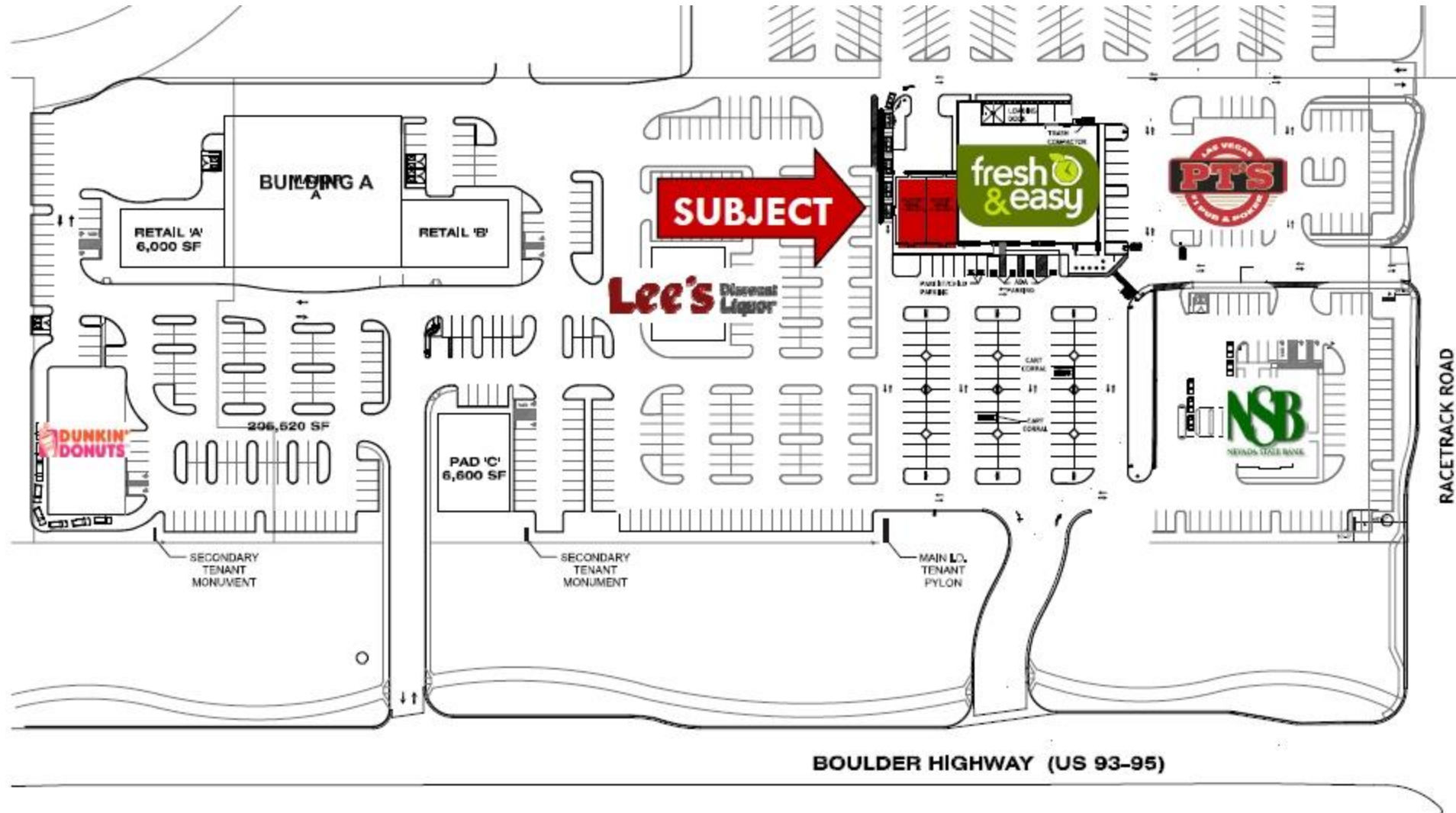
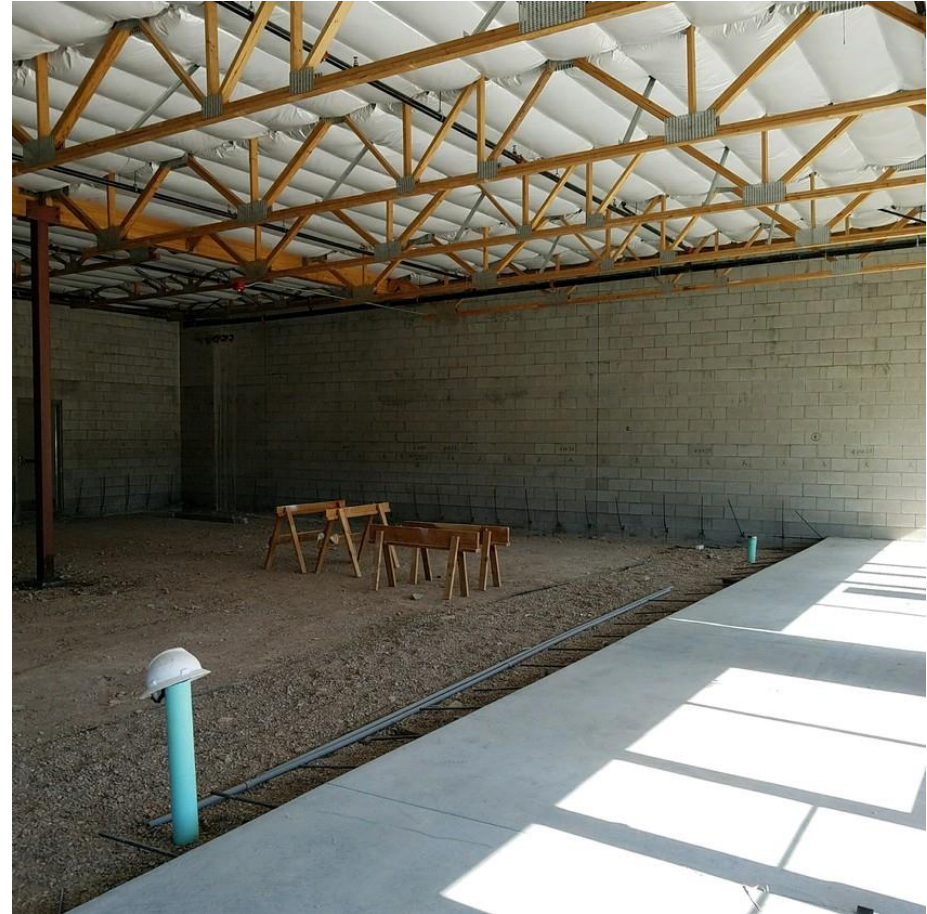


1,650 SF – 3,300 SF is available right next to Former Fresh & Easy



# Grey Shell Condition





# Drive Thru Opportunity





**TARGET**  
**STAPLES**  
**BIG LOTS**  
**ROSS**  
**PETSMART**

**Walmart**

LAKE MEAD PWKY



CITY HALL

WATER ST

BOULDER HWY

MAJOR AVE

**Smith's**

VAN WAGENEN ST

RACE TRACK RD

95



U.S. Department of Veterans Affairs  
Southeast Primary Care Clinic

**U-HAUL**  
AUTHORIZED DEALER

PINEACADEMY

**BIG B**  
BROOKLYN BROS

**LOWE'S**

HORIZON DR





# Details

SF Available:	1,650 – 3,300
Lease Type:	Triple Net (NNN)
Rent:	\$1.00 PSF per Month + CAM
Build-Out:	Grey Shell
Space Position:	End Cap with drive thru opportunity
Availability:	Currently Vacant

\*Offer Free Month(s) Rent!

On the bus line (BHX & HDX)  
Just 5 minutes drive from College of Southern Nevada (South).



**virtus**  
commercial

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