

Lake Mead Crossing - INVESTMENT SALE



6121 West Lake Mead Blvd., Las Vegas • Nevada

Surrounding Businesses:



SHADIA BEAUTY SALON

Site Information:

- Wal-Mart anchored center
- Site: 1.7 acres
- Square Feet: 15,050 sf
- Year Built: 2007
- Sales Price: \$4,276,000

Base Rent	\$360,170
Vacancy & Expense	8%
Net Operating Income	\$331,357
7.75% CAP Rate	\$4,276,000

New Retail center adjacent to Wal-Mart Neighborhood Market and Walgreens. High traffic counts and great visibility along Jones.



358 South Rio Grande, Suite 200
Salt Lake City, Utah 84101
ph 801.994.7000 fax 801.532.2109

Contact:

Lisa Vandersteen 801.741.4530
lisav@amsource.com

More information available online at www.amsource.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

6121 West Lake Mead Blvd., Las Vegas • Nevada



This site plan is for illustrative purposes only and is not drawn to scale.

All buildings, improvements, their occupants and the uses as shown on this site plan are preliminary and are subject to change at the Owner's discretion without notice.



358 South Rio Grande, Suite 200
Salt Lake City, Utah 84101
ph 801.994.7000 fax 801.532.2109

Contact:

Lisa Vandersteen 801.741.4530

lisav@amsource.com

More information available online at www.amsource.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.