

SEEKING RETAIL/FOOD USERS FOR SOUTHERN HIGHLANDS

NEC Cactus Ave. & Arville St. | 10440 Arville St. | Las Vegas, NV 89141



PROPERTY HIGHLIGHTS

- Join Pacific Dental & Mo' Bettahs
- Landlord willing to sub-divide
- 1,632 SF located next to Pacific Dental - includes grease interceptor and outdoor patio area
- 3,537 SF remaining next to Mo' Bettahs - Landlord willing to subdivide to approximately 1,975 SF endcap and 1,562 SF inline
- Ready for Tenant Improvements
- Cold Grey Shell Delivery
- Located in Southern Highlands Trade Area
- Contact Agents for Pricing

NEARBY TENANTS



2023 DEMOGRAPHIC SNAPSHOT

| | | |
|--|---------------------------------------|-------------------|
| | Population: 3-mile radius | 106,869 |
| | Average HH Income: | \$128,265 |
| | Traffic Counts: Cactus Road | 23,400 vpd |



Contact: Terry L. Hamilton, CCIM • c: 702.340.9597 • o: 702.954.3901 • thamilton@newmarketadvisors.com
 Melissa Campanella, CCIM • c: 702.743.1967 • o: 702.954.3904 • mcampanella@newmarketadvisors.com



CHAINLINKS
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

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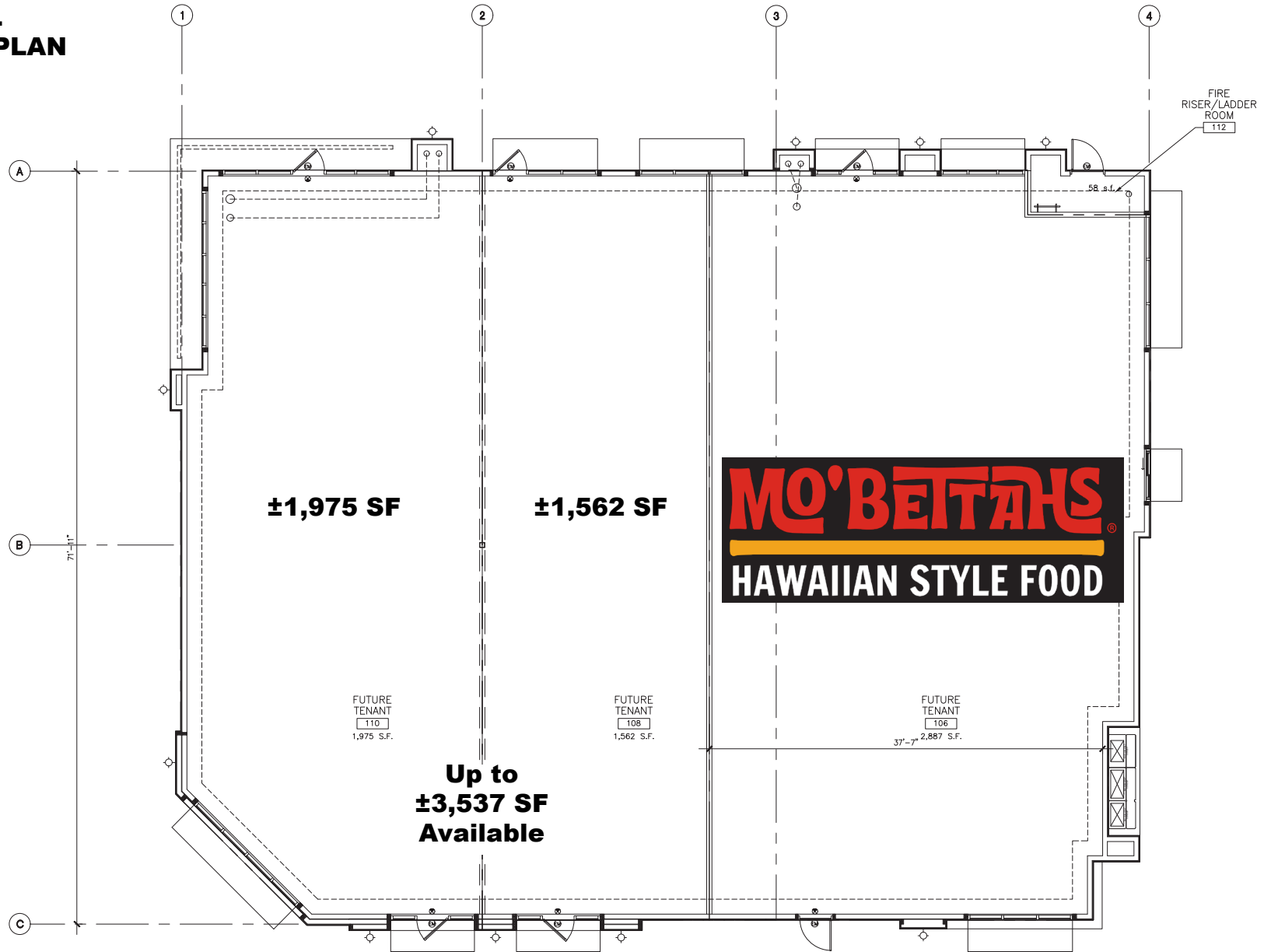
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POTENTIAL DEMISING PLAN



