



WINDMILL LANE PLAZA

470-530 E Windmill Lane, Las Vegas, NV 89123

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allegiant stadium

LAS VEGAS
BOULEVARD
("THE STRIP")

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Windmill Lane Plaza is a busy neighborhood retail center situated near Silverado Ranch in Las Vegas with excellent visibility and convenient access from I-215 and I-15 alike. The center provides excellent ingress/egress, ample parking, LED pylon sign, and a strong mix of retail and medical tenants.

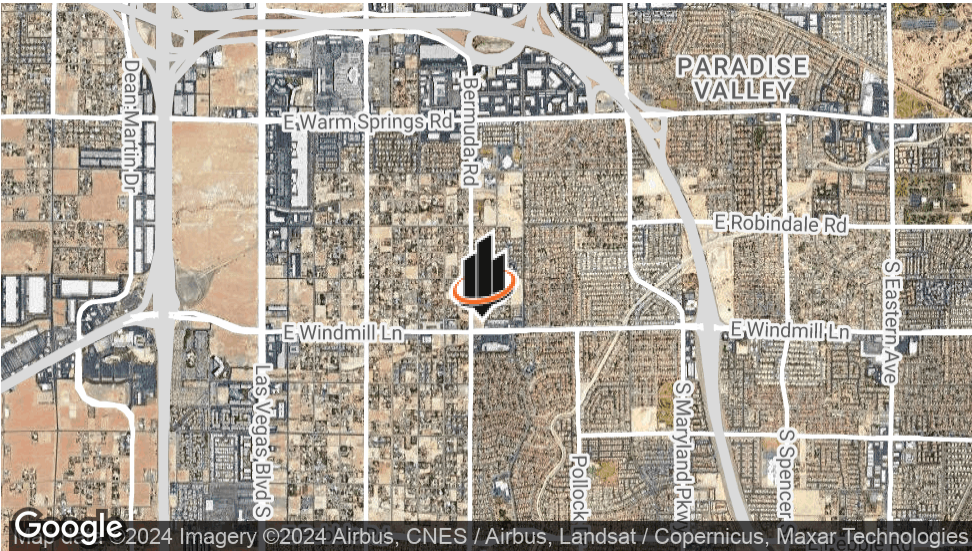
PROPERTY HIGHLIGHTS

- Located just 1 mile from a future \$10 billion sports and entertainment complex slated to begin construction in 2024.
- 5% Fee offered to Tenant Broker
- Motivated Landlord
- Pylon, building & monument signage available
- 4.52/1,000 parking ratio

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OFFERING SUMMARY

LEASE RATE:	\$2.50 - 2.75 SF/month (NNN)		
AVAILABLE SF:	1,160 SF		
LOT SIZE:	4.36 Acres		
BUILDING SIZE:	49,763 SF		

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,561	43,055	103,405
TOTAL POPULATION	12,415	111,543	264,819

LEASE SPACES



AVAILABLE SPACES

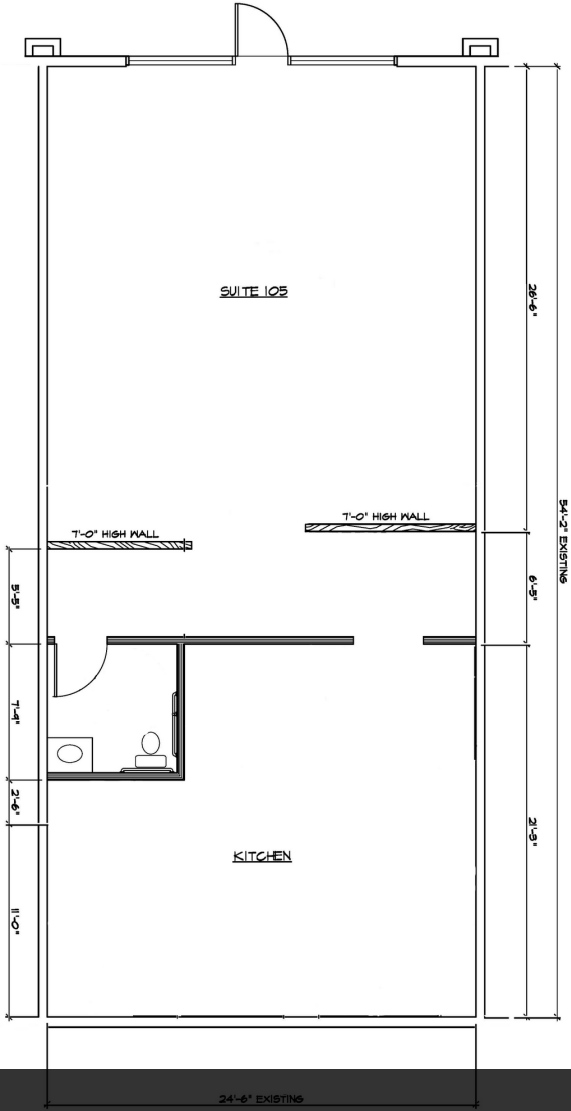
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
530 - 105 E Windmill Lane	Available	1,160 SF	NNN	\$2.50 - 2.75 SF/month	1st Generation Restaurant Available Immediately - Restaurant suite w/grease trap, hood, and outdoor seating

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SUITE 105 - 1,160 SF



Restaurant Space - Grease Trap in place

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RETAILER MAP



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PROPERTY PHOTOS



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