



BLUE DIAMOND RANCH PLAZA

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



FOR LEASE | FREESTANDING PADS/INLINE SPACE

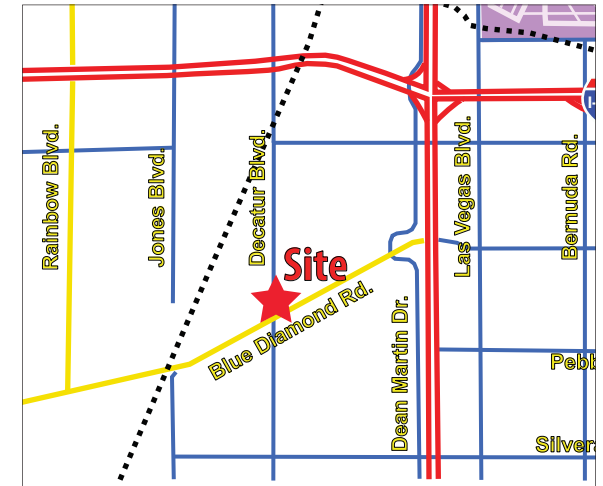
JOIN WALGREENS, CARL'S JR., & OH JAH JAPANESE STEAK HOUSE AND HIBACHI

HIGHLY VISIBLE DRIVE-THRU ENDCAP, INLINE SPACE AND PAD OPPORTUNITIES AVAILABLE FRONTING BLUE DIAMOND RD. (8 LANES). DECATUR BLVD. NOW EXTENDS TO THE I-215 FREEWAY.

SERVICING THE SOUTHWEST SUBMARKET, INCLUDING SOUTHERN HIGHLANDS AND MOUNTAINS EDGE MASTER-PLANNED COMMUNITIES AND THE CITY OF PAHRUMP.

DEMOGRAPHIC SUMMARY 2012

(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:

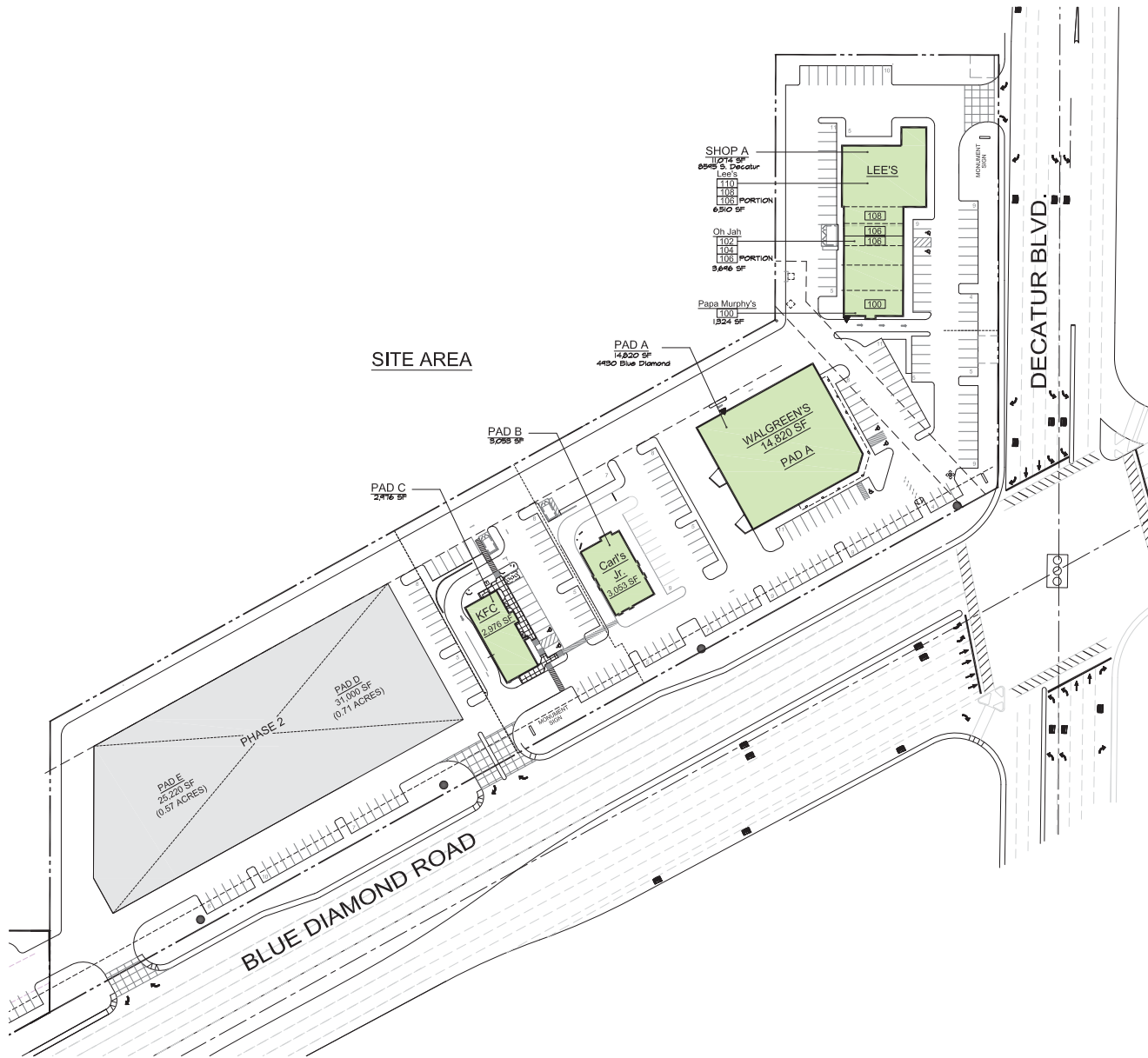
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LEGEND



BLUE DIAMOND RANCH PLAZA

PHASE I

	32,379 SF	100.00% Signed Lease
	0 SF	0.00% LOI Negotiations
	0 SF	0.00% Vacant

Total SF: 32,379 SF 100.00%

PHASE II

	0 SF	00.00 % Purchased
	56,220 SF	100.00% Available Pad

Total SF: 56,220 SF 100.00%

SUMMARY

BLUE DIAMOND RANCH PLAZA

PHASE I

SHOP A:	11,530 RSF
WALGREEN'S:	14,820 SF
CARL'S JR:	3,053 SF
KFC:	2,976 SF
TOTAL:	32,379 SF

PHASE II

PAD D:	31,000 SF
PAD E:	25,220 SF
TOTAL:	56,220 SF