



# SOUTHERN HIGHLANDS TRADE AREA

## SPACE AVAILABLE



**NEC CACTUS AVE. & ARVILLE ST.**

10440 Arville St. • Las Vegas, Nevada • 89141

### PROPERTY HIGHLIGHTS

- Drive-Thru Pad available for Ground Lease or BTS
- Located in Southern Highlands
- Rare Retail Location
- Near New Housing
- Lat/Long: 35.999193, -115.198172

### LEASE RATES/AVAILABILITY

Multi-Tenant Lease Rates: Starting at \$3.25 PSF  
Ground Lease or BTS: Contact Listing Agent

### NEARBY TENANTS



### 2017 DEMOGRAPHIC SNAPSHOT

	<b>Population:</b> 3-mile radius	<b>85,484</b>
	<b>Average HH Income:</b>	<b>\$85,681</b>
	<b>Traffic Counts:</b> Cactus Road	<b>26,000</b>



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**CHAINLINKS**  
RETAIL ADVISORS

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## 2017 DEMOGRAPHICS



### Population

1-Mile	<b>14,129</b>
3-Mile	<b>85,484</b>
5-Mile	<b>233,169</b>



### Average Household Income

1-Mile	<b>\$107,036</b>
3-Mile	<b>\$85,681</b>
5-Mile	<b>\$84,078</b>



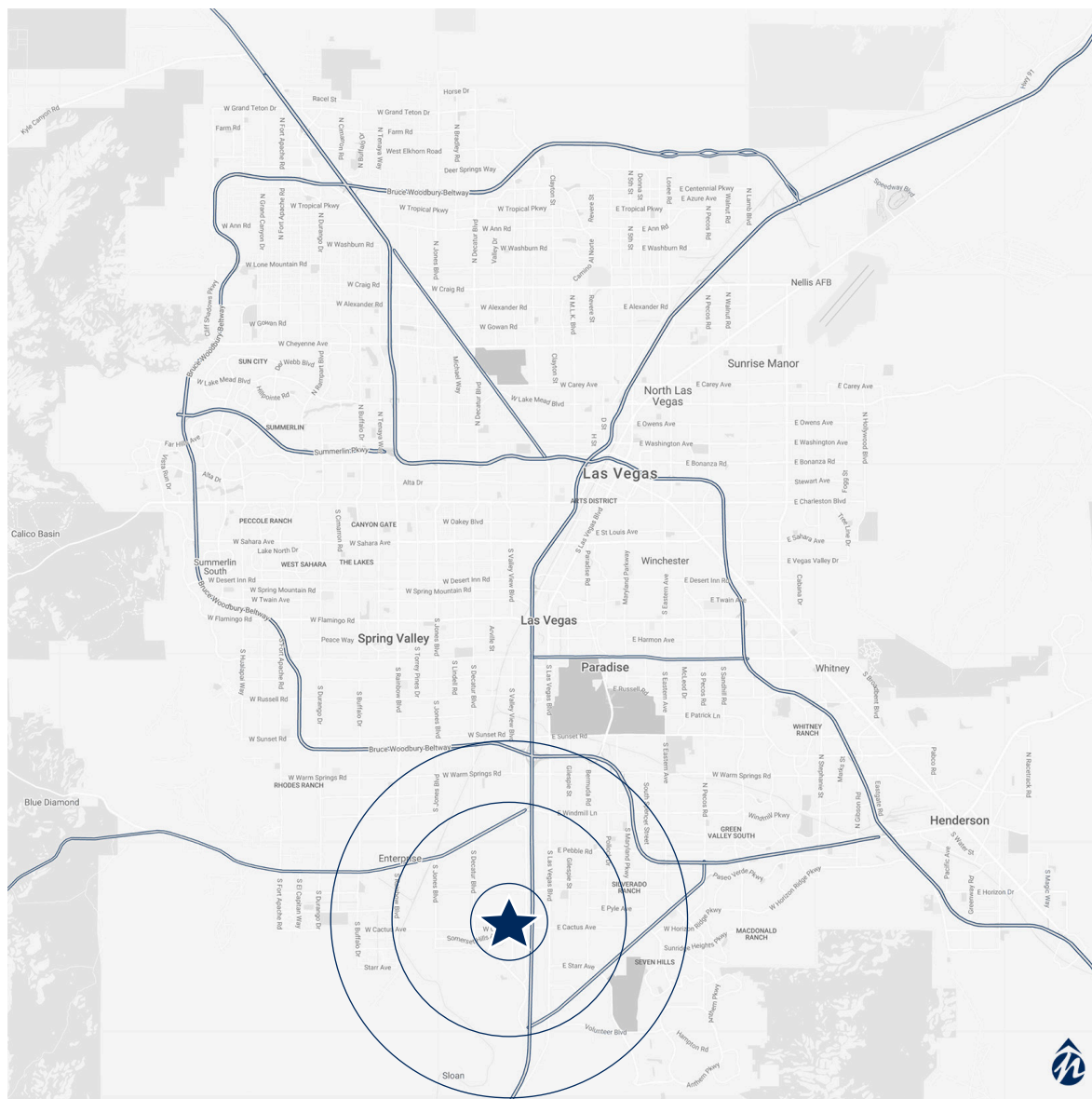
### Number of Households

1-Mile	<b>4,984</b>
3-Mile	<b>30,895</b>
5-Mile	<b>85,322</b>



### Daytime Population (Workers)

1-Mile	<b>1,096</b>
3-Mile	<b>14,722</b>
5-Mile	<b>65,388</b>



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