

2 SPACES AVAILABLE NOW!

4915 PEARLITE AVE.



LEASE RATE: \$1.50/SF with \$0.50 CAM FEES
ZONED: C-2 • LAS VEGAS, NV 89120

EXCELLENT HIGH VISIBILITY ON BUSY TROPICANA AVENUE

PROPERTY DESCRIPTION

4915 Pearlite Avenue is a freestanding multi-tenant retail pad located on the corner of Pearlite Avenue and busy Tropicana Avenue just east of the US 95/Tropicana Ave interchange. Each available suites are located next to XO Liquor.

****COMBO OPTIONS AVAILABLE****

- 2 Spaces Available Now - each suite is 1,200 SF
- two (2) suites can be combined for total of 2,400 SF**
- Located on busy Tropicana Ave, boasting heavy traffic counts
- Less than 0.25 miles from US 95/Tropicana Ave interchange



MATT FEUSTEL | Broker / Owner

(702) 480-2403 | matt@areicommercial.com | NV Lic # B.0145204

4955 S Durango Dr, Ste 214 • Las Vegas, NV 89113

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his 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.



★★★
LEASE RATE: \$1.50 per square foot + \$0.50 CAM/NNN • ZONED M-1 • LAS VEGAS, NV 89120

SITE OVERVIEW



**COMBO OPTION
AVAILABLE
Total SF: 2,400SF**

AVAILABLE
SUITE 100
1,200 SF

AVAILABLE
SUITE 105
1,200 SF

XO
LIQUOR

TROPICANA AVE

PEARLITE AVE

Not to scale

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AERIAL OVERVIEW



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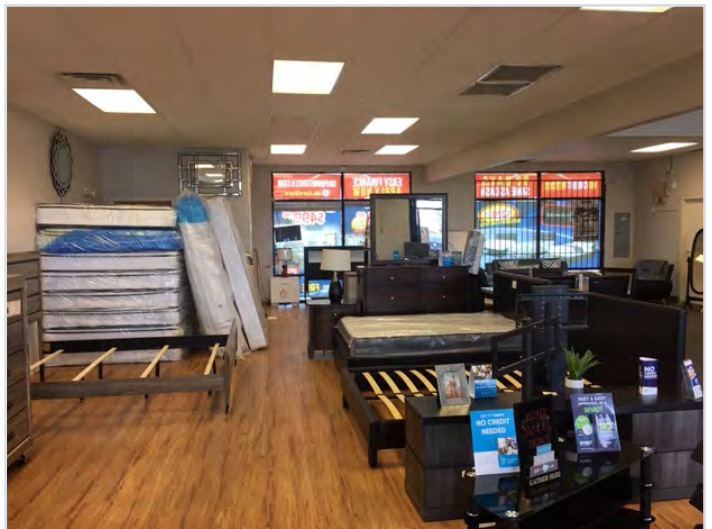
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INTERIOR PHOTOS



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