09	MARINA OFFICE	±440
C10	MAIDENLANE DESIGNER CONSIGNMENT	±3,373
CH01	RESTAURANT	±2,554
M01	VELLALINDA GELATO	±736
M02 & 03	MIMI & COCO BISTRO	±3,182
M04	LE CAFÉ DU LAC	±749
M05	LV WATERSPORTS	±504
M 06, 07 & 08	SEASON'S GROCERY	±5,466



BASE RENT:
\$2.45 - \$2.90/SF

NNN FEE:
\$1.00/SF

VIA BRIANZA
SUITE
N01



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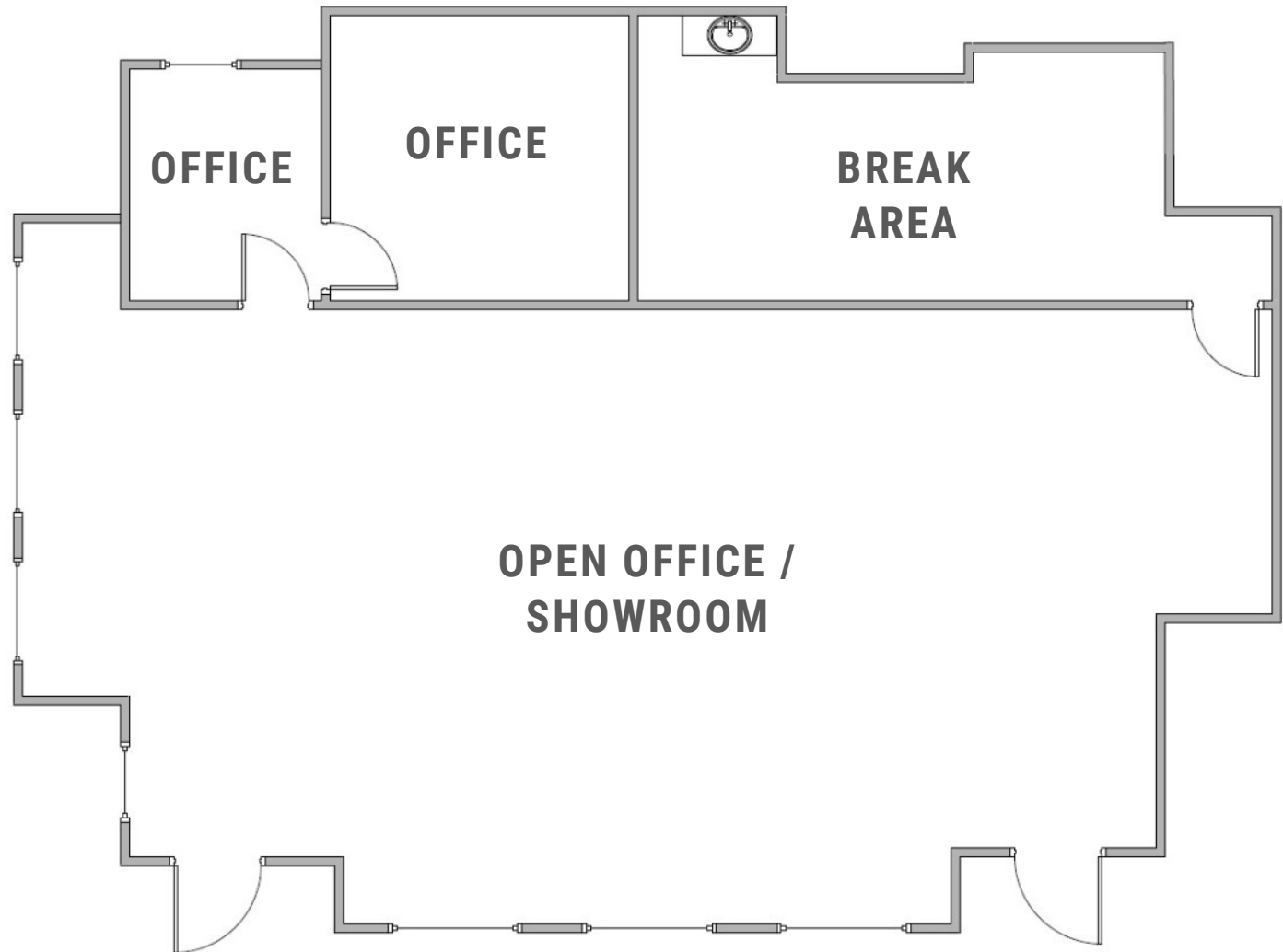
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MONTELAGO VILLAGE @ LAKE LAS VEGAS | HENDERSON, NV 89011

