



±1,954 SF for Lease

**140 Riverside Road, Suite C
Mesquite, NV 89027**

DAVE WRZESINSKI, Vice President, Capital Markets

o: 702 637 7721 c: 702 283 2961

dave.wrzesinski@avisonyoung.com

NV #S.0178303



**AVISON
YOUNG**

±1,954 SF for Lease

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Mesquite, NV 89027

Property Details

LEASE RATE

\$0.80 psf Modified Gross

TERM

1 - 3 Year Term

TYPE

Commercial, Office, Light Industrial

ZONING

CR-2 (Commercial-General)

Grade Doors

Two (2) 14' High Grade Level Roll Up Doors

FEATURES

One (1) Private Office

Storefront Entry

One (1) Restroom

Evaporative Cooled

Abundant resurfaced parking



The Property

The property is a multi-tenant, mixed use, commercial facility totaling ±19,632 square feet. The building is situated on ±1.82 acres and was built in 2001. It accommodates six tenants and is anchored by Sherwin Williams in the front.

Demographics within 3 Mile Radius

POPULATION 2026:	26,362
HOUSEHOLDS:	12,535
MEDIAN FAMILY INCOME:	\$81,096
AVERAGE HH INCOME:	\$103,327



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DEL WEBB SUN CITY COMMUNITY

Estimated 5,000 Homes upon Completion

Mesquite
Municipal
Airport



For additional information,

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**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100

Las Vegas, NV 89135

avisonyoung.com

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