



FOR LEASE

8085 Blue Diamond Rd  
Las Vegas, NV 89178

- Former Dirty Dough suite with a shared grease trap
- Join many national food and retail Tenants

**±1,500 SF RETAIL**

## Property Specs

LEASE RATE	<b>\$3.00/SF/Mo/NNN</b>
CAMS	<b>\$0.70</b>
MONTHLY RENT	<b>Suite 105   \$5,250.00/Mo</b>
TOTAL AVAILABLE	<b>Suite 105   ±1,500 SF</b>
YEAR BUILT	<b>2018</b>
ZONING	<b>CG</b>

- Suite has a type 2 hood, a walk-in freezer, a three-compartment sink and three (3) hand sinks.
- Suite features one (1) 7.5 ton HVAC unit with two meters.
- Building is located in an Albertson's Grocery anchored center.
- Join many national food and retail Tenants.
- Located on high traffic Blue Diamond Rd. servicing the Mountain's Edge community.
- Former Dirty Dough suite with a shared grease trap.
- Great generating factors.
- Large apartment complex adjacent to the shopping center
- Strong Demographics



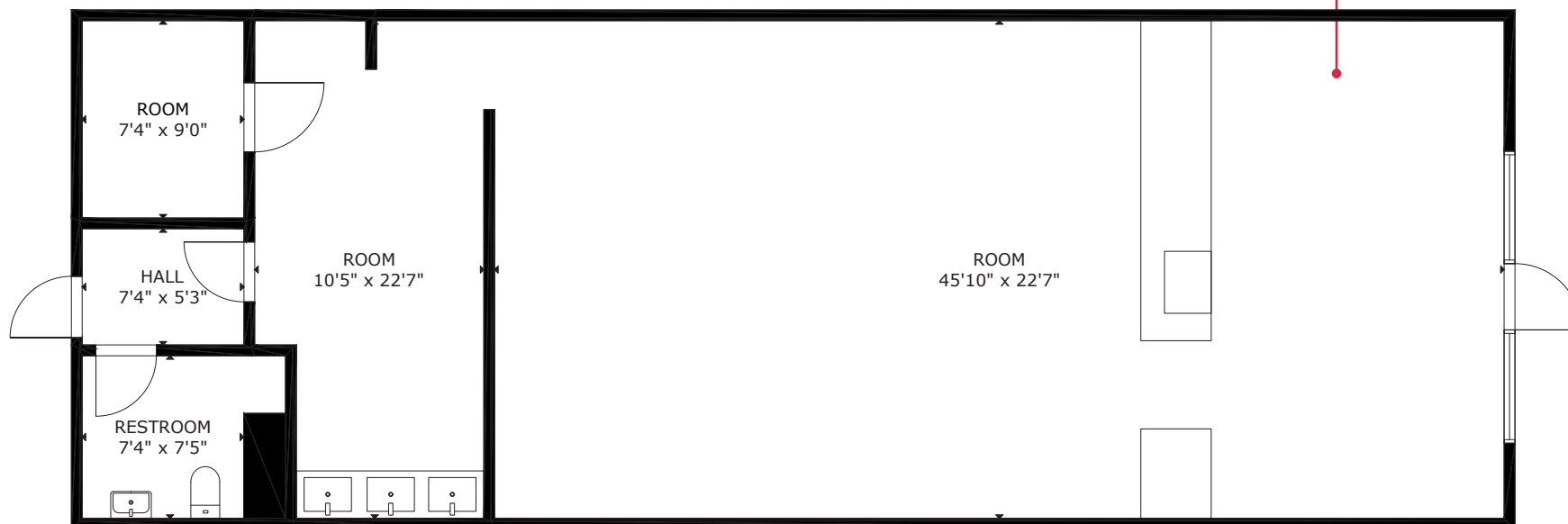
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# SUMMARY

**SUITE 105**

Total SQFT	±1,500
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Lease Rates	\$3.00/SF/Mo
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CAMS	\$0.70
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Monthly Rent	\$5,250.00
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# FLOOR PLAN



