

FOR LEASE

727-789 N. Nellis Boulevard , Las Vegas, NV 89110



PROPERTY SUMMARY

PROPERTY ADDRESS:	Nellis Trails Shopping Center 729-789 N. Nellis Boulevard (SW Corner of Nellis Boulevard and Harris Avenue) Las Vegas, Clark County, Nevada 89110
PROPERTY DESCRIPTION:	Marketon Supermarket anchored shopping center consisting of 5 buildings totaling 85,385 sq. ft. on 7.69 acres.
AMENITIES:	Bus Line, Dedicated Turn Lane, Pylon Signage, Signalized Intersection
ZONING:	C-1- City of Las Vegas
RENTAL RATES:	\$ 0.65 - \$1.25 per square foot
SQUARE FOOTAGE:	733- 1,000 SF @ \$1.25 PSF 741- 6,600 SF @ \$0.65 PSF (Free Standing Bldg) 765- 6,000 SF @ \$0.75 PSF (Divisible To 3,000 sq. ft.))
TYPE OF LEASE:	NET NET NET Tenant pays it's proportionate share of common area maintenance, t Estimated @ \$.37 per square foot per month.
LEASE TERM:	Three (3) years minimum
SECURITY DEPOSIT:	Equivalent to 1 month's rent
ADVANCE RENT:	First months rent required at lease execution
RENTAL ESCALATION:	In accordance with the Consumer Price Index no less than 2% not to exceed 6% in any given lease year.
FIXTURIZATION PERIOD:	To Be Negotiated
SIGN CRITERIA:	Tenant agrees to adhere to landlords overhead sign criteria.
UTILITIES:	All tenant units are metered separately and paid for by tenant including public water/sewer, natural gas, electric and telephone.
HEATING/COOLING:	All buildings and tenant spaces are centrally heated and cooled.
PARKING:	Approximately 477 on-site parking spaces
ACCESS:	One block north of Bonanza Road via Nellis Boulevard and Harris Avenue.
AVAILABILITY:	Immediate

Presented By:



Mark E. Holten
Owner/Broker

Aerial Map Report



Aerial Map Report (cont'd)



