

# DESERT INN SQUARE

3160 Desert Inn Road  
Las Vegas, NV 89121

**FOR LEASE**

**Introductory Rate \$1.00 SF**



## PROPERTY HIGHLIGHTS:

- $\pm 730$  -  $\pm 1,750$  SF Retail spaces available
- **Lease rate: \$0.90 - \$1.00 SF/M NNN**
- CAM's: \$0.53 SF/M
- Zoning: C-2 (General Commercial)
- Join national and regional tenants like Allstate Insurance, Jackson Hewitt, 7 Plus Agua and Metro PCS
- Tenants include, Deb's Doggie Door, Mar-Tax and LV Cell Fix
- Generous tenant improvement allowance & free rent available for qualified tenants
- Located on the hard corner of Desert Inn Road and Mojave Road
- Great street visibility and high traffic volume  
 $\pm 34,000$  CPD on Desert Inn Road

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	$\pm 19,753$	$\pm 86,512$	$\pm 220,929$
Household Income	\$59,721	\$51,234	\$48,210



Service You Deserve. People You Trust.  
5960 South Jones Boulevard  
Las Vegas, Nevada 89118  
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www.mdlgroup.com

Offered By:

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**Corina Towle**

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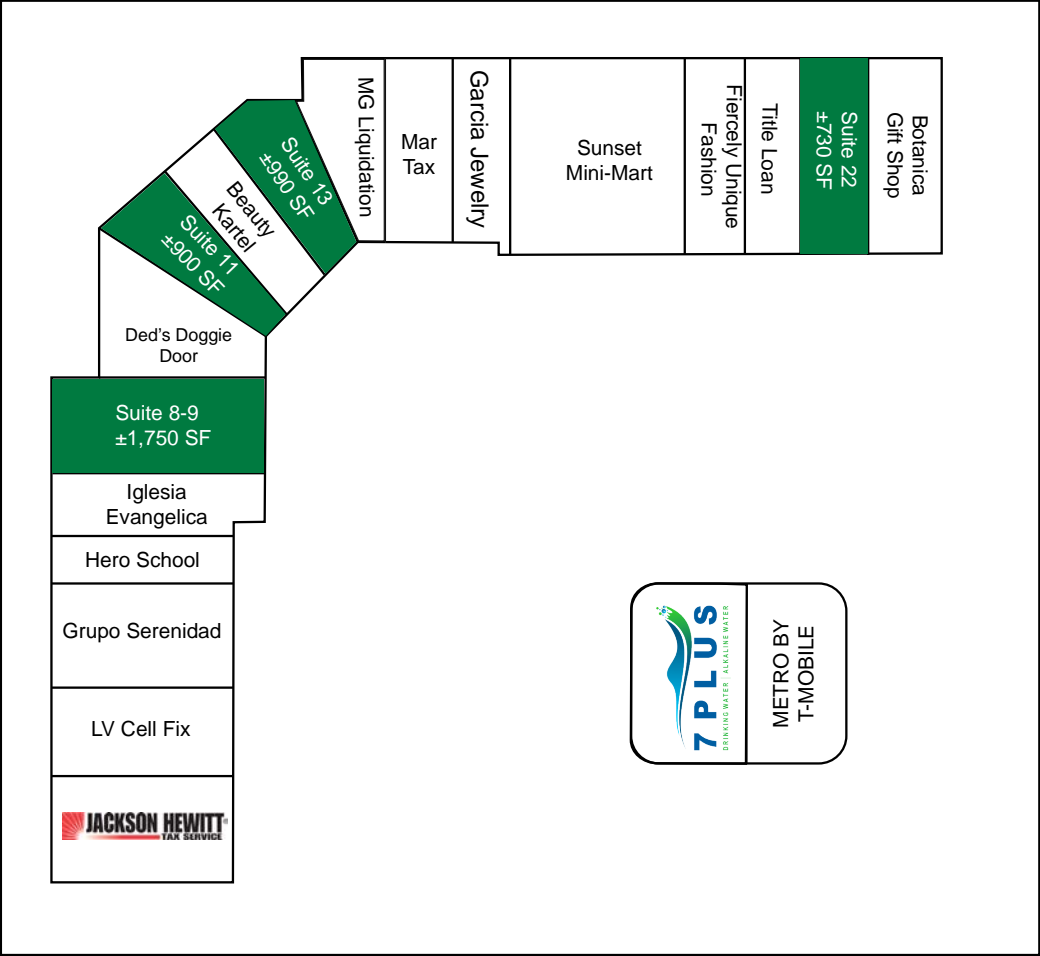


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 = Available



Mojave Rd.

Desert Inn Rd.

