



TOWNHOUSE CENTER

±1,119 SF - ±11,085 SF RETAIL AND ±.54 ACRE PAD SITE AVAILABLE FOR LEASE



SWC DESERT INN RD. & SANDHILL RD.

3759-3799 E. Desert Inn Rd. • Las Vegas, Nevada • 89121

PROPERTY HIGHLIGHTS

- ±.54 Acre Drive-Thru Pad Available
- Newly Renovated
- 1,119 SF with Grease Trap
- \$1.00 - \$1.50 psf NNN (CAM ±.35psf)
- High Traffic Volume and Signalized Corner
- Great Visibility and Large Pylon Sign
- Lat/Long: 36.129187, -115.092904

NEARBY TENANTS



AL PHILLIPS
THE CLEANER



metroPCS
Permission to speak freely.™



2018 DEMOGRAPHIC SNAPSHOT



Population:
3-mile radius **230,355**



Average HH
Income: **\$49,783**



Traffic Counts:
Desert Inn &
Sandhill

44,000 vpd



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CHAINLINKS
RETAIL ADVISORS

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2018 ESTIMATED DEMOGRAPHICS



Population

1-Mile	20,782
3-Mile	230,355
5-Mile	508,252



Average Household Income

1-Mile	\$54,010
3-Mile	\$49,783
5-Mile	\$51,183



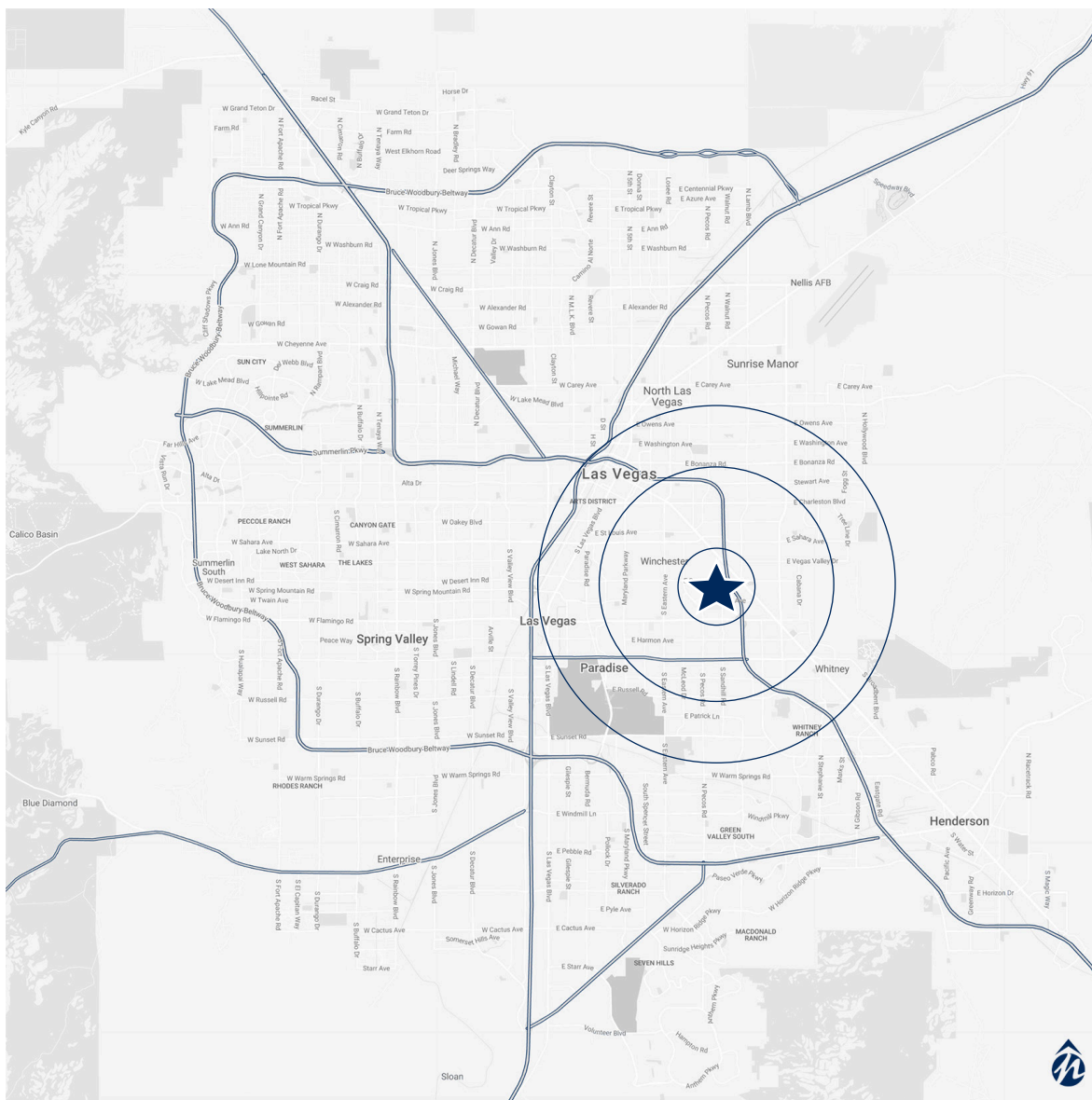
Number of Households

1-Mile	8,591
3-Mile	88,487
5-Mile	189,396



Daytime Population (Employees)

