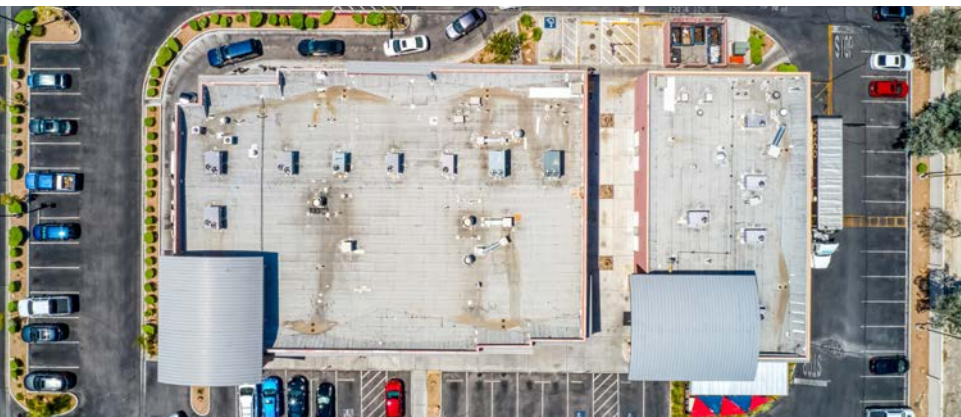


BELTWAY CORPORATE RETAIL CENTER

8955-9075 S EASTERN AVE | LAS VEGAS, NV 89123





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

RETAIL SPACE AVAILABLE: **±1,146 SF**

LOT SIZE: **3.04 AC**

RENT: **INQUIRE WITH BROKER**

ZONING: **C-2**

OPPORTUNITY BENEFITS



Former Teriyaki Boy restaurant endcap space available at a highly visible retail center strategically located near the corner of I-215 and Eastern Avenue.

