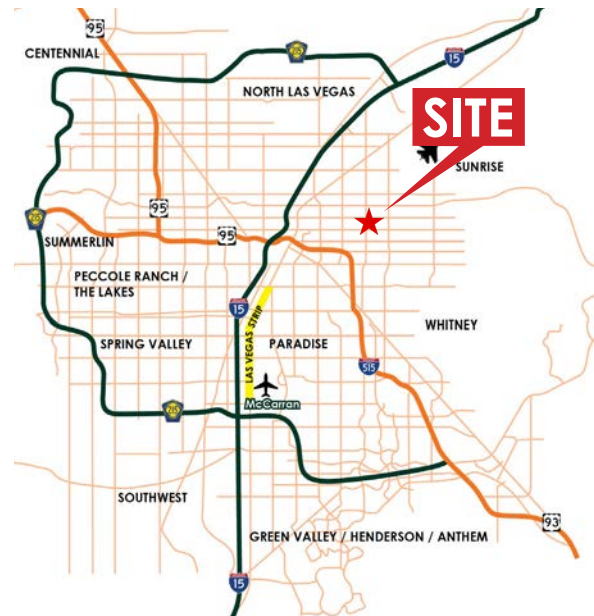




## PROPERTY HIGHLIGHTS

Located near the busy intersection of Bonanza Road and Lamb Boulevard, just northeast of downtown Las Vegas, this modern and clean retail center offers great street visibility and ample parking. Parking is accessible from two driveways and customers can park directly up against the store fronts. Each space features at least one if not two separate restrooms. The parking area features a Water Windmill, generating additional incidental foot traffic.

- Modern Clean Design
- Ample Parking
- Bonanza Frontage
- Professionally Managed



## DEMOGRAPHICS

|                        | 2020     | 1 MILE   | 3 MILE   | 5 MILE  |
|------------------------|----------|----------|----------|---------|
| <b>POPULATION</b>      |          |          |          |         |
| Estimated Population   |          | 29,253   | 259,899  | 533,938 |
| Estimated Households   |          | 7,859    | 77,195   | 174,532 |
| <b>INCOME</b>          |          |          |          |         |
| Est. Median HH Income  | \$34,890 | \$33,883 | \$38,020 |         |
| Est. Average HH Income | \$47,579 | \$46,349 | \$54,573 |         |

Source: STDB

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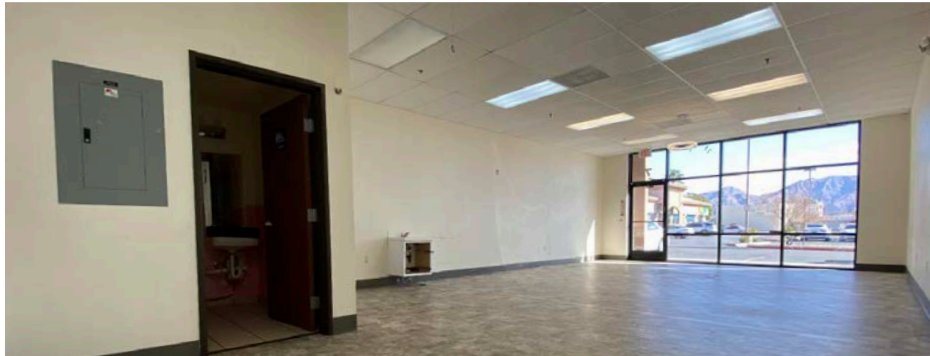
**Pete Janemark, CCIM**  
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6140 Brent Thurman Way, Suite 140  
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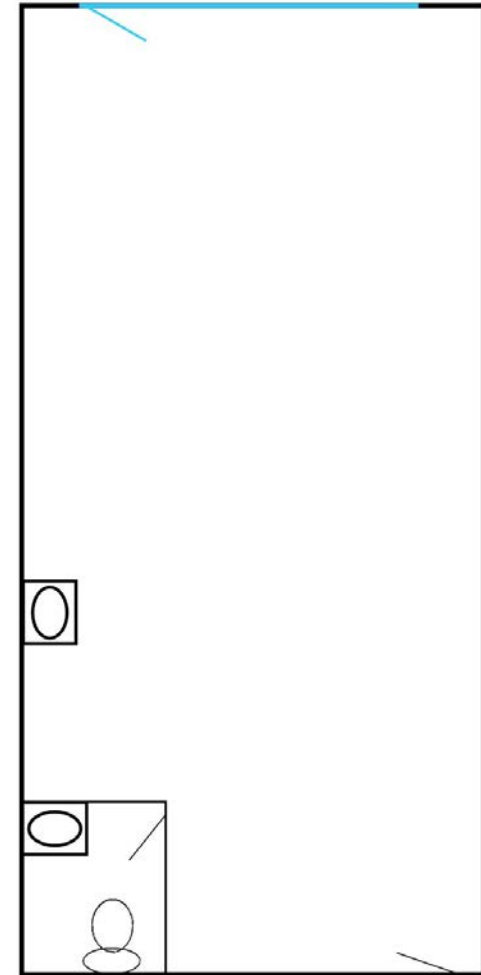
Exclusively listed by Sun Commercial Real Estate, Inc.

# 4250 E. Bonanza Road | Suite 7

±800 Rentable Square Feet



Salon space with one sink and one restroom. New paint and flooring. Ready for your stations. A full wall of glass fronts the parking lot, with parking available immediately in front of the suite.



\*Not to Scale

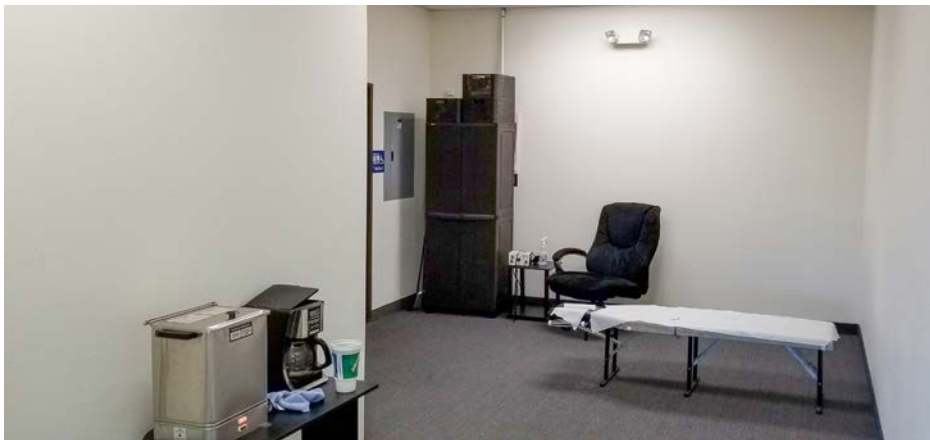
**BONANZA PLAZA**  
4250 E. BONANZA ROAD,  
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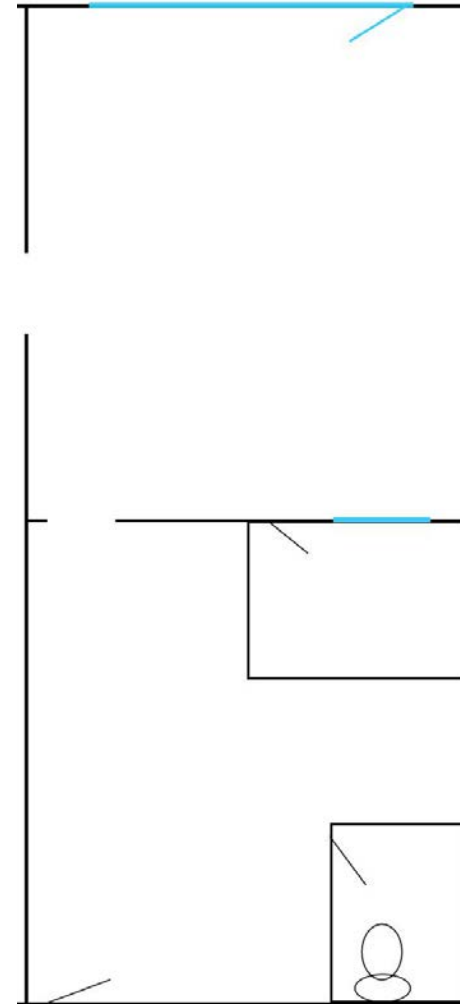
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# 4250 E. Bonanza Road | Suite 8

