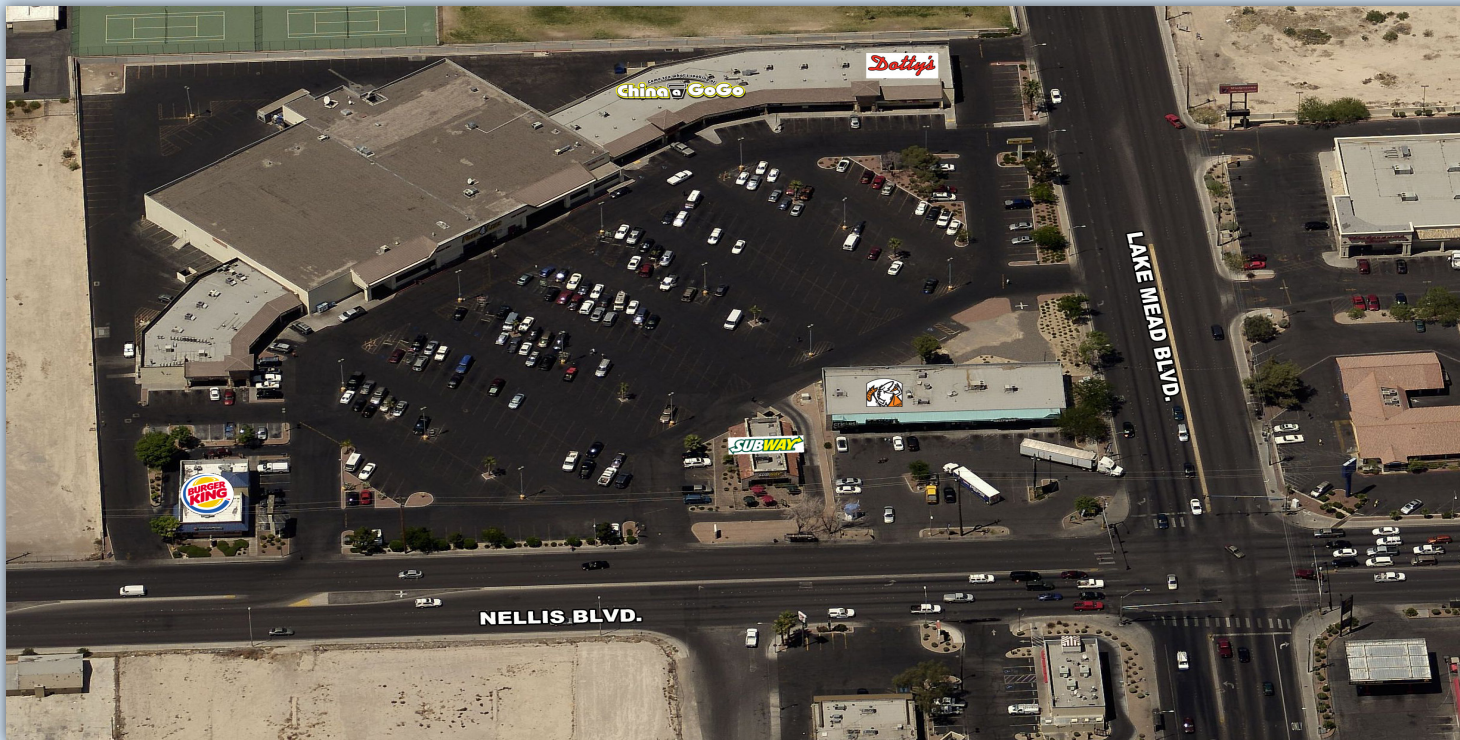


# FOR LEASE | RETAIL

## Nellis Lake Plaza

SWC Lake Mead Blvd. & Nellis Blvd., Las Vegas, NV 89115



Nellis Lake Plaza is located on the southwest corner of Lake Mead Boulevard and Nellis Boulevard in Las Vegas, NV. It is situated two miles to the south of the main entrance to the Nellis Air Force Base. Be sure to join other tenants in this center including Burger King, China A Go-Go, Dotty's, Meyers Auto Parts and Subway.

- Located at the signalized intersection of Lake Mead Boulevard and Nellis Boulevard
- Situated two miles south of the main entrance to the Nellis Air Force Base

**Kit Graski**  
Director  
Lic #BS.0015934.LLC  
702.363.3100 ext.114  
kgraski@roicre.com

**George Okinaka**  
Executive Vice President  
Lic #S.0045747  
702.363.3100 ext. 115  
gokinaka@roicre.com

**Gavin Kakol**  
Sales Associate  
Lic #S.0175710  
702.363.3100 ext. 117  
gkakol@roicre.com

**Maureen Waters**  
Senior Marketing Specialist  
Lic #S.0169395  
702.363.3100 ext. 116  
mwaters@roicre.com

### Population

1 Mile: 17,744  
3 Mile: 188,081  
5 Mile: 365,443

### Average Household Income

1 Mile: \$48,331  
3 Mile: \$52,567  
5 Mile: \$48,978

**Zoning:** General Commercial (C-2)

### Traffic Counts:

Lake Mead Blvd.: 28,500 cpd / Nellis Blvd.: 31,500 cpd

# FOR LEASE | RETAIL

## Nellis Lake Plaza

SWC Lake Mead Blvd. & Nellis Blvd., Las Vegas, NV 89115



Join:

**MEYERS  
AUTO PARTS**



*Dotty's*



**Little Caesars  
pizzapizza!**



Suite	Square Feet	Asking Rate
B-4	720 sf.	\$1.35 sf./mo.
D-8	1,354 sf.	\$1.15 sf./mo
D-57	1,947 sf.	\$1.15 sf./mo.

CAMS, Taxes & Insurance:  
\$0.40 - \$0.42 sf./mo.