\*Site plan not to scale. For marketing purposes only

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SUITE	TOTAL SF	LEASE RATE SF/M	AVAILABILITY	NOTES
Suite 8-9	±1,750	\$0.90 SF/M NNN	Immediately	\$2,502.50 per month for the first 6 months on any new lease
Suite 11	±900	*\$1.00 SF/M NNN	Immediately	\$900.00 per month for the first 6 months on any new lease
Suite 13	±990	*\$1.00 SF/M NNN	Immediately	\$990.00 per month for the first 6 months on any new lease
Suite 22	±730	*\$1.00 SF/M NNN	Immediately	\$730.00 per month for the first 6 months on any new lease
*After the special offer period, suggested lease rate + NNN applies				

Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



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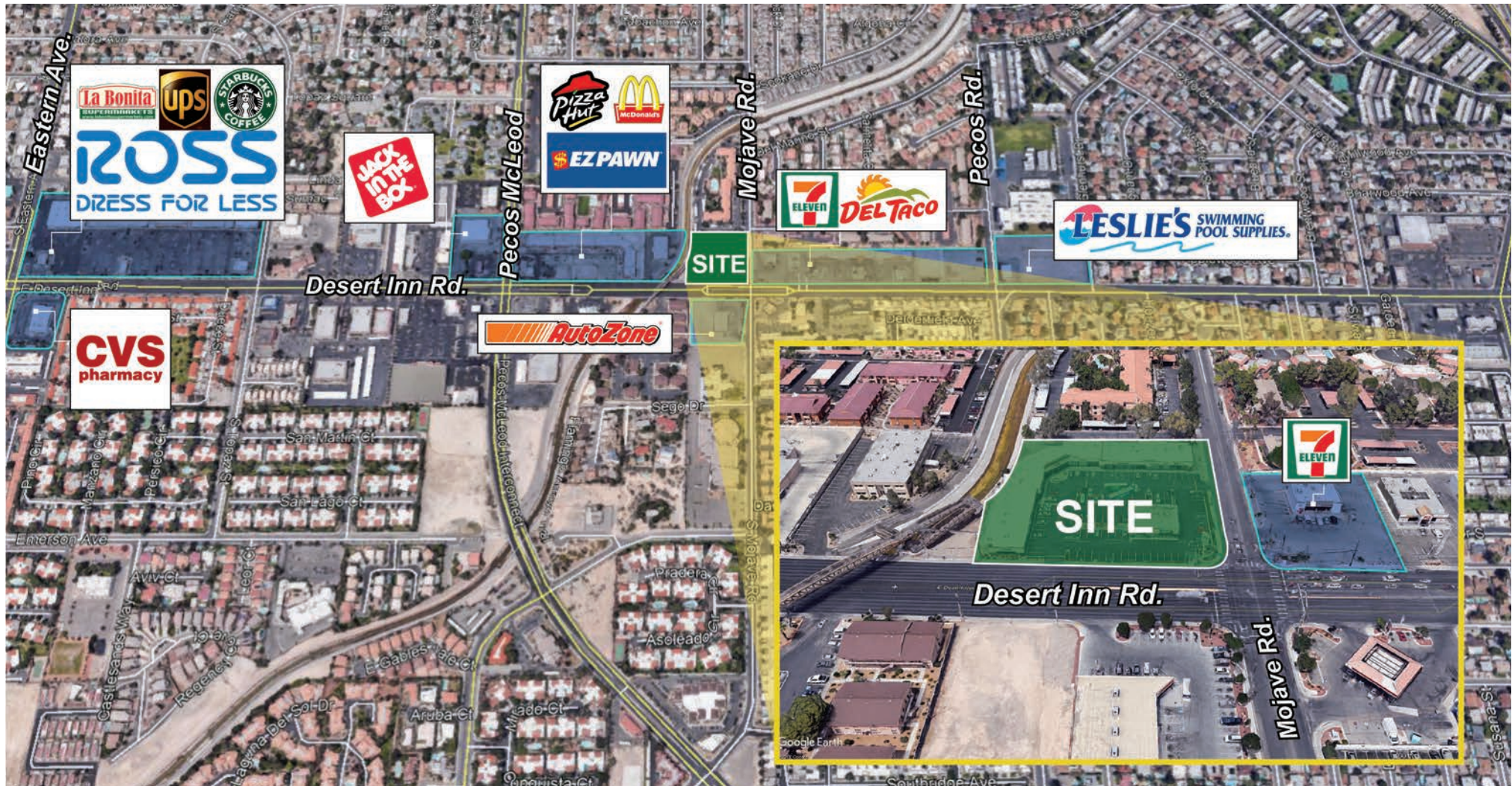
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