





SPROUTS LAS VEGAS NEVADA











KEY HIGHLIGHTS

- Established publicly traded (Nasdaq: SFM) national tenant with over 350 locations and counting
- Subleased a portion of their space to Michaels (Nasdaq: MIK), another publicly traded national tenant with over 1,200 stores
- Excellent access and visibility from both Lake Mead and Buffalo
- Part of shopping center with 99 Cent Only and Wells Fargo as cotenants
- Large parcel and parking field as the anchor of a major shopping center



Contact: Ralph Ongkeko | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com 18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.





PROPERTY DETAILS

GLA 57,794 Sq. Ft.

Address 7530 W Lake Mead Blvd

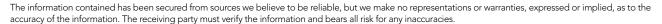
Las Vegas, NV 89128

SURROUNDING DEMOGRAPHICS

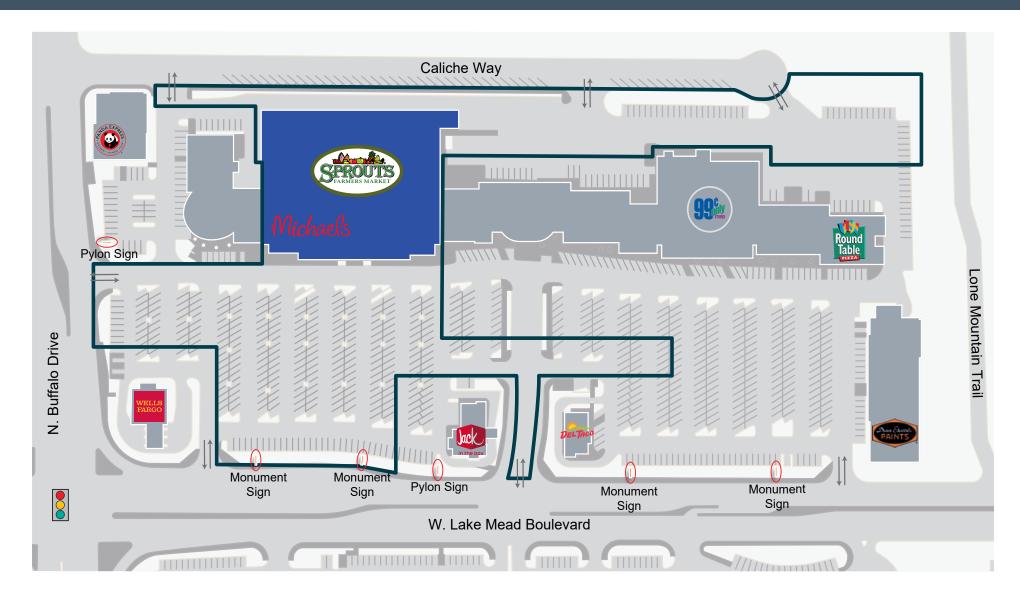
	1 mile	3 mile	5 mile
Population	21,548	198,311	424,560
Average Income	\$86,417	\$85,215	\$94,715



Contact: Ralph Ongkeko | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com | 18301 Von Karman Avenue, Suite 850, Irvine, CA 92612







Contact: Ralph Ongkeko | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com | 18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

