

STATION PLAZA

3720 - 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:

Brendan Leake

Senior Associate

Lic#: S.0178140

702.245.2013

bleake@mdlgroup.com



STATION PLAZA

3720, 3840 & 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032

FOR LEASE



PROPERTY HIGHLIGHTS:

- 2nd Generation retail suites available
±1,141 - ±3,247 SF
- Zoning: C-2 (General Commercial)
- Fully built out dental suite available
- Shadow anchored by Wal-Mart
- Built in 2007
- Building and pylon signage available
- High traffic of ±22,463 on Lake Mead Boulevard
- Located right next to the Fiesta and Texas Station Casinos
- Easy access to US-95 Freeway
- Lease rate: \$1.25 - \$1.50 SF/M NNN
- CAM's: \$0.47 SF/M



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:

Brendan Leake

Senior Associate

Lic#: S.0178140

702.245.2013

bleake@mdlgroup.com



STATION PLAZA

3720, 3840 & 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032

FOR LEASE



Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:
Brendan Leake
Senior Associate
Lic#: S.0178140
702.245.2013
bleake@mdlgroup.com



STATION PLAZA

3720, 3840 & 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032

FOR LEASE

 = Available



AVAILABLE SUITE		
BUILDING 3820	SQUARE FEET	LEASE RATE
3820 Suite 100	±2,653	\$1.25 SF/M NNN
3820 Suite 105	±3,247	\$1.25 SF/M NNN
BUILDING 3840		
3840 Suite 100	±3,000	\$1.25 SF/M NNN
BUILDING 3860		
3860 Suite 100	±3,100	\$1.25 SF/M NNN
3860 Suite 105	±1,141	\$1.25 SF/M NNN
3860 Suite 115	±2,500	\$1.25 SF/M NNN
BUILDING 3880		
3880 Suite 100	±2,125	\$1.50 SF/M NNN
3880 Suite 105	±3,000	\$1.25 SF/M NNN

*Drawings and plans are not to scale. Any measurements are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:

Brendan Leake

Senior Associate

Lic#: S.0178140

702.245.2013

bleake@mdlgroup.com



STATION PLAZA

3720, 3840 & 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032

FOR LEASE



BUILDING 3860

Suite Number:	100
Total Sq. Ft.:	±3,100
Lease Rate:	\$1.25 SF/M
CAM's:	\$0.47 SF/M

***Drawings and plans are not to scale. Any measurements are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.**



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:
Brendan Leake
Senior Associate
Lic#: S.0178140
702.245.2013
bleake@mdlgroup.com



STATION PLAZA

3720, 3840 & 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032

FOR LEASE



BUILDING 3860

Suite Number: 105
Total Sq. Ft.: ±1,141
Lease Rate: \$1.25 SF/M
CAM's: \$0.47 SF/M

***Drawings and plans are not to scale. Any measurements are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.**



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

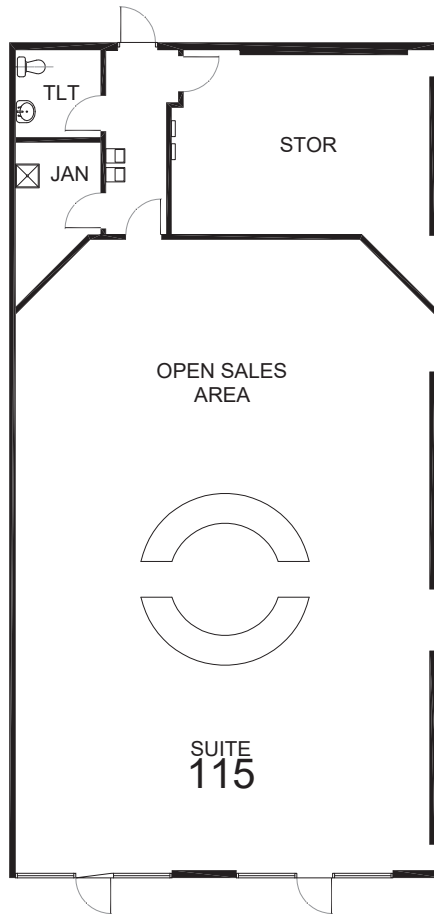
Offered By:
Brendan Leake
Senior Associate
Lic#: S.0178140
702.245.2013
bleake@mdlgroup.com



STATION PLAZA

3720, 3840 & 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032

FOR LEASE



BUILDING 3860

Suite Number: 115
Total Sq. Ft.: ±2,500
Lease Rate: \$1.25 SF/M
CAM's: \$0.47 SF/M

***Drawings and plans are not to scale. Any measurements are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.**



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

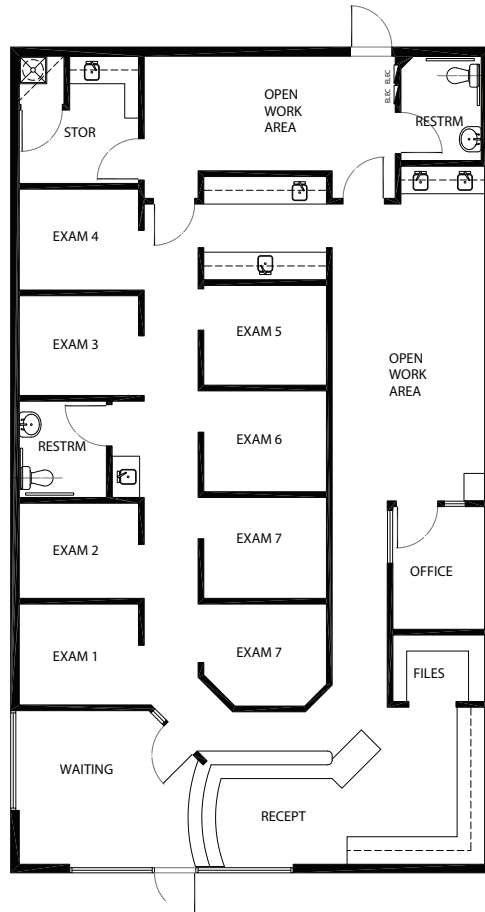
Offered By:
Brendan Leake
Senior Associate
Lic#: S.0178140
702.245.2013
bleake@mdlgroup.com



STATION PLAZA

3720, 3840 & 3880 West Lake Mead Boulevard
North Las Vegas, NV 89032

FOR LEASE



BUILDING 3880

Suite Number: 100
Total Sq. Ft.: ±2,125
Lease Rate: \$1.50 SF/M
CAM's: \$0.47 SF/M
Former Dental Space

***Drawings and plans are not to scale. Any measurements are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.**



Service You Deserve. People You Trust.
5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Offered By:
Brendan Leake
Senior Associate
Lic#: S.0178140
702.245.2013
bleake@mdlgroup.com

