

FOR LEASE

# 470-530 E WINDMILL LN

## WINDMILL LANE PLAZA

Las Vegas, NV 89123

### PRESENTED BY:

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

1,160, 1,350 & 2,675 SF pad suites w/patio seating and a 1,996 SF inline end-cap suite with a drive-thru available immediately! Tenant improvement allowance is available for all suites!

## PROPERTY HIGHLIGHTS

- 1,160 SF Partially constructed restaurant space available w/outdoor seating
- 1,350 SF 2nd generation restaurant w/outdoor seating available immediately
- 2,675 SF 2nd generation restaurant w/outdoor seating available immediately
- 1,996 SF end-cap w/drive thru available, TIA available
- 27,000 CPD
- Pylon, building & monument signage available

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2.50 - 2.75 SF/month [NNN]
<b>AVAILABLE SF:</b>	1,160 - 2,675 SF
<b>LOT SIZE:</b>	4.36 Acres
<b>BUILDING SIZE:</b>	49,763 SF

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,561	43,055	103,405
<b>TOTAL POPULATION</b>	12,415	111,543	264,819
<b>AVERAGE HH INCOME</b>	\$84,898	\$75,213	\$77,207

RETAIL AERIAL



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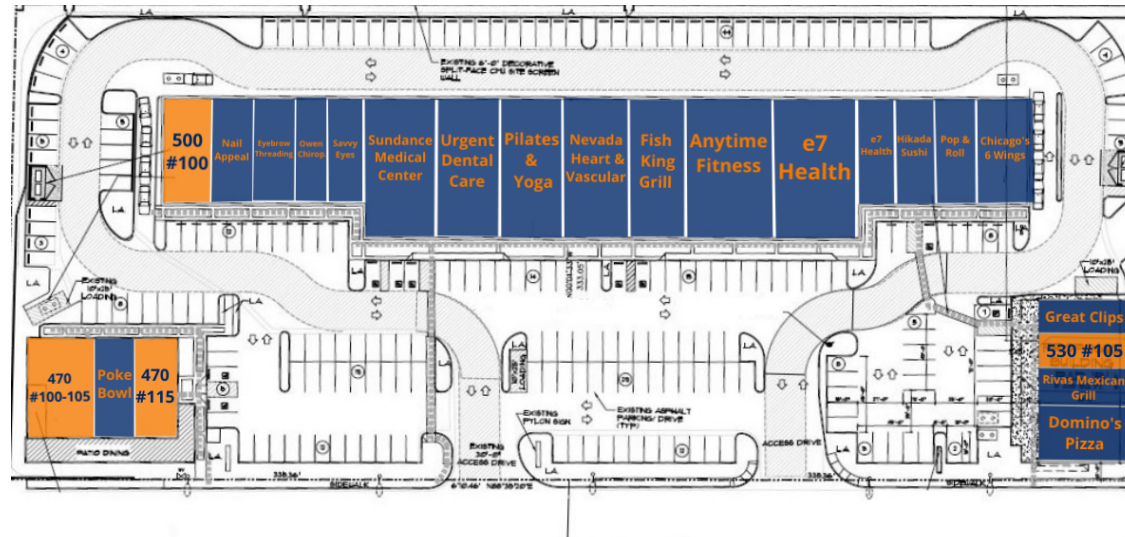


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## SITE PLAN



## LEGEND

Available
Occupied

## AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE	DESCRIPTION
470-110 E Windmill Lane	Opullicious Poke & Plate Lunch	1,350 SF	Occupied	Opullicious Poke & Plate Lunch
470-100/105 E Windmill Lane	Available	2,675 SF	\$2.50 SF/month	- Available Immediately - 2nd Generation Restaurant Space W/Outdoor Seating
470-115 E Windmill Lane	Available	1,350 SF	\$2.75 SF/month	- Available Immediately - 2nd Generation Restaurant Space W/Outdoor Seating
500-175 E Windmill Lane	Chicago's 6 Wings	1,750 SF	\$2.95 SF/month	Chicago's 6 Wings
500-110 E Windmill Lane	Dipti Eyebrow Threading	1,332 SF	\$2.50 SF/month	Dipti Eyebrow Threading
500-100 E Windmill Lane	Available	1,996 SF	\$2.50 SF/month	- Available Immediately - 1,996 SF end-cap with drive-thru, TIA available!

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## SITE PLAN

SUITE	TENANT	SIZE	RATE	DESCRIPTION
500-105 E Windmill Lane	Nail Appeal	1,463 SF	Occupied	Nail Appeal
500-115 E Windmill Lane	Owen Chiropractic	1,565 SF	Occupied	Owen Chiropractic
500-120 E Windmill Lane	Savvy Eyes	1,446 SF	Occupied	Savvy Eyes
500-125 E Windmill Lane	Sundance Medical Center	5,100 SF	Occupied	Sundance Medical Center
500-130 E Windmill Lane	Urgent Dental Care	1,820 SF	Occupied	Urgent Dental Care
500-135 E Windmill Lane	Lotus Spirit	1,820 SF	Occupied	Lotus Spirit
500-140 E Windmill Lane	Nevada Heart & Vascular	4,980 SF	Occupied	Nevada Heart & Vascular
500-145 E Windmill Lane	Fish KingGrill	2,450 SF	Occupied	Fish KingGrill
500-150 E Windmill Lane	Anytime Fitness	5,691 SF	Occupied	Anytime Fitness
500-155 E Windmill Lane	E7 Health	3,500 SF	Occupied	E7 Health
500-160 E Windmill Lane	US Drug Test Centers	990 SF	Occupied	US Drug Test Centers
500-165 E Windmill Lane	Hikada Sushi	1,642 SF	Occupied	Hikada Sushi
500-170 E Windmill Lane	Pop & Roll	1,533 SF	Occupied	Pop & Roll
530-100 E Windmill Lane	Great Clips	1,000 SF	Occupied	Great Clips
530-105 E Windmill Lane	Available	1,160 SF	\$2.50 SF/month	- Available Immediately - Partially constructed restaurant suite, TIA available
530-110 E Windmill Lane	Rivas Mexican Grill	1,150 SF	Occupied	Rivas Mexican Grill
530-115 E Windmill Lane	Domino's Pizza	2,000 SF	Occupied	Domino's Pizza

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SIGNAGE



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,415	111,543	264,819
AVERAGE AGE (MALE)	42.3	35.3	35.3
AVERAGE AGE (FEMALE)	40.3	35.8	36.5

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,561	43,055	103,405
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$84,898	\$75,213	\$77,207
AVERAGE HOUSE VALUE	\$363,155	\$277,330	\$333,119

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