

## Properties for Lease

## 1 7225 Durango Drive, Las Vegas, NV 89148



Space Available	1,021 - 1,300 SF
Rental Rate	\$1.25 /SF/Mo
Spaces	4
Gross Leasable Area	7,400 SF
Property Sub-type	Strip Center
Status	Active

## Property Notes

## Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite 100	1,300 SF	\$1.25 /SF/Mo	1,300 SF	1,300 SF	NNN	3/1/2011	Turn key office. Beautiful first class tenant improvements with reception area, conference room, private offices, and back office. \$1.25-\$2.25/SF/NNN for the first 12 months.
Suite 101	1,021 SF	\$1.25 /SF/Mo	1,021 SF	1,021 SF	NNN	3/1/2011	Former yogurt shop ready for tenant improvements. \$1.25-\$2.25/SF/NNN for the first 12 months.
Suite 104	1,250 SF	\$1.25 /SF/Mo	1,250 SF	1,250 SF	NNN	3/1/2011	Former sport clips ready for tenant improvements. \$1.25-\$2.25/SF/NNN for the first 12 months.
Suite 105	1,300 SF	\$1.25 /SF/Mo	1,300 SF	1,300 SF	NNN		Currently a Jersey Mike's Sandwich shop. \$1.25-\$2.25/SF/NNN for the first 12 months.

## Property Description

Former real estate office /-1,300 sf turn-key end cap suite with beautiful office tenant improvements and former yogurt /-1,000sf shop in new retail building on very busy southwest corner of Durango & Warm Springs with excellent visibility and access from Durango and Warm Springs. Very close to I-215 and new St. Rose San Martin Hospital. Join CVS, Sonic, Jersey Mike's, Dental Office, and Jiffy Lube. \$1.25-\$2.25/SF/NNN for the first 12 months.

## 2 4135 S. Buffalo, Las Vegas, NV 89147



Space Available	1,200 SF
Rental Rate	\$1.20 /SF/Mo
Spaces	1
Building Size	21,620 SF
Property Sub-type	Restaurant
Status	Active

## Property Notes

## Spaces

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
#112	1,200 SF	\$1.20 /SF/Mo	1,200 SF	1,200 SF	NNN	8/1/2011	salon space

## Property Description

2400 sq. ft. unit restaurant/lounge space in end cap unit as well as 1,200 sq. ft turn key salon unit in well maintained retail pad building on Buffalo and Flamingo.

**3 2430 E. Flamingo Road Suite #200, Las Vegas, NV 89119**



Space Available 800 SF  
 Rental Rate \$2 /SF/Mo  
 Spaces 1  
 Building Size 800 SF  
 Property Sub-type Retail (Other)  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite 200	800 SF	\$2 /SF/Mo	800 SF	800 SF	NNN	1/1/2011	

**Property Description**

Located in the Pointe Flamingo Center (Eastern & Flamingo) right next door to Starbucks and Buffet @ Asia. This is a densely populated trade area with a high traffic count. Great location for a sandwich/deli shop! Landlord offers FREE RENT to eligible tenants!

**4 2291 S. Fort Apache Road, Las Vegas, NV 89147**



Space Available 1,125 SF  
 Rental Rate \$1.50 /SF/Mo  
 Spaces 1  
 Building Size 8,675 SF  
 Property Sub-type Street Retail  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
Suite 102	1,125 SF	\$1.50 /SF/Mo	1,125 SF	1,125 SF	NNN	3/1/2011	

**Property Description**

3,000 sq.ft. end-cap unit in well maintained retail pad building on Fort Apache in Village Square.

**5 4995 S. Fort Apache Road, Las Vegas, NV 89148**



Space Available 6,739 SF  
 Rental Rate \$1.50 /SF/Mo  
 Spaces 1  
 Building Size 6,739 SF  
 Property Sub-type Free Standing Bldg  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
4995 S. Fort Apache	6,739 SF	\$1.50 /SF/Mo	6,739 SF	6,739 SF	NNN	5/1/2010	

**Property Description**

Free standing retail building - former Hollywood Video. Very well maintained and ready for occupancy. Could be converted to restaurant. Excellent street visibility from Fort Apache and Tropicana. Excellent access and parking. \$1.50-\$2.00/SF/NNN for the first 12 months. Owner/Licensee.



Space Available 1,185 SF  
 Rental Rate \$1.75 /SF/Mo  
 Spaces 1  
 Building Size 11,500 SF  
 Property Sub-type Restaurant  
 Status Active

Property Notes

**Spaces**

#	Total Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description
B6-104	1,185 SF	\$1.75 /SF/Mo		1,185 SF	NNN	3/1/2011	\$1.75-\$2.40/SF/NNN for the first 12 months.

**Property Description**

Food Court space available. Build-outs would accomodate yogurt, ice cream, coffee/tea, or other speciality retail or food. 1,185 sf of former Quizno's restaurant available immediately.