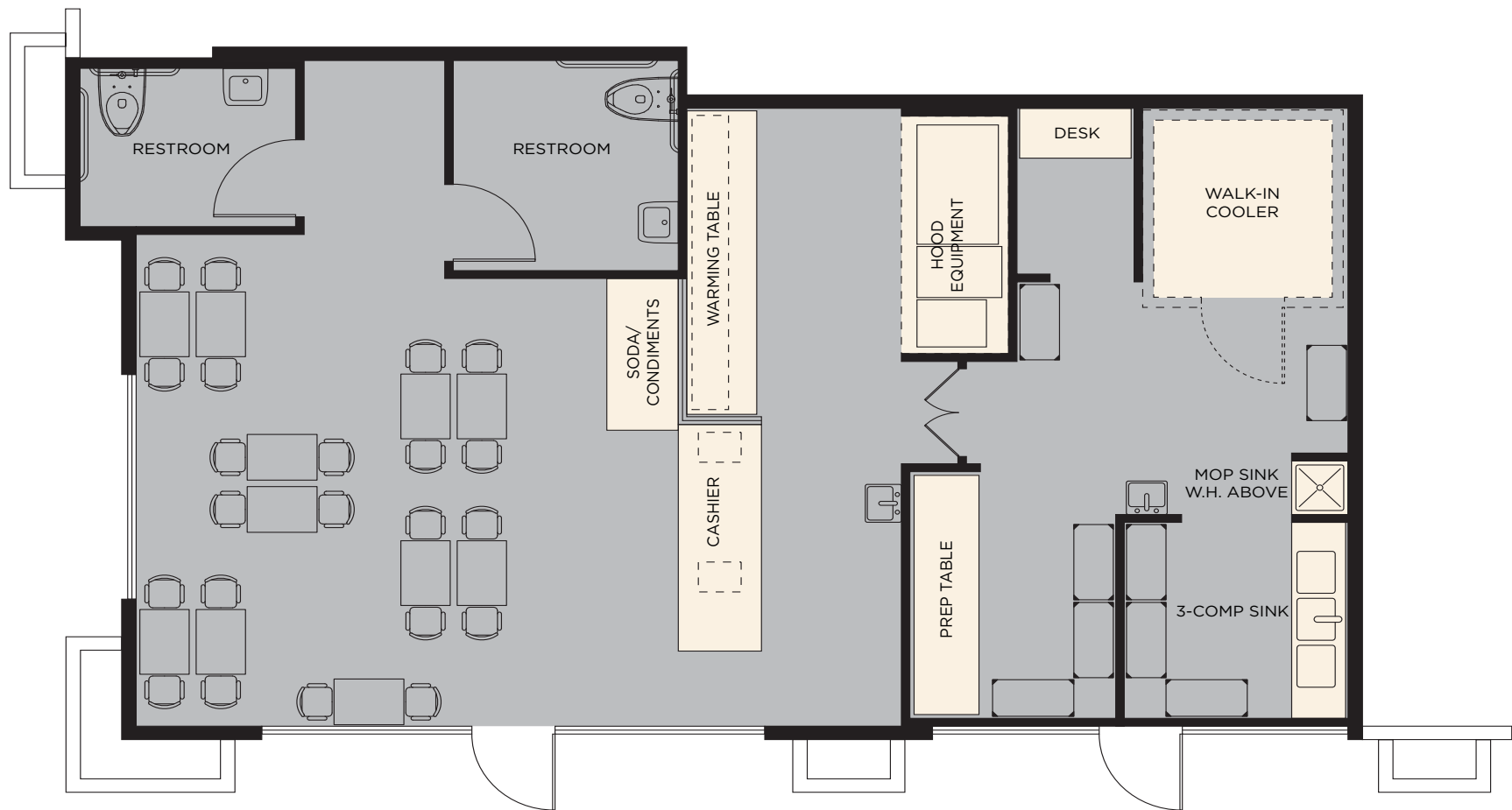


Considerable repeat business from nearby residential communities and office buildings. The Beltway Corporate Center consists of 125,000 SF of office space.

