

SPACE AVAILABLE

SIENA SHOPPES

EAST OF THE SEC CORNER OF
TROPICANA AND HUALAPAI

LAS VEGAS, NV 89148



Leasing Information

- Lease rate: \$2.25 PSF per month
- Lease type: NNN
- CAMS: \$0.25
- Space Available: 1,280 SF +/- up to 17,000 SF +/-
- APN: 163-30-101-002

Demographics	1 Mile	3 Mile	5 Mile
Population	911	40,807	131,293
HH Income	\$85,855	\$70,103	\$63,973
Traffic Counts	30,000 Cars Per Day		



For more information contact:

Jacqueline Young
JYoung@NAIHorizon.com

Bart Masi
Bart.Masi@NAIHorizon.com

RETAIL SPACE FOR LEASE

- Gateway to Siena
- Multi-tenant building– looking for retail/professional uses.
- High visibility
- 1:200 Parking
- Zoned C-2
- Across from future Smith's grocery store
- Fronting Tropicana, in front of a 100,000 SF office complex
- Delivery date is 2nd quarter 2005

Developed By:



Marketed By:



3790 South Paradise Road

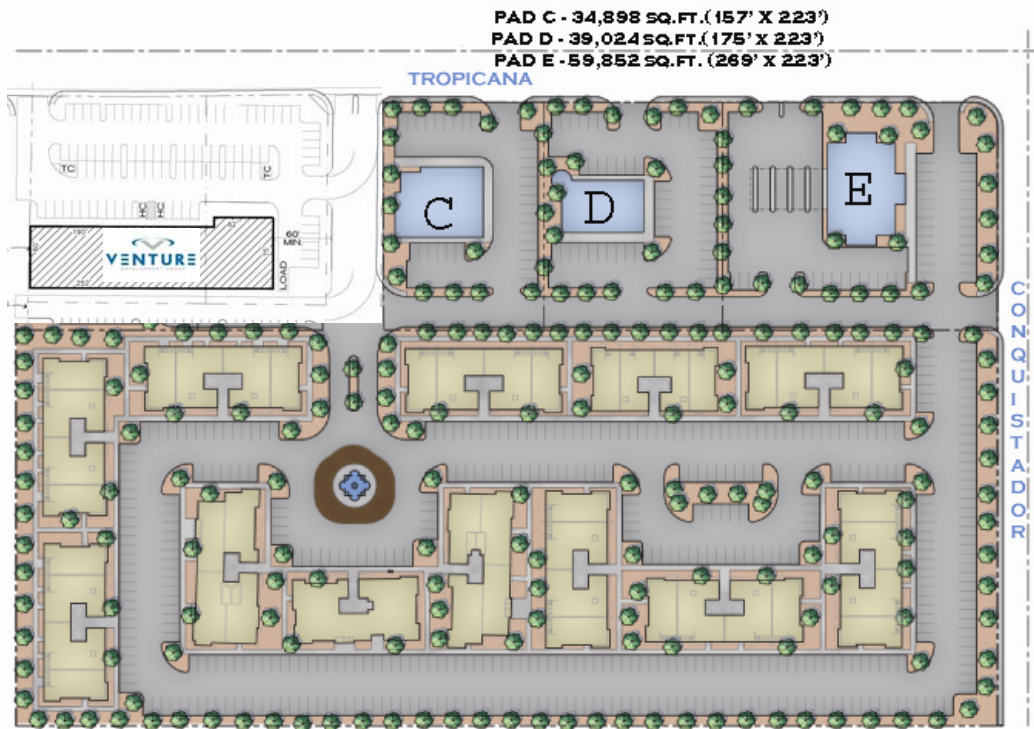
Suite 250

Las Vegas, Nevada 89109

702.796.8888 Office

702.938.4329 Fax

SITE PLAN AND AERIAL



SITE PLAN-TROPICANA/CONQUISTADOR

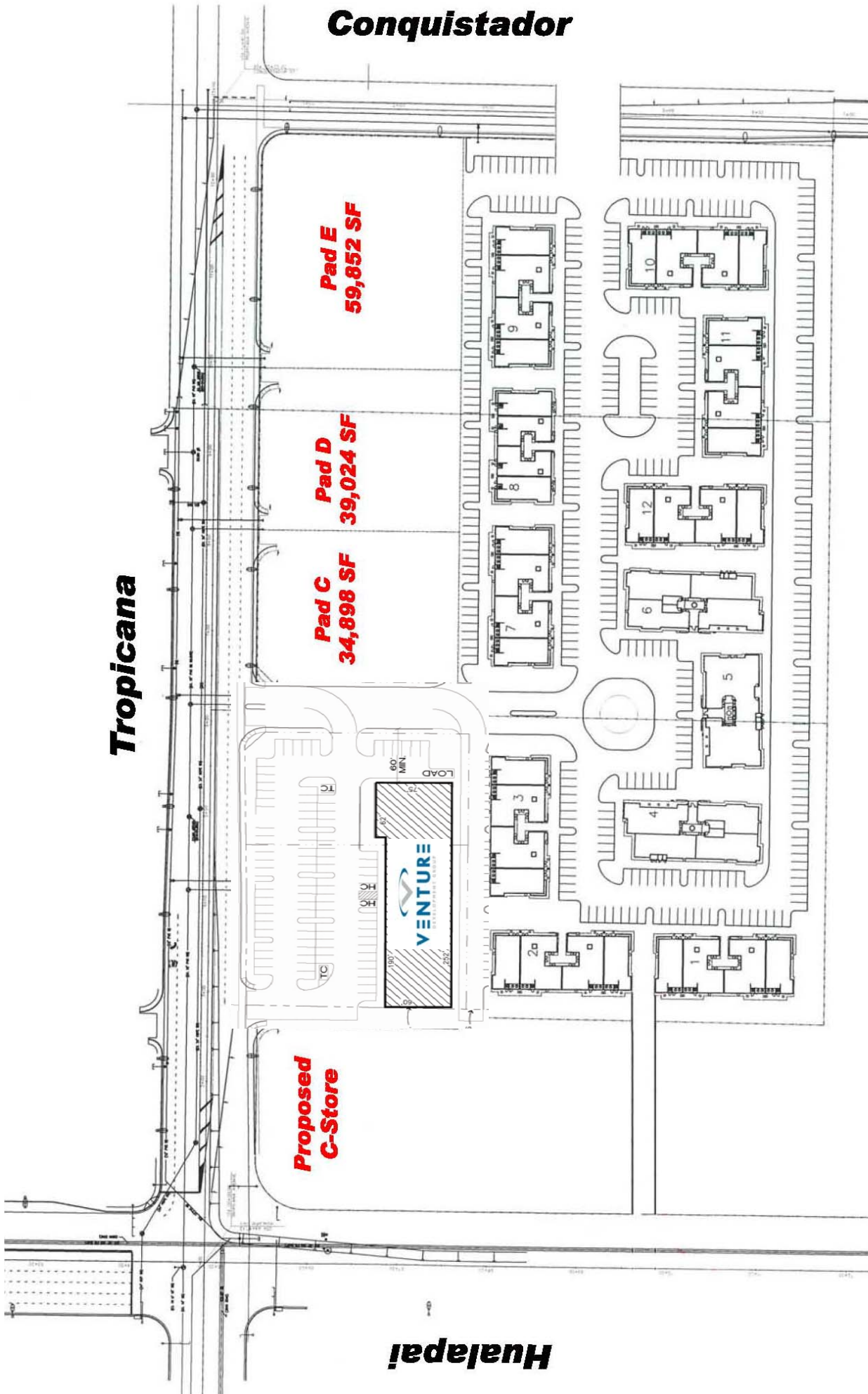
lrp inc. architecture
 planning
 interiors
 THE RICHARDSON PARTNERSHIP, INC.
 212 BRICK BARN BLVD. LAS VEGAS, NEVADA 89119
 PHONE 702.734.8833 FAX 702.734.8888
 E-MAIL: mlr@lrp-architect.com



Conquistador

Tropicana

Hualapai



Developed By:



Marketed By:

