



BLUE DIAMOND RANCH CENTER

NEC OF BLUE DIAMOND RD. & DECATUR BLVD., LAS VEGAS, NV 89139



FOR LEASE | FREESTANDING PADS/INLINE SPACE

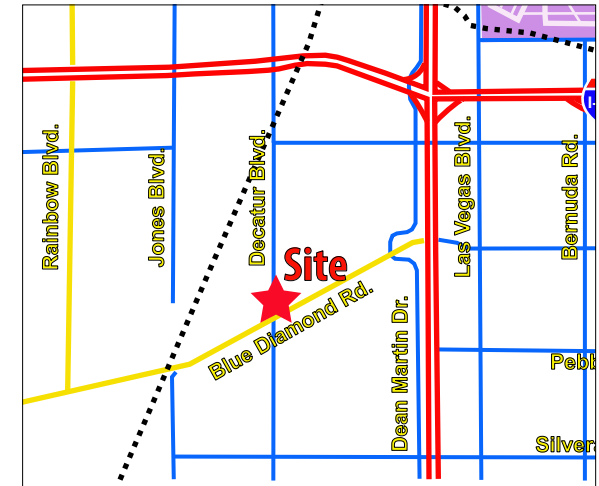
JOIN ALBERTSONS, CAFE RIO, PANDA EXPRESS, US BANK, NEVADA FEDERAL CREDIT UNION, DOMINOS PIZZA, SUBWAY, DOTTY'S, THE HABIT BURGER AND TRU FUSION

LOCATED SECONDS WEST OF I-15 FREEWAY ON BLUE DIAMOND RD. (8 LANES). DECATUR BLVD. NOW OPEN TO THE I-215 FREEWAY.

SERVICING THE SOUTHWEST SUBMARKET, INCLUDING SOUTHERN HIGHLANDS AND MOUNTAINS EDGE MASTER-PLANNED COMMUNITIES AND THE

DEMOGRAPHIC SUMMARY

(MILES)	1	3	5
POPULATION	10,384	72,573	202,977
DAYTIME POPULATION:	2,550	28,955	121,398
HOUSEHOLDS:	3,665	27,662	79,012
UNITS (2012):	4,261	34,308	94,323
MEDIAN INCOME:	\$81,881	\$80,336	\$75,612
TRAFFIC COUNTS:	45,000		



FOR MORE INFORMATION PLEASE CONTACT:

JEB BETZ
JEB@JULIETLASVEGAS.COM

(702) 368-5800



8375 W. FLAMINGO ROAD
SUITE 200
LAS VEGAS, NV 89147
WWW.JULIETLASVEGAS.COM



LEGEND
 BLUE DIAMOND RANCH CENTER
 PHASE I + ANCHOR PAD (141,159 SF)

- 76.53% Signed Lease
- 0.00% Lease Negotiations
- 3.59% LOI Negotiations
- 19.88% Vacant

Blue Diamond Ranch Center Lease Exhibit Plan

June 7, 2016

