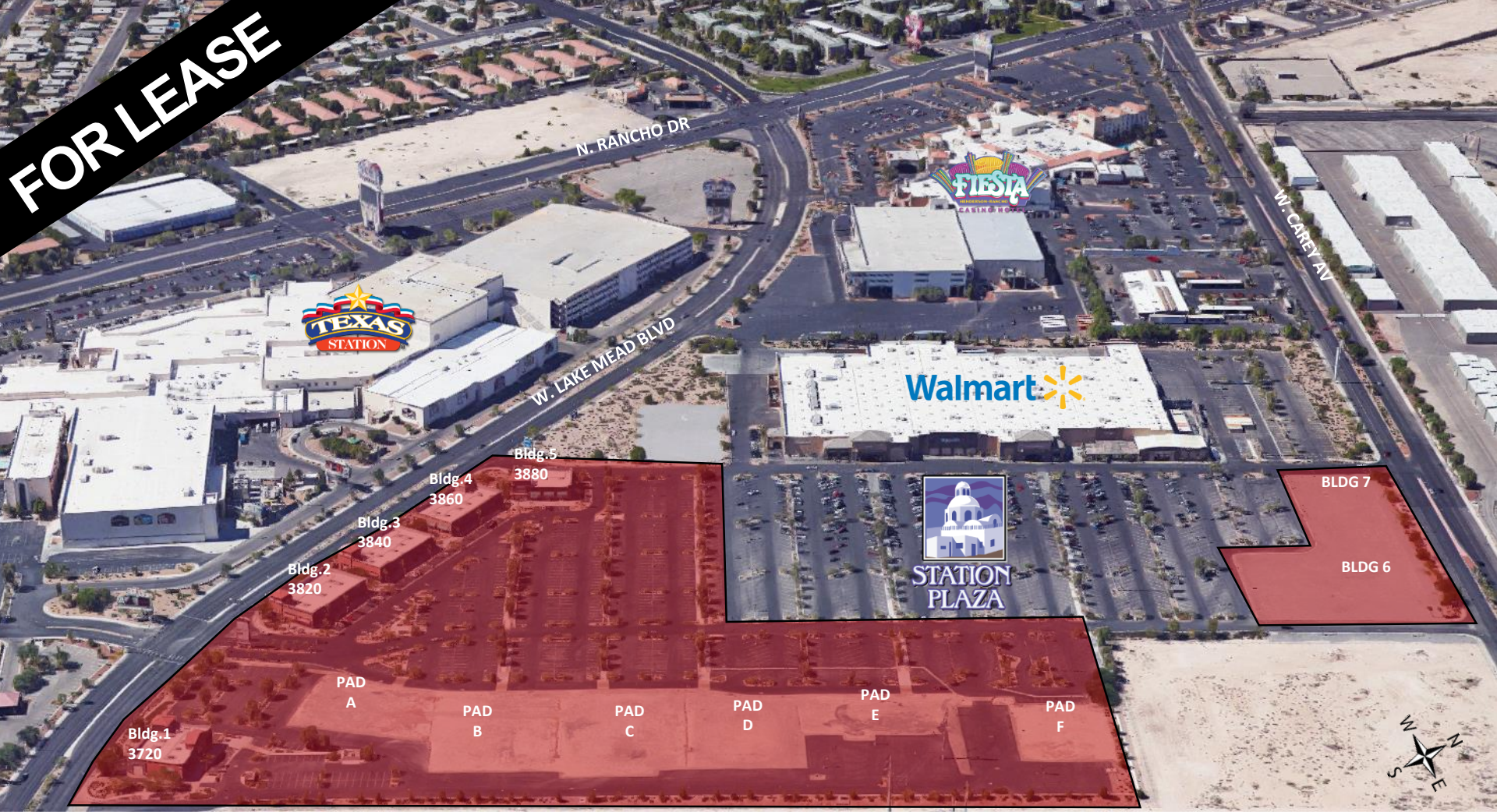


Wal-Mart "Shadow-Anchored" Center

STATION PLAZA - 3720 - 3880 W. Lake Mead Blvd. | North Las Vegas, NV 89032

FOR LEASE



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Station Plaza



Join this power center with Walmart, T-Mobile, & many other co-tenants at this great location in North Las Vegas next to Texas Station, Fiesta Casino, & the North Las Vegas Airport. Station Plaza has excellent traffic counts & foot traffic due to Wal-Mart being a shadow anchor & Texas & Fiesta Casino's within walking distance. The North Las Vegas Submarket continues positive growth in housing and in the job market. The landlord welcomes a juice bar, coffee shop, restaurants, wine & spirit store, optometrist, etc...

