

2,400 SF
AVAILABLE NOW!

7501 N. CIMARRON RD.



LEASE RATE: \$2.25/SF with \$0.55 CAM/NNN
ZONED: C-1 • LAS VEGAS, NV 89131



7501 North Cimarron Road | Las Vegas, NV 89131

PROPERTY DESCRIPTION

This neighborhood center situated on 1.4 acres located in the upscale Northwest submarket is about 1 mile east of the US 95 Freeway and 2 miles north of the US 95 and I-215 Beltway Interchange. This property with strong diverse tenant mix also has cross access to adjoining parcel occupied by 7-11, Centennial Hills Animal Hospital and Lucky's Lounge.

PROPERTY HIGHLIGHTS

- **ONLY 1 SPACE LEFT!!**
- Strong Anchor Tenants
- Great Neighborhood Demographics
- LOCATION! LOCATION! LOCATION!
- Clark County Zoned C-1



FOR MORE INFORMATION CONTACT:



MATT FEUSTEL | Broker / Owner

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

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

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.

JENNIFER BRIDGES | Agent

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JBridges@AREIcommercial.com



LEASE RATE: \$2.25 per square foot + \$0.55 CAM/NNN • LAS VEGAS, NV 89131

DIVERSE TENANT MIX

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SITE PLAN



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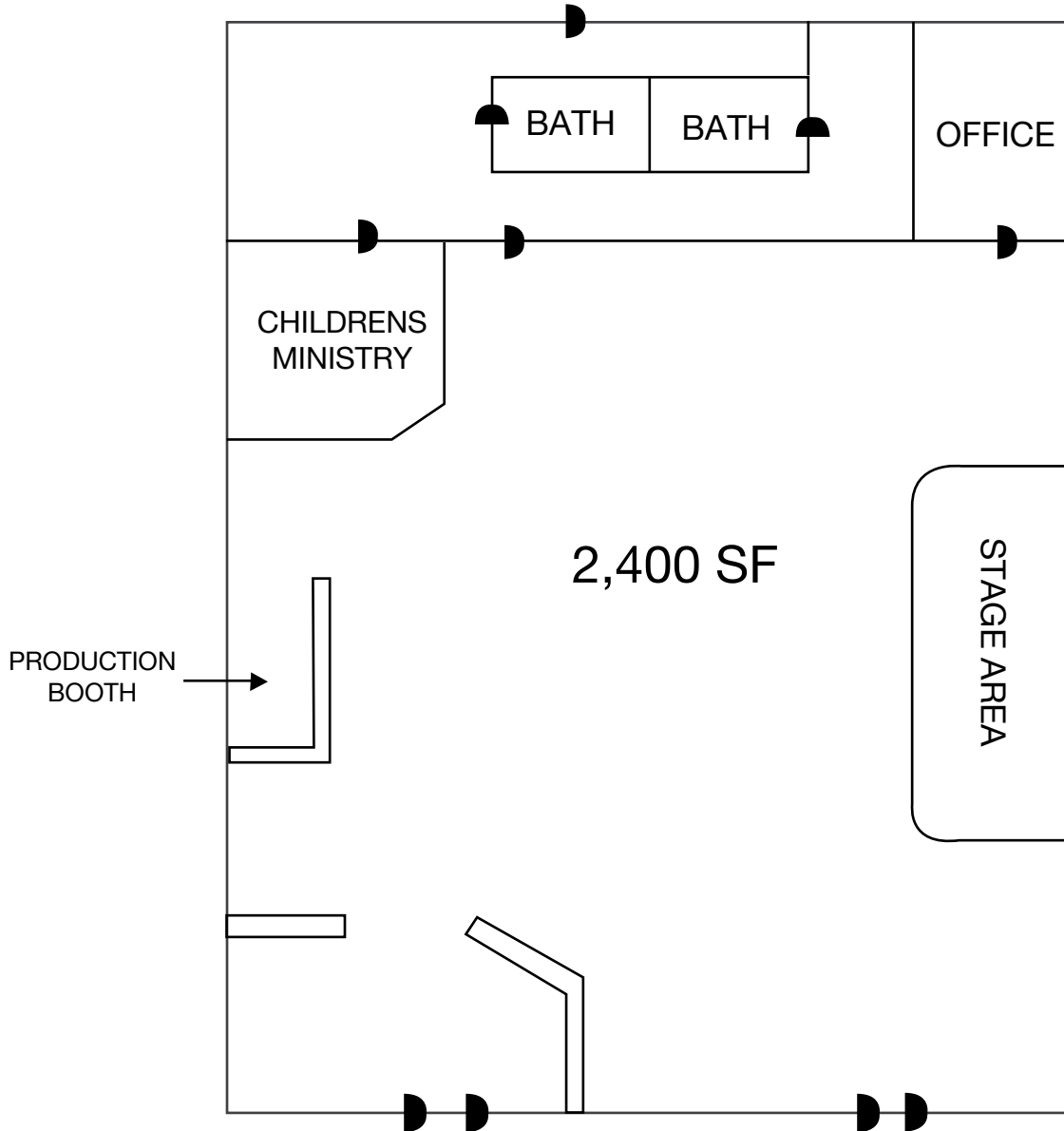
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Suite 112-113 Floorplan



Not to scale

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AERIAL OVERVIEW



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