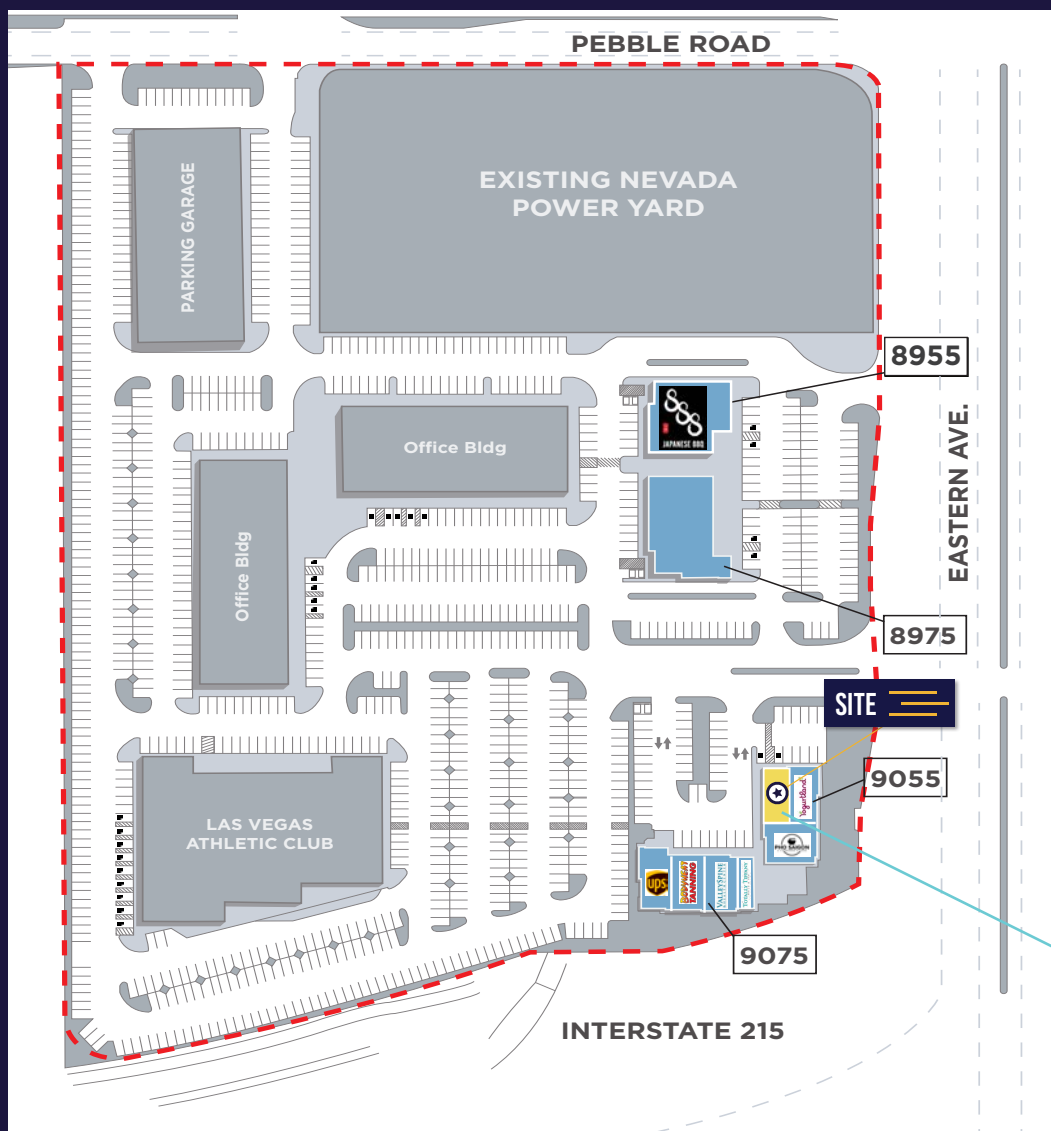


Notable tenants in The Beltway Corporate Retail Center include Starbucks, Yogurtland, The Las Vegas Athletic Club, and more.

FLOOR PLAN



SITE PLAN



LEASED
 AVAILABLE
 VIRTUAL TOUR

BLDG - UNIT	TENANT	SQ FT
8975	Starbucks	3,000
8975 - C	Greens and Proteins	1,493
8975	CriStyles Hair Lounge	788
8975 - 6	The Original Sunrise Cafe	1,990
8955	888 Japanese BBQ	4,872
9055 - 1A	Yogurtland	1,187
9055 - 1B	AVAILABLE RESTAURANT SPACE	1,164
9055	Pho Saigon 8	2,404
9075 - 6	UPS Store	1,200
9075 - 1	Body Heat Tanning	2,400
9075 - 4	Valley Spine & Massage Therapy	1,410
9075 - 3	Totally Tiffany Nails	1,200

