



FOR LEASE

BIANCA PLAZA

2971 S. Sammy Davis Jr. Drive, Las Vegas, NV 89109

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located near Circus Circus & Resorts World Hotel and is situated just one block from the world-famous Las Vegas Strip, Bianca Plaza offers a variety of space sizes and retail space options with convenient access from the I-15's Sahara Exit. A mix of retail and office space is available. Tenants enjoy visibility and signage opportunities to the nearly 31,000 average daily vehicles on S Sammy Davis Jr. Drive. Call broker for more details or to schedule a tour!

PROPERTY HIGHLIGHTS

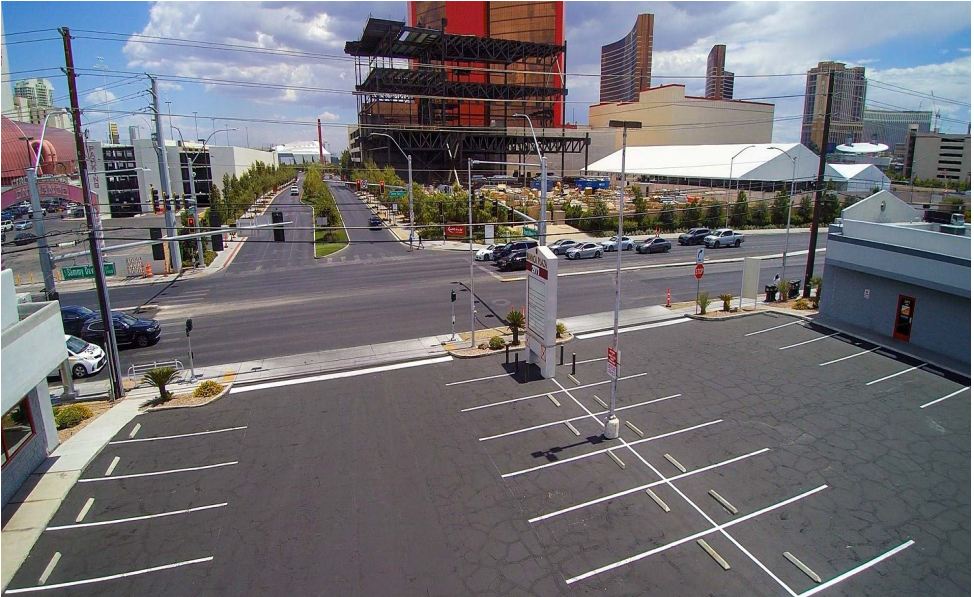
- +/-4,000 SF Second Generation Restaurant + Bar with hood + grease trap available!
- Zoning change with Clark County is now complete! (CG Zoning)
- +/- 31,000 CPD (S Sammy Davis Jr. Drive)
- Suitable for Retail and Office uses
- Perfect for Estheticians/Permanent Makeup, Barber, Salon, Gun Store, Admin/General Office, and many more!

OFFERING SUMMARY

LEASE RATE:	\$1.50 - 3.50 SF/month (NNN = \$0.35)
AVAILABLE SF:	560 - 4,000 SF
LOT SIZE:	1.41 Acres
BUILDING SIZE:	20,077 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,011	42,821	87,619
TOTAL POPULATION	9,895	64,937	156,347
AVERAGE HH INCOME	\$38,391	\$38,802	\$43,009