±1,975 SF

±1,562 SF



FUTURE TENANT 110 1,975 S.F.

FUTURE TENANT 108 1,562 S.F.

FUTURE TENANT 106 37'-7" 2,887 S.F.

Up to ±3,537 SF Available



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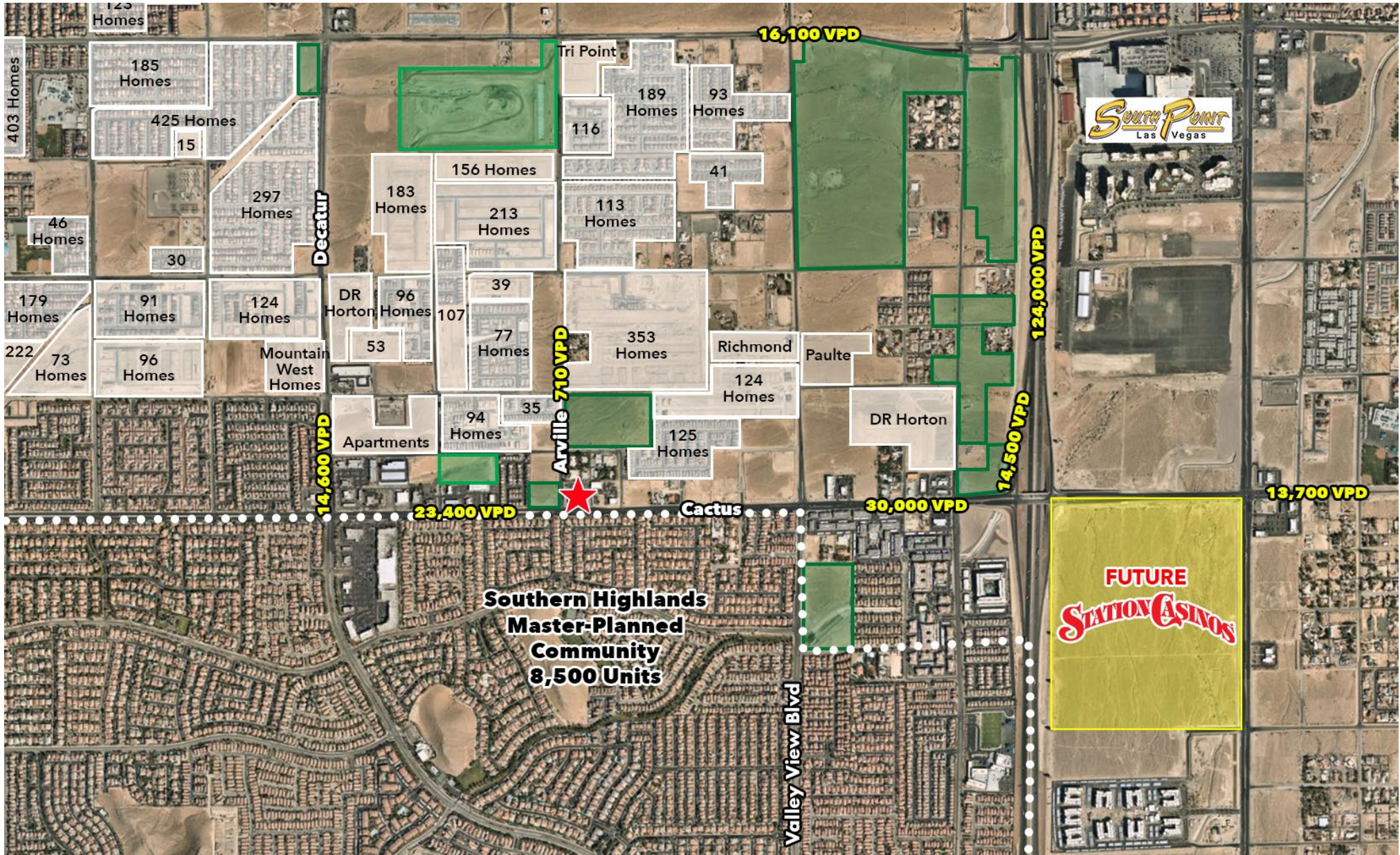
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SPACE IN SOUTHERN HIGHLANDS TRADE AREA