Virtual Tour

AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

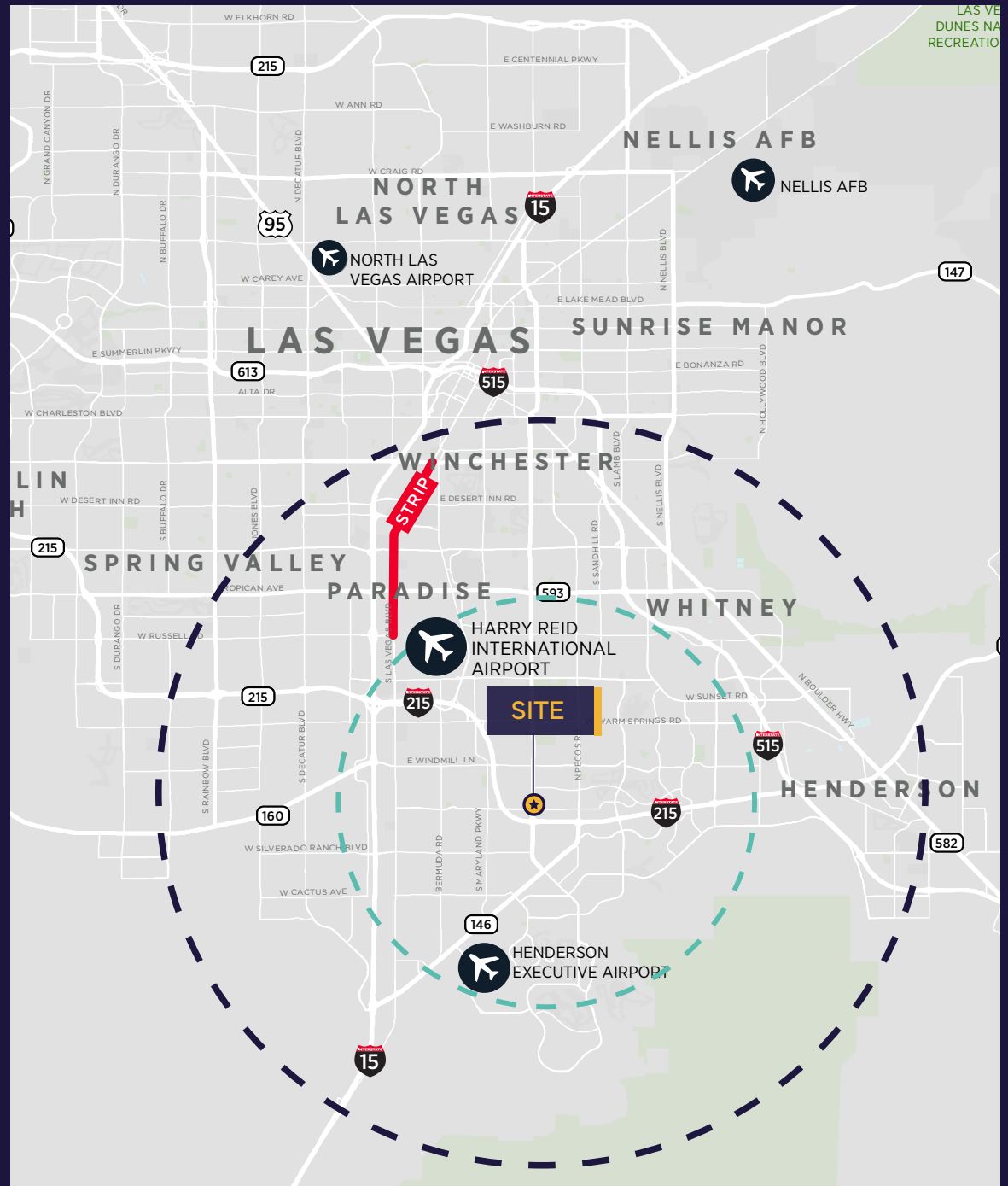
1 MILE	16,323
3 MILES	176,852
5 MILES	332,843

AVG. HH INCOME

1 MILE	\$98,400
3 MILES	\$97,587
5 MILES	\$97,970

OF HOUSEHOLDS

1 MILE	6,655
3 MILES	70,084
5 MILES	131,411



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

DAN HUBBARD

Managing Director

+1 702 796 7900

dan.hubbard@cushwake.com

LIC #S.0013713.LLC

FERNANDO MARTINEZ-REDING

Associate

+1 702 605 1746

fernando.martinezreding@cushwake.com

LIC #S.0200151

10845 Griffith Peak Dr., Suite 160

Las Vegas, NV 89135

+1 702 796 7900

cushmanwakefield.com



BELTWAY CORPORATE RETAIL CENTER 

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