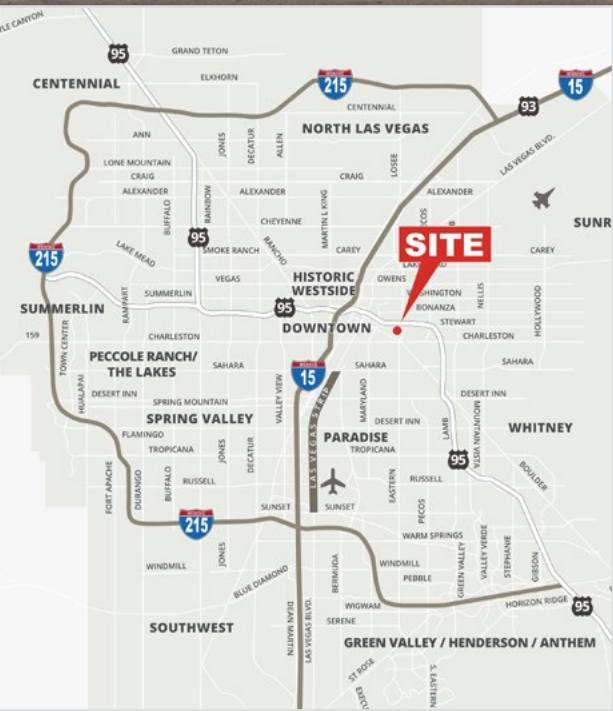


Multi-Tenant Retail Strip Center

(2021 estimated CAMs are \$0.42 PSF)

STEWART SQUARE

LEASE RATE: \$0.90-\$1.00/SF/Mo • 235 North Eastern Avenue | Las Vegas, NV 89101



GREAT LOCATION AND CENTRALLY-LOCATED NEAR FREEWAY

PROPERTY DESCRIPTION

The Subject Property is a retail strip shopping center located just south of the US-95 on the southwest corner of Eastern Avenue and Stewart Avenue. The property is at a great location with a combined traffic count of over 96,000 cars per day. The property has units available from $\pm 1,200$ to 8,400 square feet of retail space.

PROPERTY HIGHLIGHTS

- Free Rent Incentives (conditions apply)
- Central location near the freeway and downtown
- $\pm 1,200$ to 8,400 SF available
- Turn-key law office space
- Restaurant space available
- Former convenience store space

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 x423 | c: 702.907.0767 | geri@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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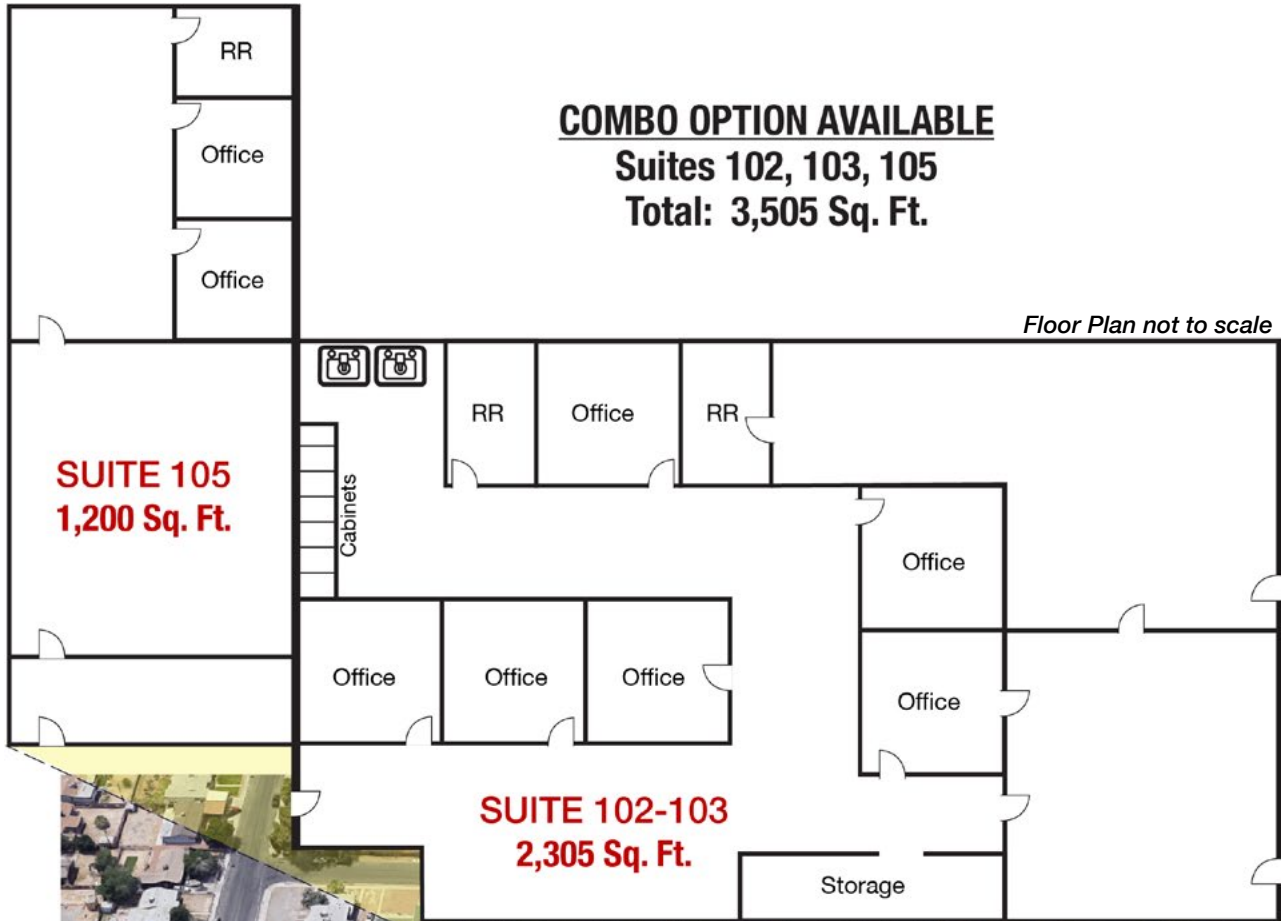
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