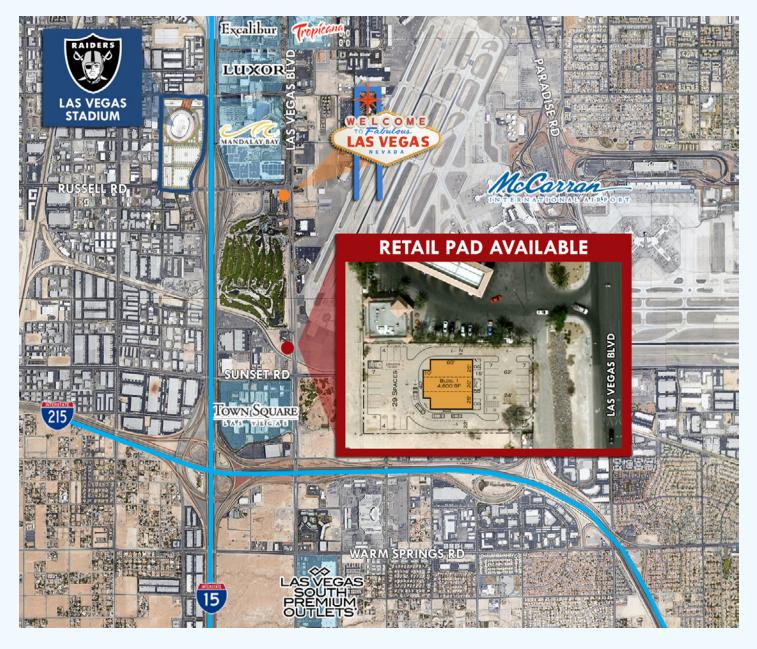
6214 S Las Vegas Blvd Las Vegas, NV 89119 RETAIL AVAILABLE WITH LAS VEGAS BLVD FRONTAGE





LEASING CONTACT JENNIFER F OTT, CCIM 702.550.4935 jott@roicre.com

ANGELICA M LOPEZ 702.550.4937 angelica@roicre.com BRIAN SORRENTINO, CCIM 702.550.4932 brian@roicre.com 9121 W Russell Rd Suite 111 Las Vegas, NV 89148 (P) 702.363.3100 (F) 702.363.0450 roicre.com

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

6214 S Las Vegas Blvd Las Vegas, NV 89119 RETAIL AVAILABLE WITH LAS VEGAS BLVD FRONTAGE





Property Details

Size	1.18 AC (TOTAL) 0.672 AC Net
APN	162-32-802-017
Zoning	Limited Resort Apartment (H-1)

- Proposed retail pad with Las Vegas Blvd exposure
- Major retail centers in the immediate area include Town Square and Las Vegas South Premium Outlets
- Easy access to I-15 and I-215 Beltway
- 49,000 cars daily along Las Vegas Blvd
- Daytime population of 16,614 within a 1 mile radius

Demographics	3 Miles	5 Miles
Population	63,575	350,631
Ave HH Income	\$60,336	\$61,217
Households	25,466	141,173

Traffic Counts (2017 NVDOT)

Las Vegas Blvd - 51,000 VPD Sunset Rd - 33,000 VPD

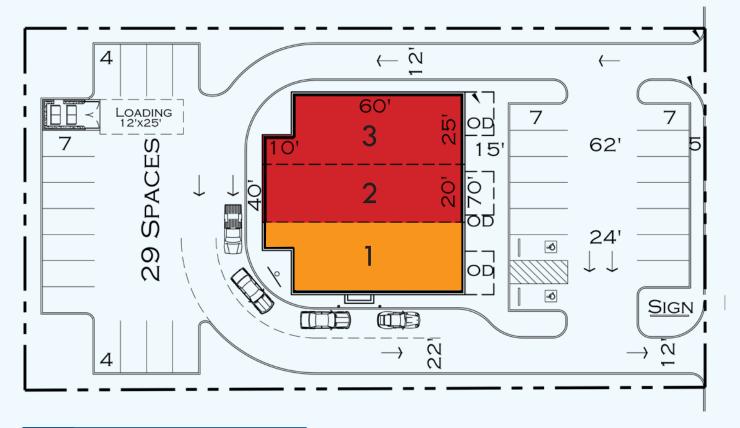
LEASING CONTACT JENNIFER F OTT, CCIM 702.550.4935 jott@roicre.com

ANGELICA M LOPEZ 702.550.4937 angelica@roicre.com BRIAN SORRENTINO, CCIM 702.550.4932 brian@roicre.com 9121 W Russell Rd Suite 111 Las Vegas, NV 89148 (P) 702.363.3100 (F) 702.363.0450 roicre.com

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



Multi-tenant Site Plan — Drive-Thru 1,400 - 4,600 SF AVAILABLE



Suite	Size (SF)	Description	
1	1,400	Available	
2	1,200	Available	
3	1,490	Under Negotiation	

LEASING CONTACT JENNIFER F OTT, CCIM 702.550.4935 jott@roicre.com

ANGELICA M LOPEZ

702.550.4937 angelica@roicre.com

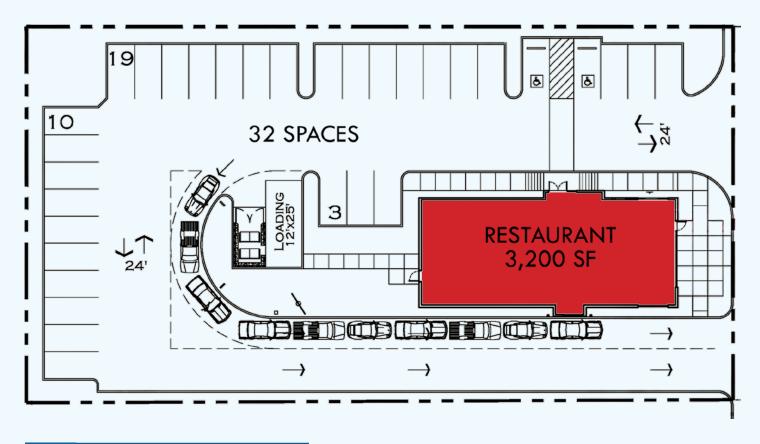
BRIAN SORRENTINO, CCIM

702.550.4932 brian@roicre.com 9121 W Russell Rd Suite 111 Las Vegas, NV 89148 (P) 702.363.3100 (F) 702.363.0450 roicre.com

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

6214 S Las Vegas Blvd Las Vegas, NV 89119 RETAIL AVAILABLE WITH LAS VEGAS BLVD FRONTAGE

Single Tenant Site Plan — Drive-Thru UP TO 3,200 SF



Suite	Size (SF)	Description
Pad	3,200	Available Drive-Thru Restaurant

LEASING CONTACT JENNIFER F OTT, CCIM 702.550.4935 jott@roicre.com

ANGELICA M LOPEZ

702.550.4937 angelica@roicre.com

BRIAN SORRENTINO, CCIM

702.550.4932 brian@roicre.com 9121 W Russell Rd Suite 111 Las Vegas, NV 89148 (P) 702.363.3100 (F) 702.363.0450 roicre.com

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate