

AZRA CENTRE

4440 EAST WASHINGTON AVENUE
LAS VEGAS, NV 89110

Nolan Julseth-White, CCIM

Managing Director

O: 702.527.7562

nolan.jwhite@svn.com

NV #BS.0146060

Jordan Brazell

Associate Advisor

O: 702.527.5188

jordan.brazell@svn.com

NV #S.0190998

Zechariah Levi

Associate Advisor

O: 702.527.6280

zech.levi@svn.com

NV #S.0189634



RETAIL FOR LEASE



OFFERING SUMMARY

Available SQFT:	2,238 - 8,225
Base Rent Rate:	\$1.25/SF/mo
Lease Type:	NNN
Year Built:	2000
Building Size:	30,845 SF
Zoning:	C-1
Market:	Las Vegas
Submarket:	NE LV Retail
Traffic Count:	+/- 35k VPD

PROPERTY OVERVIEW

SVN | The Equity Group is pleased to offer FOR LEASE in-line retail space at Azra Centre, a free standing retail strip center located in the easterly part of the NE Las Vegas valley. Co-tenants include a Mexican grill, medical center, beauty salon, clothing store, smoke shop, laundromat, health & vitamin store, courier services, tax specialist, and national brand anchor tenant: Shoe Palace.

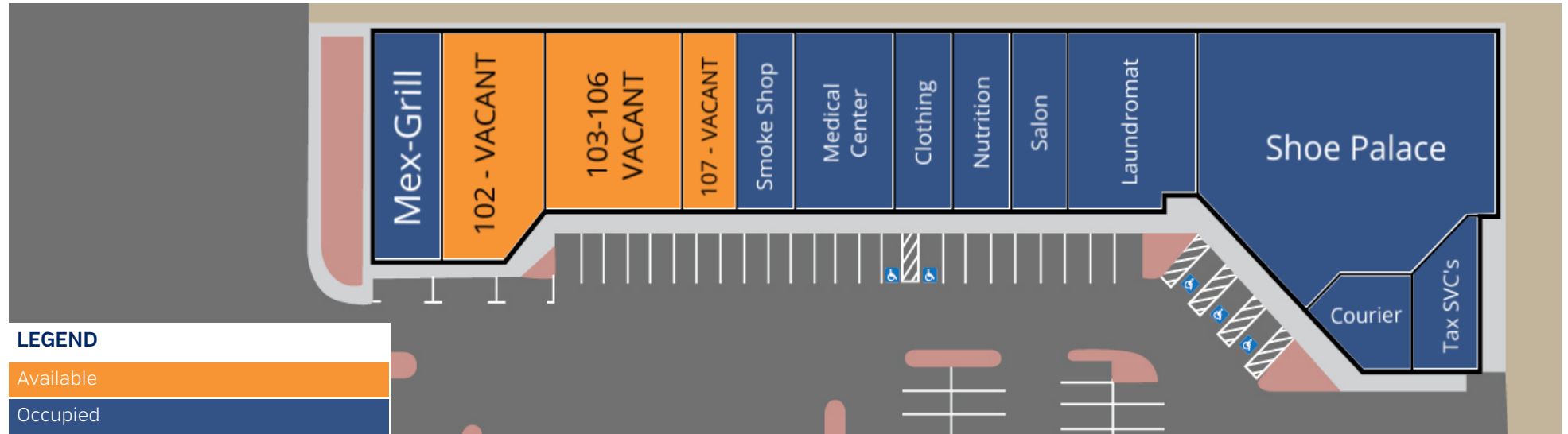
PROPERTY HIGHLIGHTS

- Less than 2 miles from I-515 freeway
- Established high density area of East Las Vegas

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	9,354	29,149	68,550
Total Population	33,014	104,836	228,544
Average HH Income	\$45,508	\$48,699	\$48,781

Site Plan



LEASE INFORMATION

Lease Type: NNN Lease Term: 60 months
 Available Space: 1,162 - 4,825 SF Lease Rate: \$1.25 SF/month