FOR LEASE

VIA BRIANZA
SUITE
N04&05



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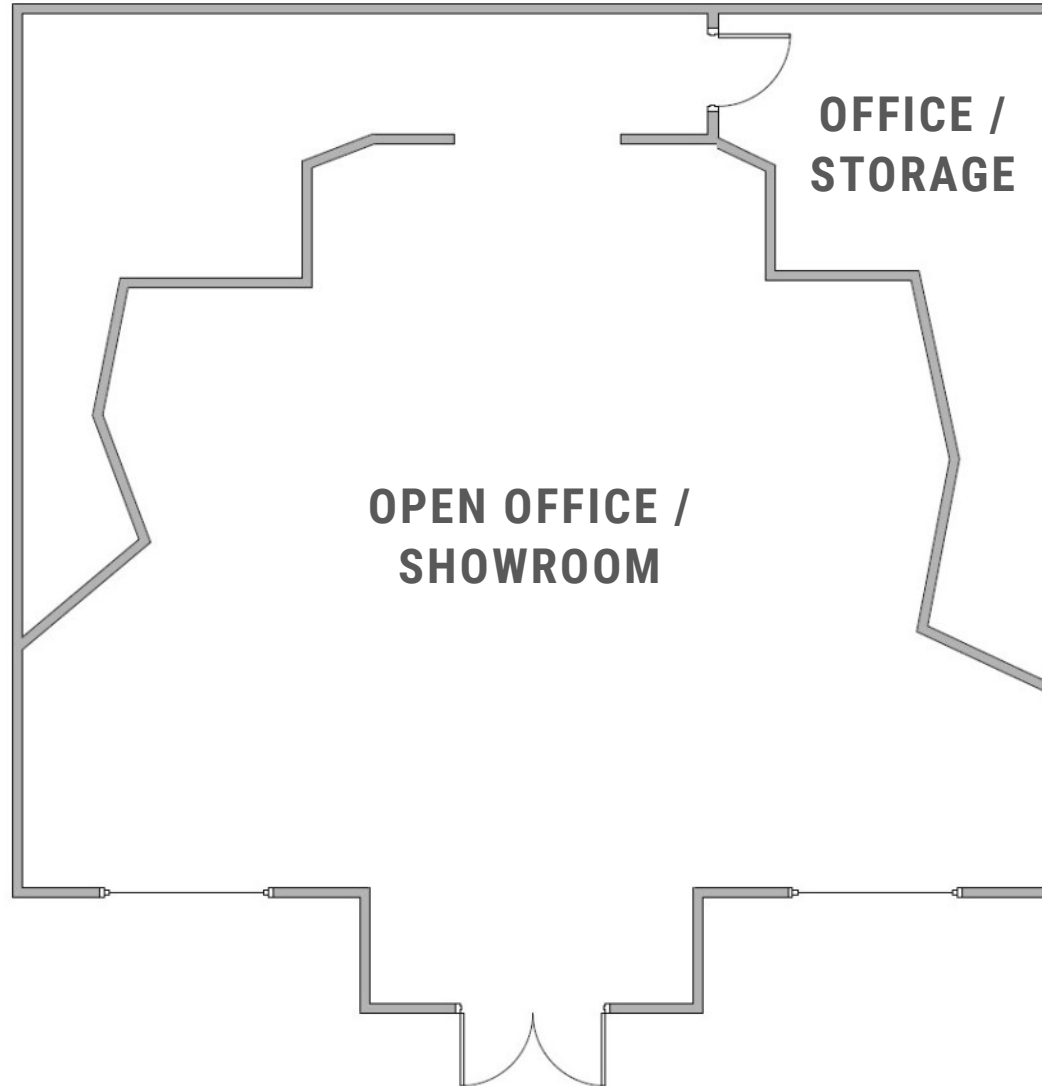
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MONTELAGO VILLAGE @ LAKE LAS VEGAS | HENDERSON, NV 89011