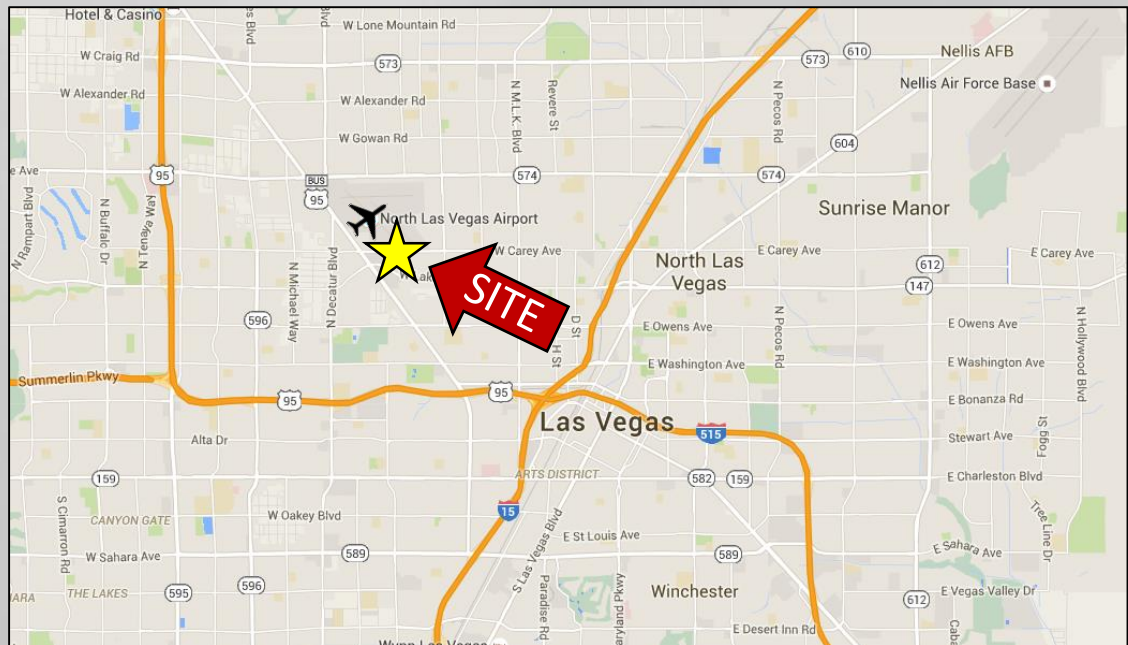
FEATURES

- +/- 1,141 - 3,247 SF Available
- Wal-Mart "Shadow-Anchored" Center
- Former Restaurant Spaces Available
- Zoning C-2
- Easy Freeway Access
- Additional Land For Development
- High Traffic Counts

DEMOGRAPHICS

Traffic Counts	
W. Lake Mead Blvd.	19,415 CPD
N. Rancho Dr.	35,887 CPD
Simmons St.	12,744 CPD

	1 mile	3 miles	5 miles
Population	16,107	161,471	495,108
Avg. Household Income	\$36,757	\$39,426	\$41,325
Total Housing Units	4,944	53,783	169,067



Station Plaza

SUITE	TENANT	SF
BUILDING 1		
3720-100	VACANT	1,750
3720-105	VACANT	1,400
3720 #110	VACANT	1,400
3720 #115	VACANT	1,680
BUILDING 2		
3820-100	VACANT	2,653
3820-105	VACANT	3,247
3820-110	T-Mobile	2,500
BUILDING 3		
3840-100	VACANT	3,000
3840-105	Perfect Idea Nails & Spa	1,411
3840-110	VACANT	1,201
3840-115	Kosters Financial	2,799
BUILDING 4		
3860-100	VACANT	3,100
3680-105	VACANT	1,141
3860-110	Cobra Martial Arts	1,400
3680-115	VACANT	2,500
BUILDING 5		
3880-100	VACANT	2,125
3880-105	VACANT	3,000
BUILDING 6-7		
FUTURE DEVELOPMENT		
PADS A-F		
FUTURE DEVELOPMENT		