ADDITIONAL PHOTOS



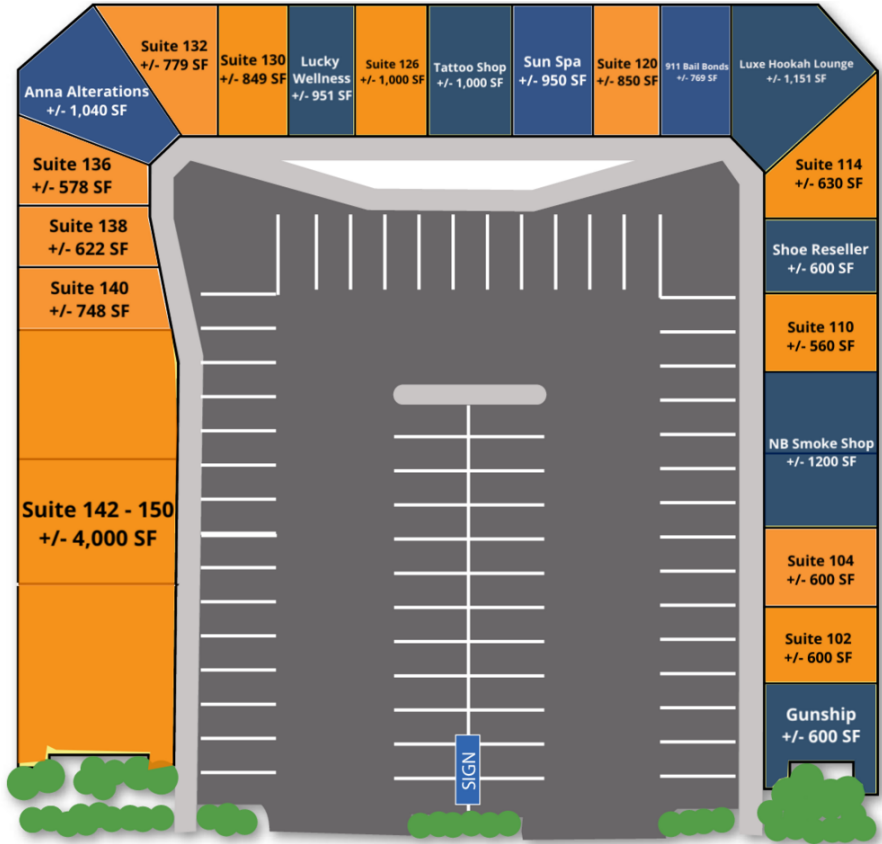


LEASE SPACES

(Not to Scale)

LEGEND

Available
Occupied



LEASE INFORMATION

LEASE TYPE:	NNN = \$0.35	LEASE TERM:	Negotiable
TOTAL SPACE:	+/- 560 - 4,000 SF	LEASE RATE:	\$1.50 - \$3.50 SF/month

AVAILABLE SPACES

LEASE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
2971 - Suite 100	Gunship Helicopter	600 SF	Leased	-
2971 - Suite 102	Available	600 SF	\$2.75 SF/month	Second-Generation Retail/Office.
2971 - Suite 104	Available	600 SF	\$2.75 SF/month	Vanilla Shell Retail.
2971 - Suite 106/108	NB Smoke Shop	1,200 SF	Leased	-
2971 - Suite 110	Available	560 SF	\$1.50 SF/month	-
2971 - Suite 112	Shoe Reseller	600 SF	\$2.75 SF/month	-
2971 - Suite 114	Available	630 SF	\$2.75 SF/month	Second-Generation Retail/Office.
2971 - Suite 116	Luxe Hookah Lounge	1,151 SF	Leased	-
2971 - Suite 118	911 Bail Bonds	769 SF	Leased	-
2971 - Suite 120	Available	850 SF	\$2.75 SF/month	Second-Generation Retail with Hookups for Plumbing.
2971 - Suite 122	Sun Sun Spa	950 SF	Leased	-
2971 - Suite 124	Iron Oath Tattoo Shop	1,000 SF	Leased	-
2971 - Suite 126	Available	1,000 SF	\$2.75 SF/month	Second-Generation Retail/Office.
2971 - Suite 128	Lucky Wellness	951 SF	\$2.75 SF/month	-
2971 - Suite 130	Available	849 SF	\$2.75 SF/month	Second-Generation Office with 2 Offices and a Sink.
2971 - Suite 132	Available	779 SF	\$2.75 SF/month	Second-Generation Space with Large Open Area and 1 Restroom.
2971 - Suite 134	Anna Alterations	1,040 SF	Leased	-

LEASE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
2971 - Suite 136	Available	578 SF	\$2.75 SF/month	Second-Generation Office with Multiple Small Offices.
2971 - Suite 138	Available	622 SF	\$2.75 SF/month	Second-Generation Office with 2 Offices, a Wet Sink, and 1 Restroom.
2971 - Suite 140	Available	748 SF	\$2.75 SF/month	Second-Generation Office with 2 Offices, a Wet Sink, and 1 Restroom.
2971 - Suite 142 - 150	Available	4,000 SF	\$3.00 - 3.50 SF/month	+/-4,000 SF Second Generation Restaurant/Bar with hood and grease trap available!