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2023 DEMOGRAPHICS

Population



1-Mile **17,425**
 3-Mile **106,869**
 5-Mile **267,114**

Average Household Income



1-Mile **\$133,306**
 3-Mile **\$128,265**
 5-Mile **\$120,767**

Number of Households

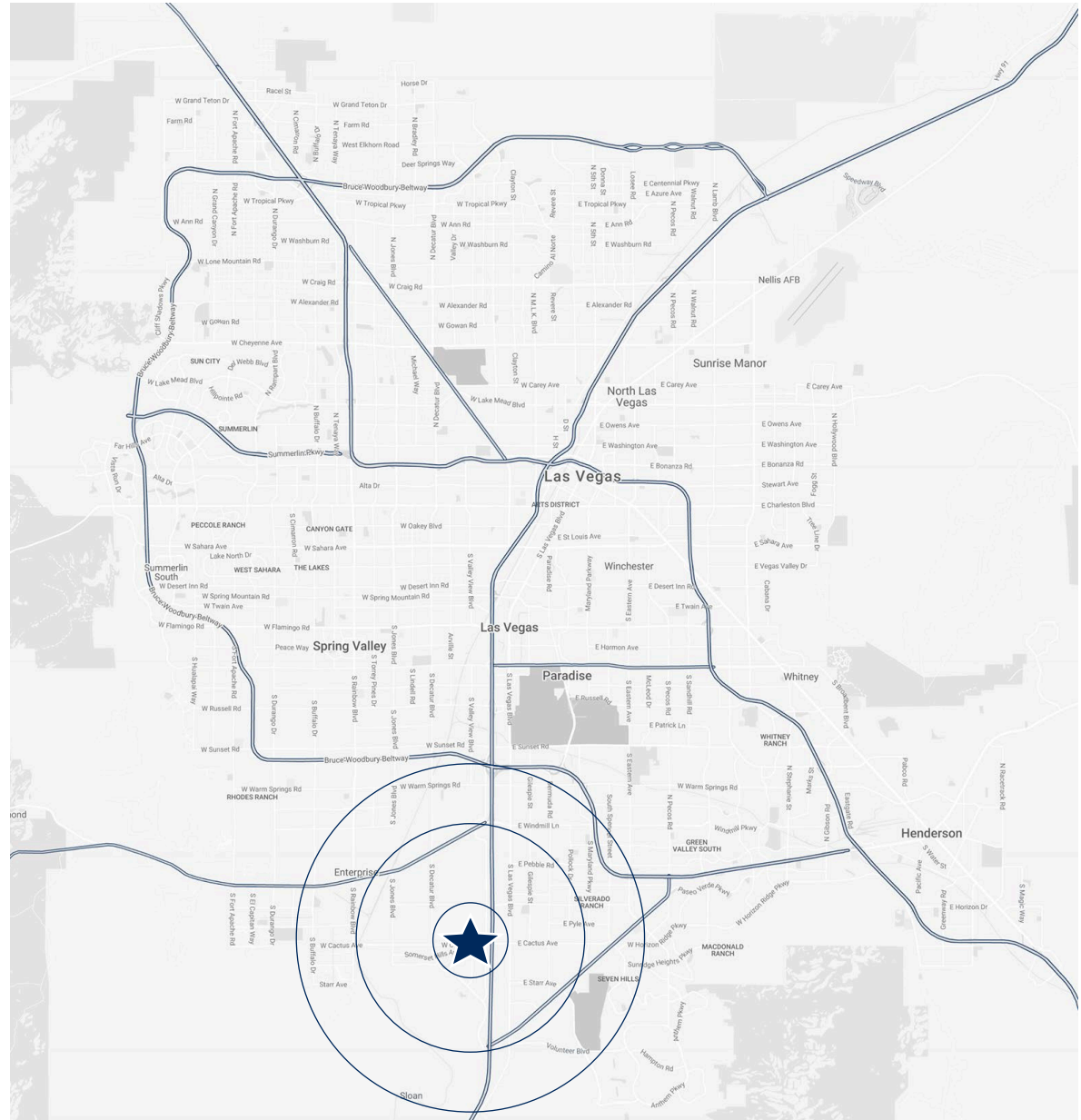


1-Mile **6,067**
 3-Mile **39,171**
 5-Mile **99,111**

Daytime Population (Workers)



1-Mile **920**
 3-Mile **15,276**
 5-Mile **58,176**



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