

OPPORTUNITY BENEFITS



The Spot Retail Center is conveniently located off the US-95 Freeway



An abundance of amenities are nearby the site including Meadows Mall, Springs Preserve, College of Southern Nevada, and Valley Hospital



Adjacent to a 500 unit multi family development that is currently under construction. The average population within a 10 minute drive time is over 368,000.



Neighboring tenants in the trade area incude Cardenas, Planet Fitness, Ross, Macy's at Meadows Mall, and more





PROPERTY DETAILS

Available Space: +/-10,900 SF

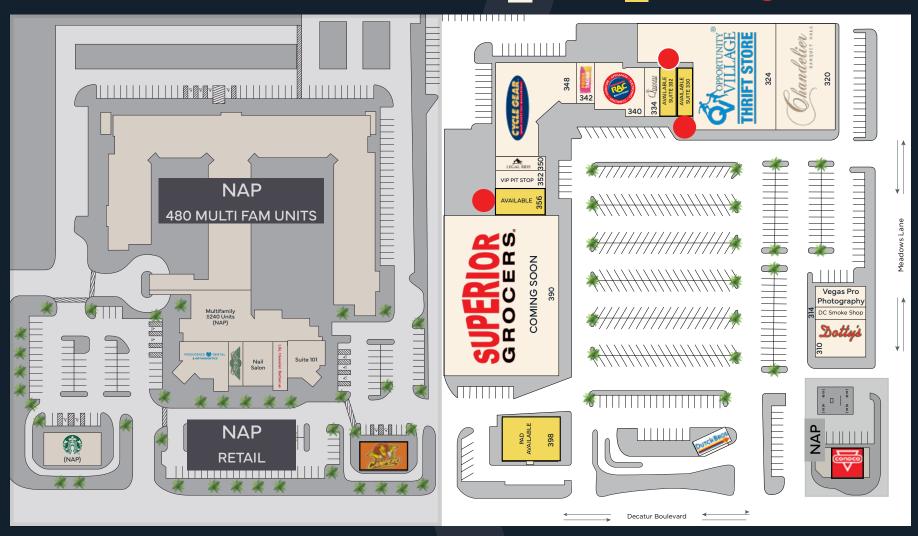
» Lot Size: 9.32 AC

Rent: Inquire With Broker

Zoning: C-2

SITE PLAN





SUITE	TENANT	SQ FT
310	Dotty's	3,850
314	DC Smoke	1,050
316	Vegas Professional Photography	2,100
320	Chandelier Banquet Hall	12,382
324	Opportunity Village Thrift Store	21,578
326	Dutch Bros Coffee	858

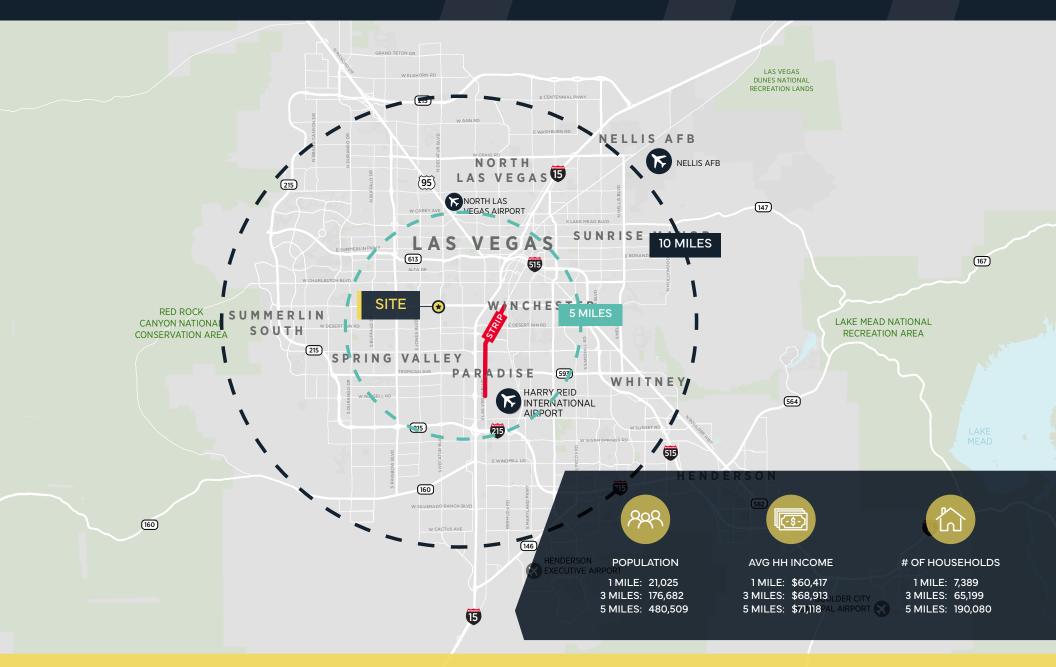
SUITE	TENANT	SQ FT
330	AVAILABLE	1,702
332	AVAILABLE	1,702
334	Queens Beauty Studio	1,575
340	Rent-A-Center	4,667
342	Frida Tacos	1,448
348	Cycle Gear	11,702

SUITE	TENANT	SQ FT
350	Legal Ride	1,403
352	VIP Pitstop	1,750
356	AVAILABLE	2,784
390	La Superior Supermercados (Coming Soon)	36,800
398	PAD AVAILABLE	4,712

AMENITIES & TRANSIT



DRIVE-TIME MAP & DEMOGRAPHICS





For More Information, Please Contact:

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