±800 Rentable Square Feet



This suite features a reception/open work area, a single office, a stock room, and one restroom.



\*Not to Scale

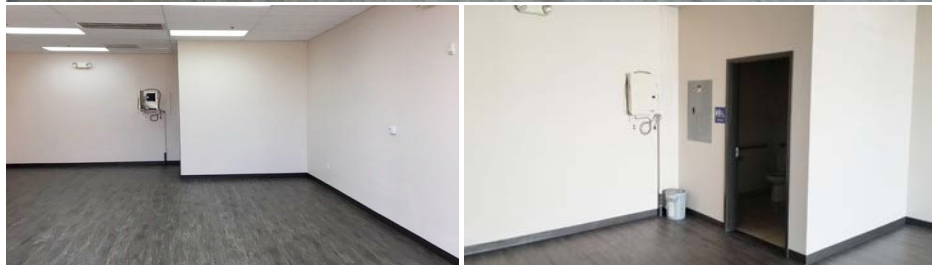
BONANZA PLAZA  
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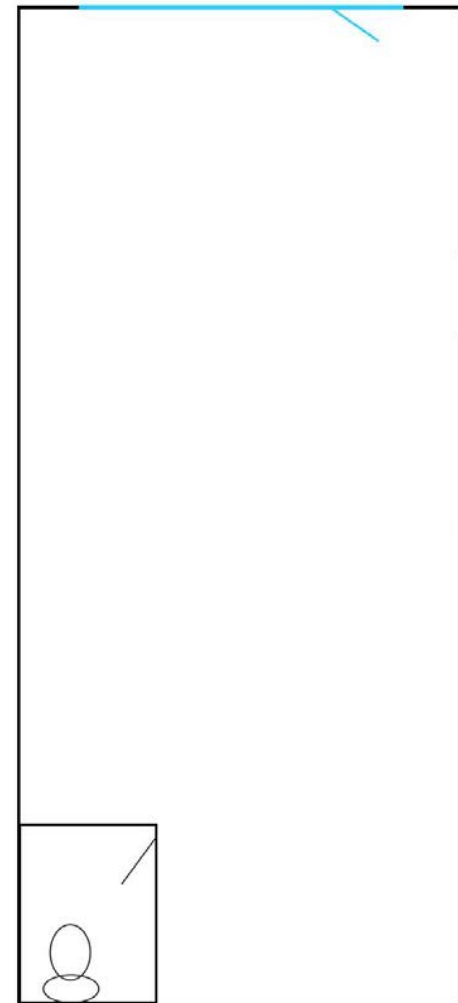
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# 4250 E. Bonanza Road | Suite 9

±800 Rentable Square Feet



This suite features a large open work/retail area and a single restroom. A full wall of floor to ceiling glass fronts the parking lot. Parking is available directly in front of the unit.



\*Not to Scale

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# 4250 E. Bonanza Road | Suite 19

±1,100 Rentable Square Feet



This strip center inline space is located relatively central in the complex. Features a full glass facade, a single glass door entry, and one restroom. Up-front parking is available immediately in front of the suite. Signage opportunity is available directly over the entry, and on a pylon sign.



\*Not to Scale

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