

RETAIL FOR LEASE



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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 | ARLENE LEVITT | ±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

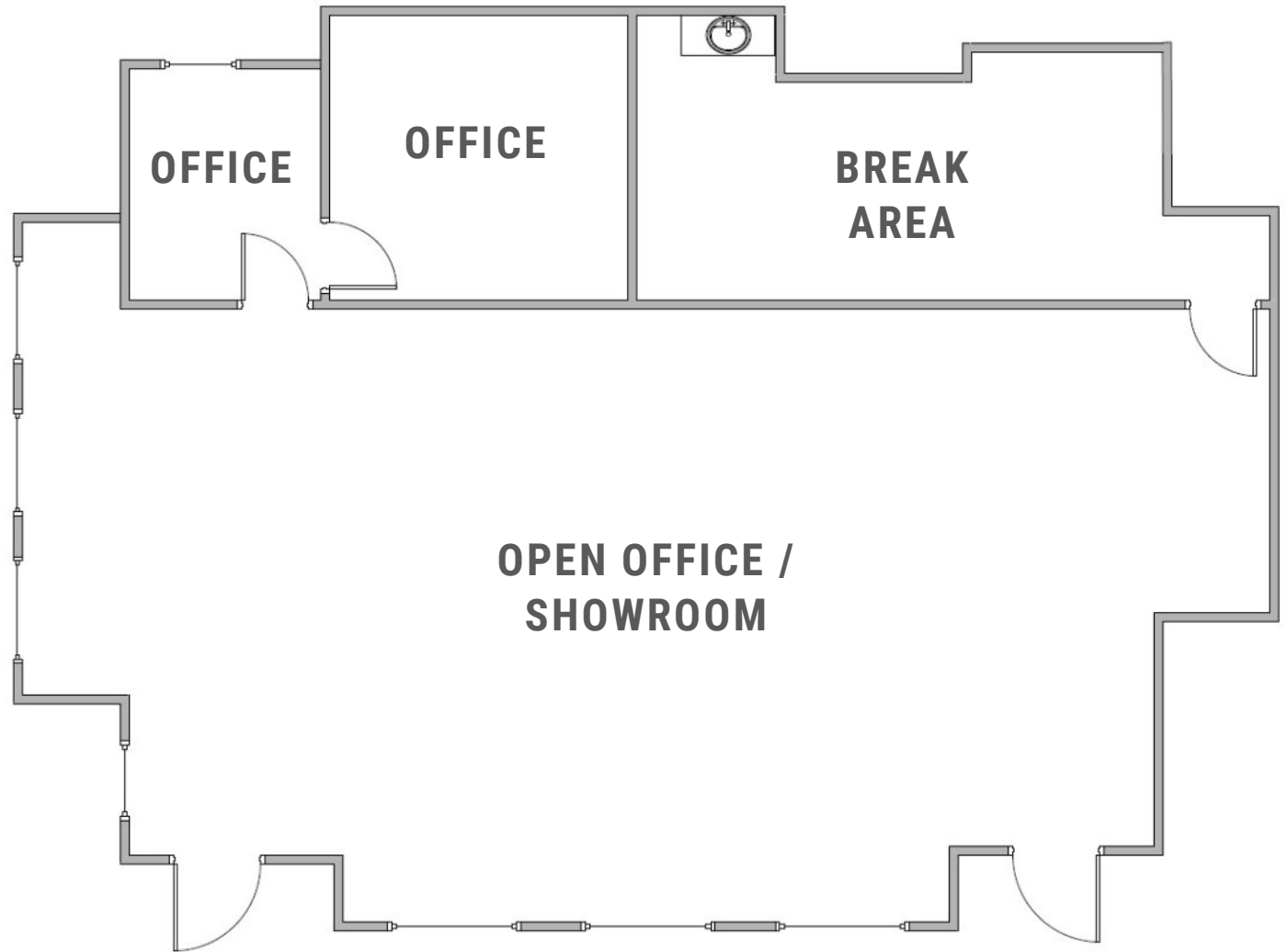
SUITE

N01

±559 SF



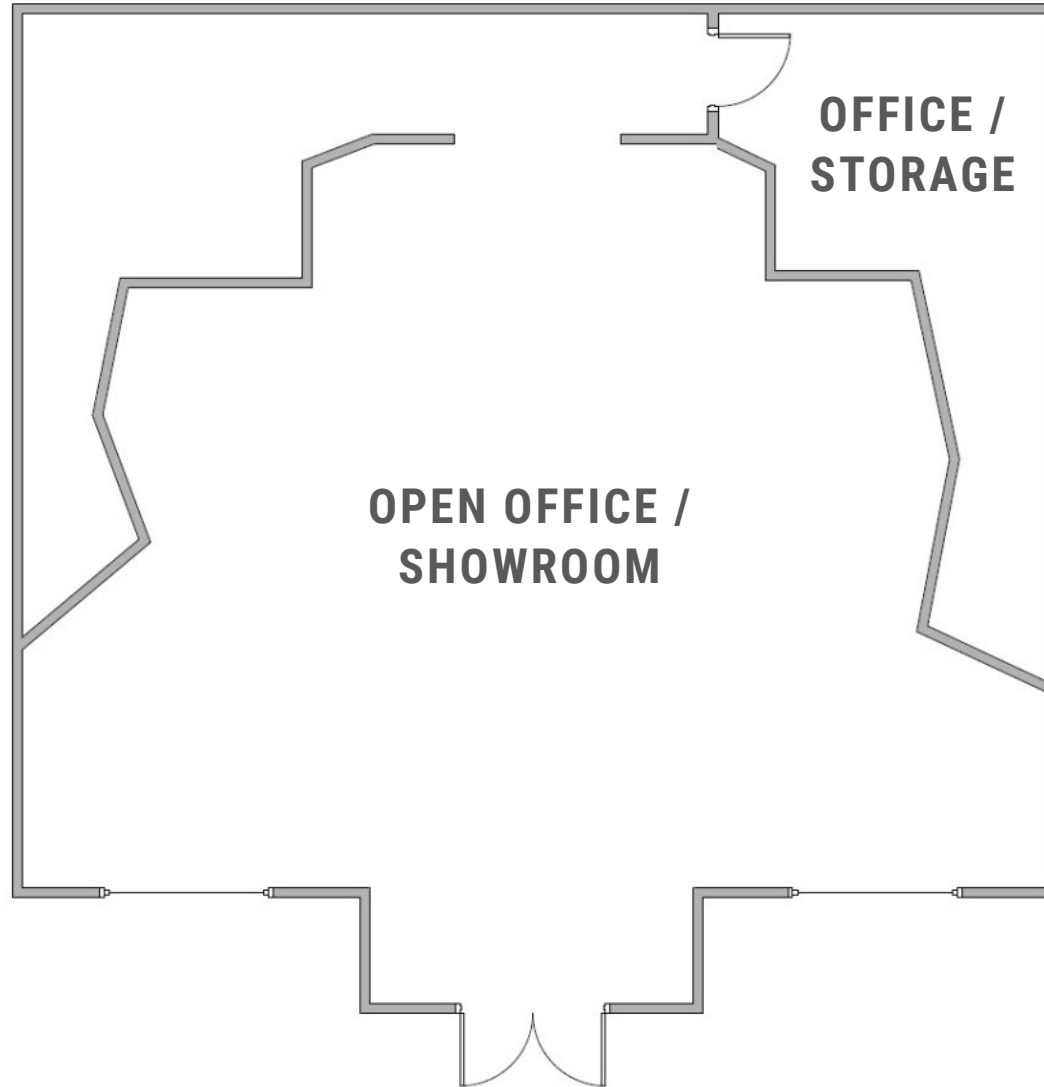
VIA BRIANZA
SUITE
N04&05
±1,524 SF



MONTELAGO VILLAGE @ LAKE LAS VEGAS | HENDERSON, NV 89011

FOR LEASE

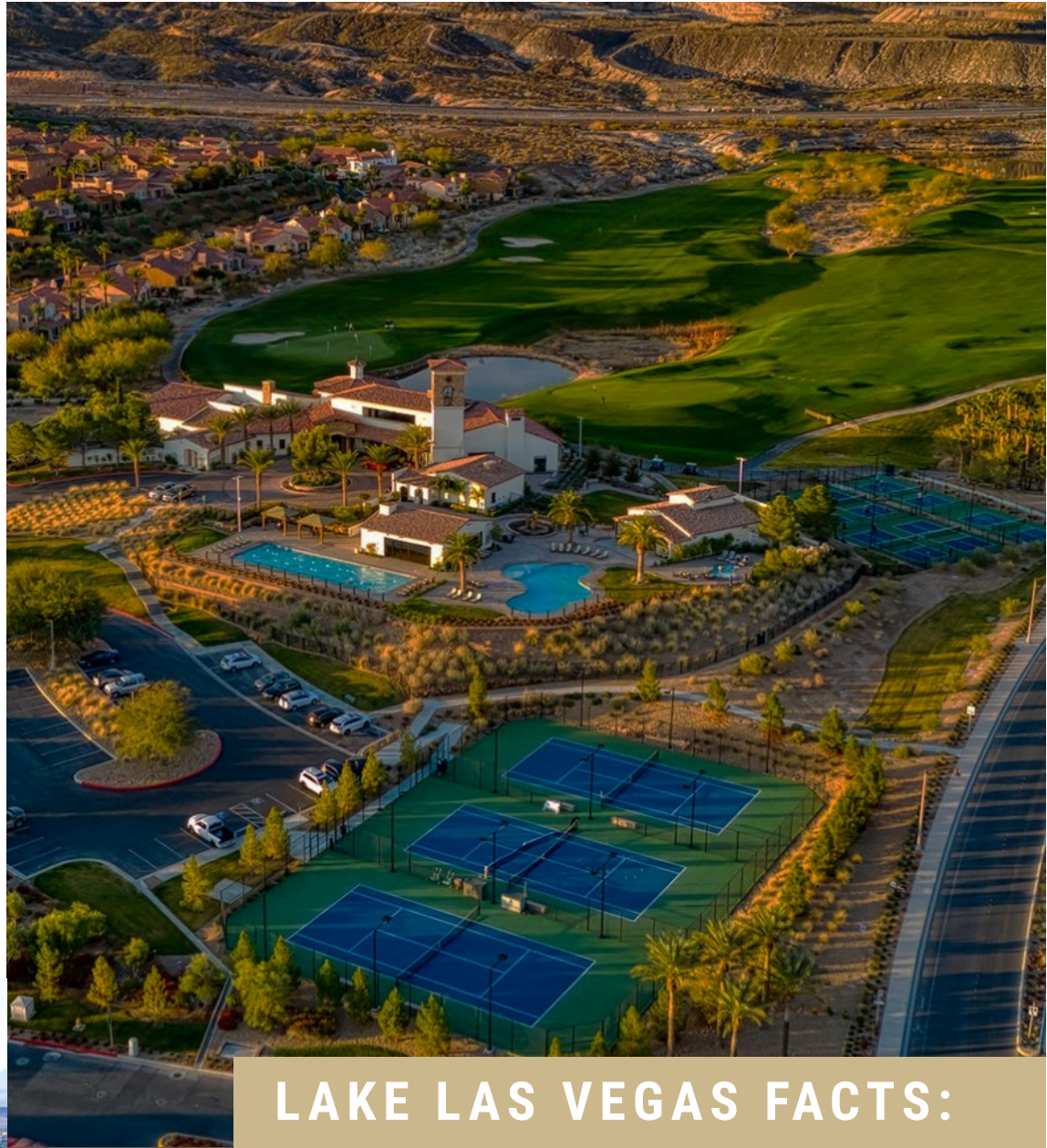
VIA BRIANZA
SUITE
N10
±1,169 SF





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