1-Mile	7,112
3-Mile	78,270
5-Mile	349,289



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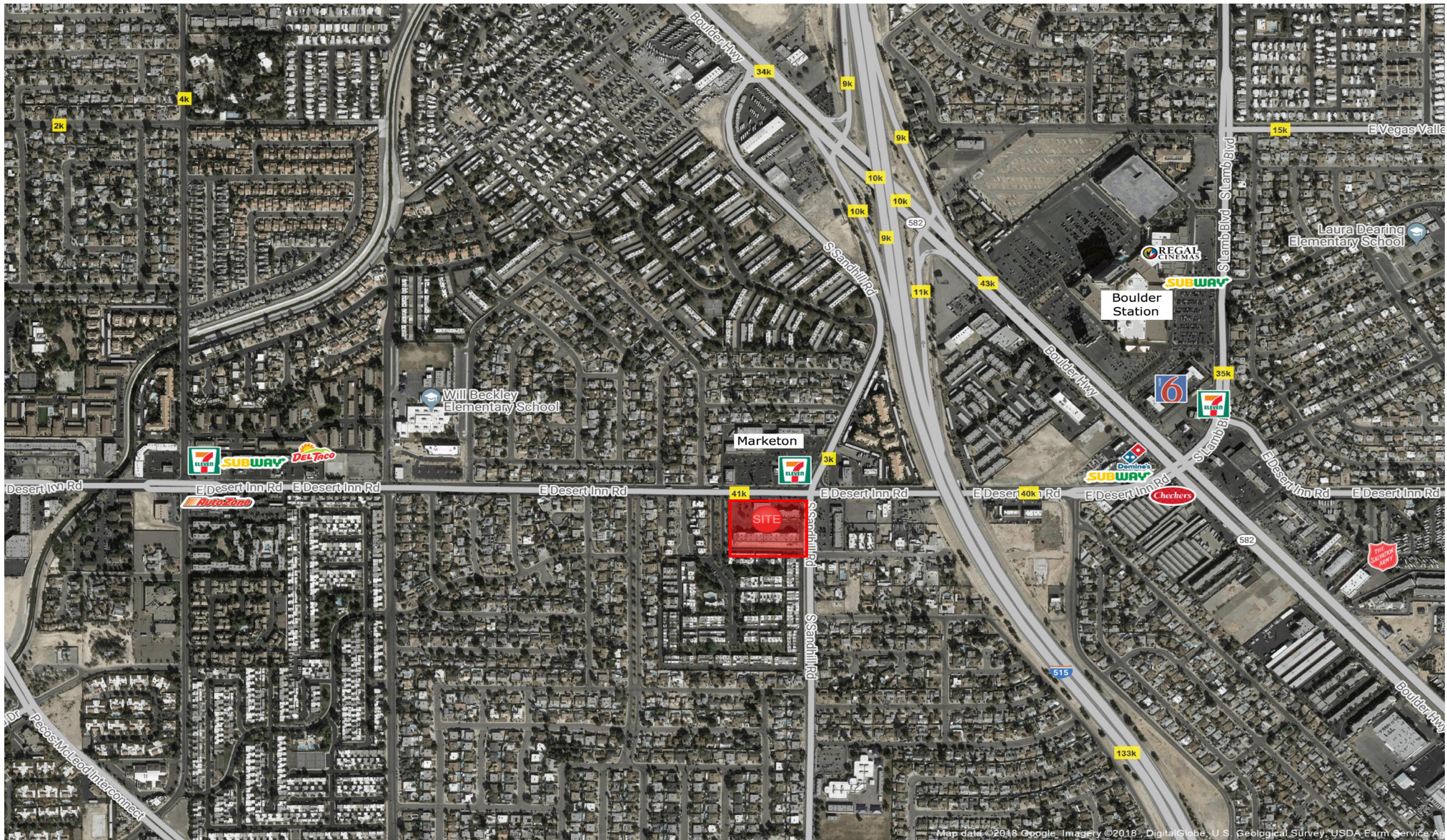


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