FOR LEASE

VIA BRIANZA
SUITE
N10



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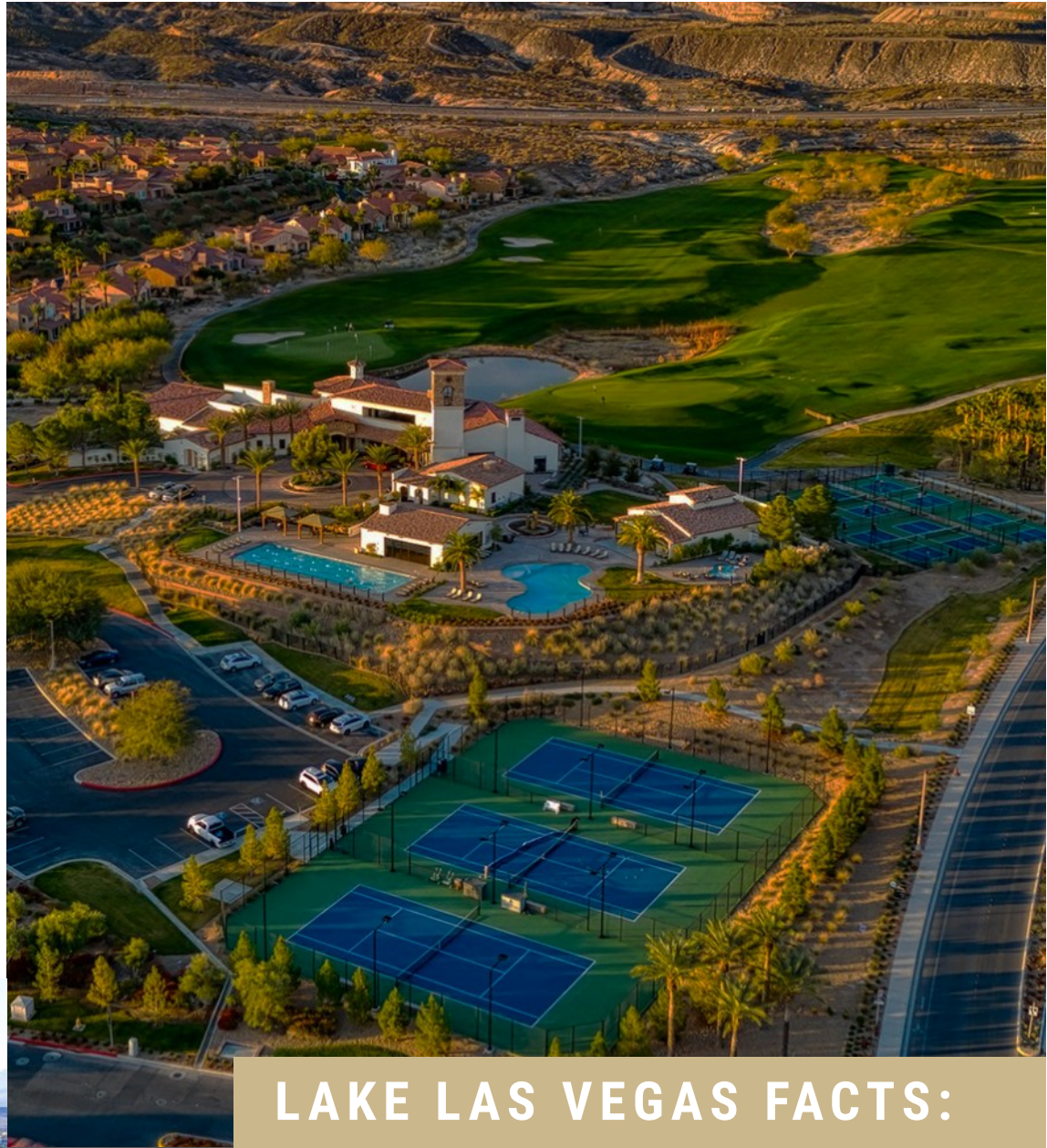
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WHY HENDERSON?

Henderson, Nevada, is the state's second-largest city and is home to over ±354K residents. Not only is it consistently recognized for its exceptional quality of life, Henderson has also been named one of the best places to live in the United States and is ranked among one of the safest cities in America. It continues to grow with its thriving economy, strong job market, and diverse housing options, from master planned communities to urban living spaces.



LAKE LAS VEGAS FACTS:



AVG. HOUSEHOLD INCOME

\$150K



MEDIAN NEW HOME PRICE

\$575K



TOP-RATED GOLF COURSES

2



LAKE LAS VEGAS

SITE

BOULDER HIGHWAY

GALLERIA DRIVE

W. WARM SPRINGS ROAD

E. LAKE MEAD BOULEVARD



