

# WESTLAND FAIR

SEC OF CHARLESTON BLVD & DECATUR BLVD | LAS VEGAS, NV 89102



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# PROPERTY HIGHLIGHTS



- 5,200 SF Freestanding Restaurant Available - or demolish & ground lease
- 1,400 to 5,692 SF available
- Lease Rate: \$1.50 to \$2.95/SF
- Restaurant Lease Rate: Contact broker for rate
- NNN: \$0.68/SF/mo.



Surrounded by a strong daytime population of more than 93,000 employees within a three-mile radius, including UMC, Valley Hospital, Las Vegas Valley Water District, and the dense medical district along Charleston Blvd



Conveniently located just two miles west of the I-15 freeway and one mile south of the US-95 freeway, providing easy access for surrounding customers



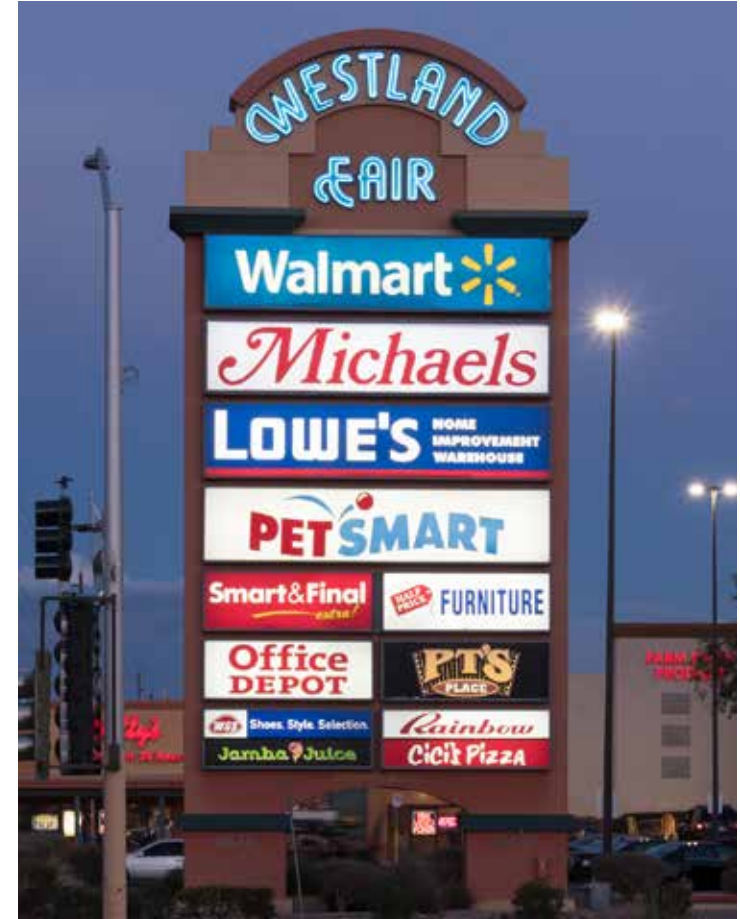
577,000 SF power center anchored by Walmart and Lowe's, alongside national tenants including Smart & Final Extra, Michael's, PetSmart, Boot Barn, Panda Express, Raising Cane's, Freddy's Steakburgers, Jamba Juice, and many more



Zoning: C-1 (City of Las Vegas)



Decatur Boulevard & Charleston Boulevard: ±77,100 VPD



# SITE PLAN