# PHOTOS



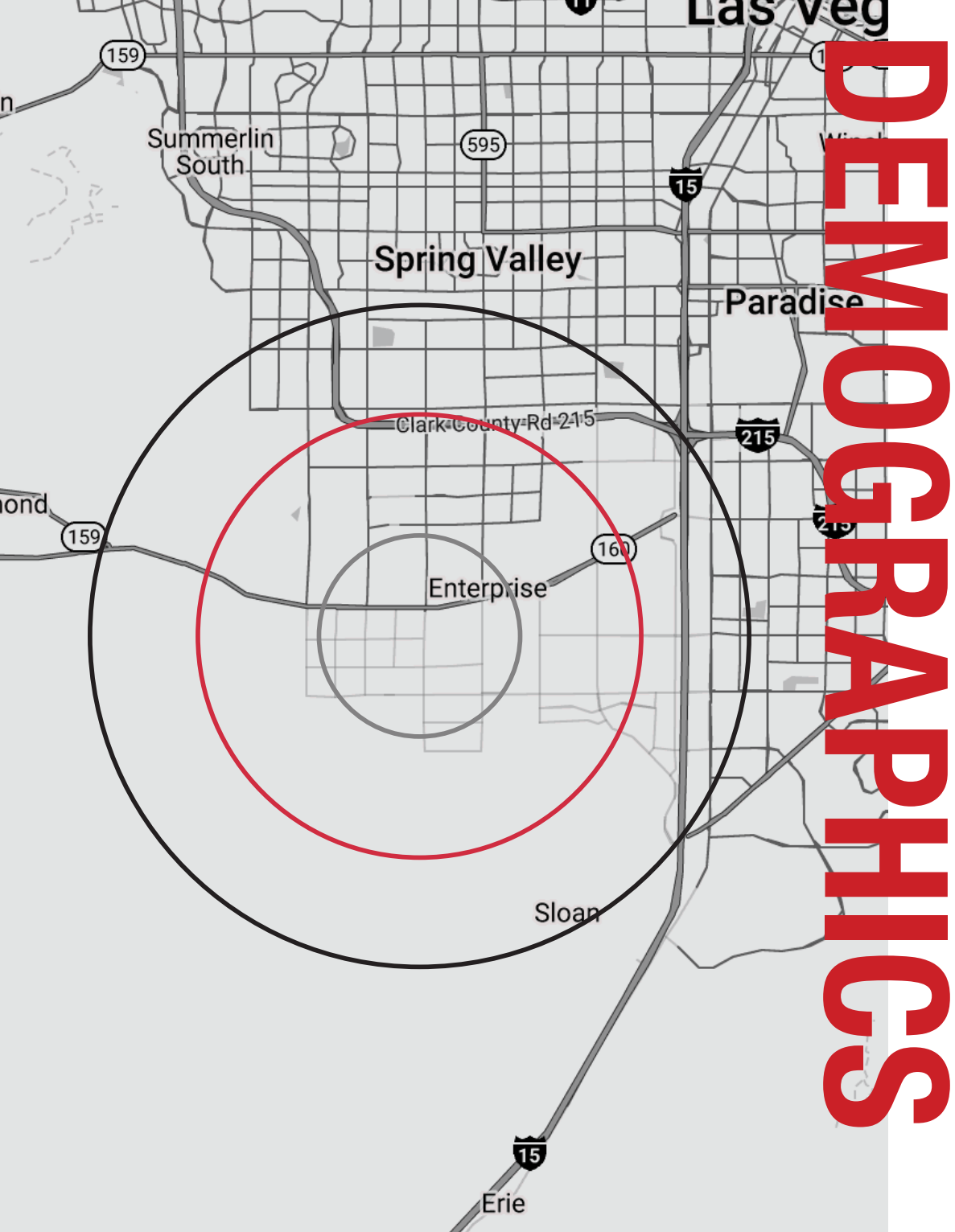


# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





#### POPULATION

2024 Population

#### HOUSEHOLDS

2024 Households

#### INCOME

2024 Average HH Income

1-mile

17,378

1-mile

6,503

1-mile

\$129,755

3-mile

142,286

3-mile

49,544

3-mile

\$127,992

5-mile

244,062

5-mile

87,151

5-mile

\$125,856

#### Traffic Counts

##### STREET

Blue Diamond Rd

S Buffalo Dr

AADT

11,600

32,000

#### Cities Nearby

Reno, Nevada

Los Angeles, California

Salt Lake City, Utah

Denver, Colorado

Phoenix, Arizona

San Antonio, Texas

441 miles

270 miles

420 miles

748 miles

301 miles

1,280 miles

# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## **Summary Documents**

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**TOP 6**

2024 LIPSEY RANKING



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr  
Las Vegas, Nevada 89113  
702.383.3383 | [naiaexcel.com](https://naiaexcel.com)

**Maria Herman**

LIC#BS.0027640  
702.334.7280  
[mherman@naiaexcel.com](mailto:mherman@naiaexcel.com)

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