AVAILABILITY

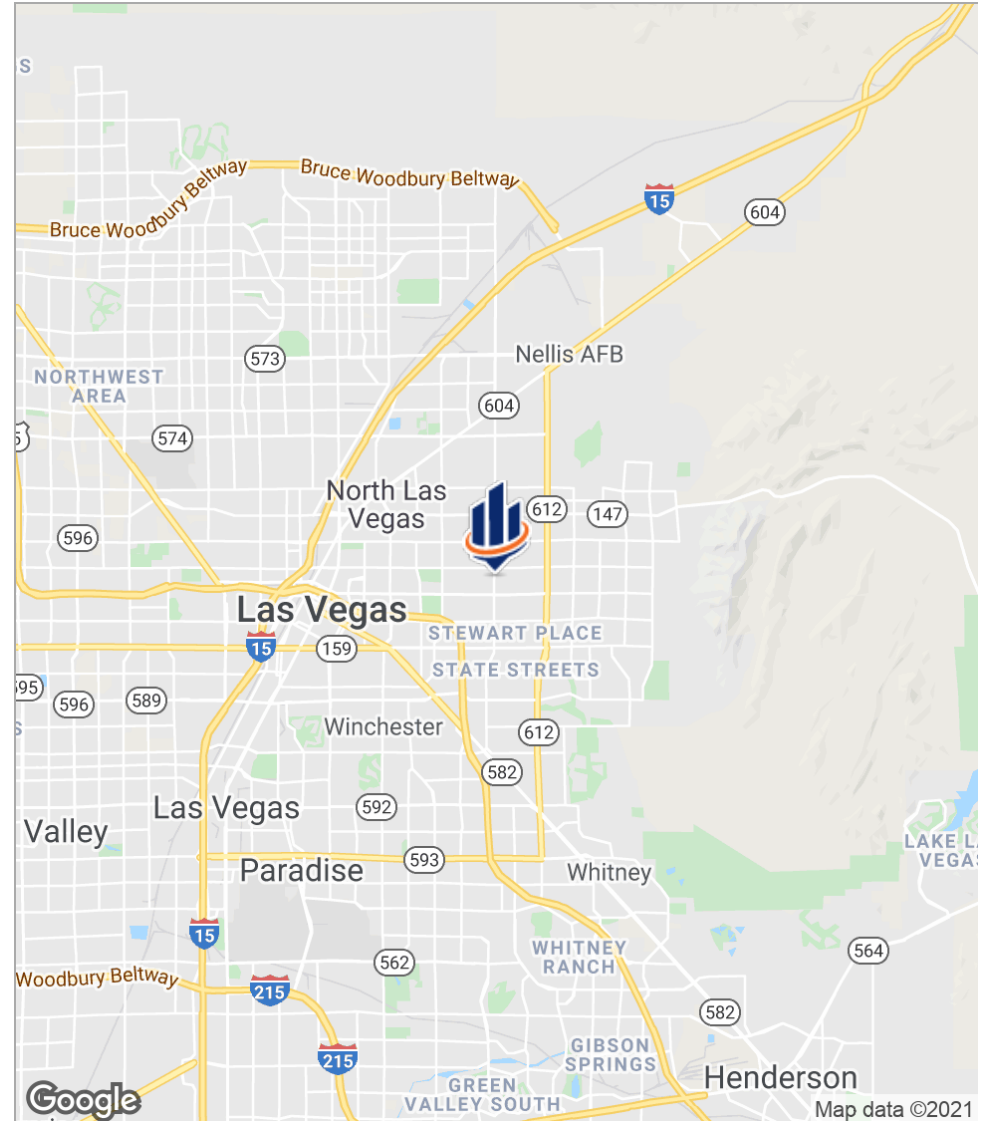
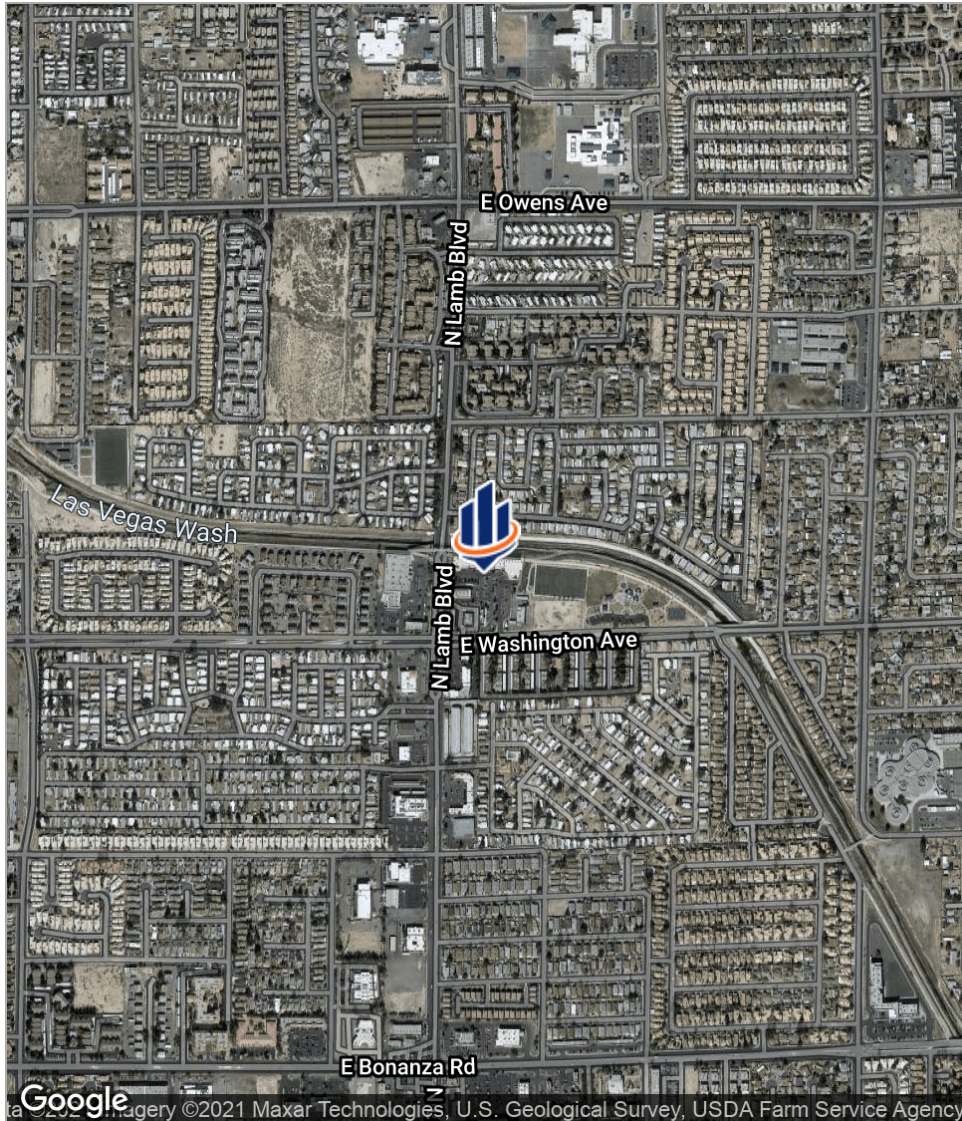
SPACE	TENANCY	SIZE	TERMS	DESCRIPTION
Suite #101	Mex-Grill	1,769 SF	Leased	Restaurant
Suite #102	Available	2,238 SF	\$1.25 SF/month	2nd Gen Dental Office
Suite #103-106	Available	4,825 SF	\$1.25 SF/month	Newly Renovated Banquet Hall
Suite #107	Available	1,162 SF	\$1.25 SF/month	Newly Built Out Vanilla Shell
Suite #108	Cigs N More	1,206 SF	Lease Expiring Soon	Smoke Shop

Site Plan



SPACE	TENANCY	SIZE	TERMS	DESCRIPTION
Suite #109-110	NEM Medical	2,760 SF	Leased	Medical Center
Suite #111	Eitas Apparel	1,200 SF	Leased	Clothing Store
Suite #112	Herbalife	1,206 SF	Leased	Nutrition (Vitamins)
Suite #113	Aly's Salon	1,211 SF	Leased	Beauty Salon
Suite #114-115	Laundromat	2,409 SF	Leased	Laundromat
Suite #116	Shoe Palace	9,500 SF	Leased	National Retailer
Suite #117	Courier	717 SF	Leased	Postal Services
Suite #118	Tax Services	634 SF	Leased	Tax Services

Location Maps



PECOS ROAD (55,500 VPD)

DESERT PINES HIGH SCHOOL



WASHINGTON AVENUE (14,700 VPD)

DELL H. ROBISON MIDDLE SCHOOL



Smith's M



BONANZA ROAD (45,500 VPD)



ORAN GRAGSON ELEMENTARY

DESERT PINES GOLF CLUB



INTERSTATE 95 (55,500 VPD)

LAMB BOULEVARD (34,000 VPD)



NELLI'S BOULEVARD (54,500 VPD)