

1,525 Square Feet Retail Space for Lease



*3990 North Tenaya Way
Las Vegas, Nevada 89129*

Tenaya & Alexander Shopping Center

- * Alexander & Dalecrest Frontage
- * Excellent Parking
- * Anchored by 7 Eleven
- * Northwest Area
- * 200 amp 3 Phase 120/208 Power
- * Great Truck Access
- * Ready for Move-in

**MONTHLY RENTAL RATE:
\$1.00 PSF NNN**



Bruce Familian - Owner Broker

(702) 592-7089 Cell

bruce@familian.org

Familian Realty Group, Inc.

5520 Stephanie Street

Las Vegas, Nevada 89122

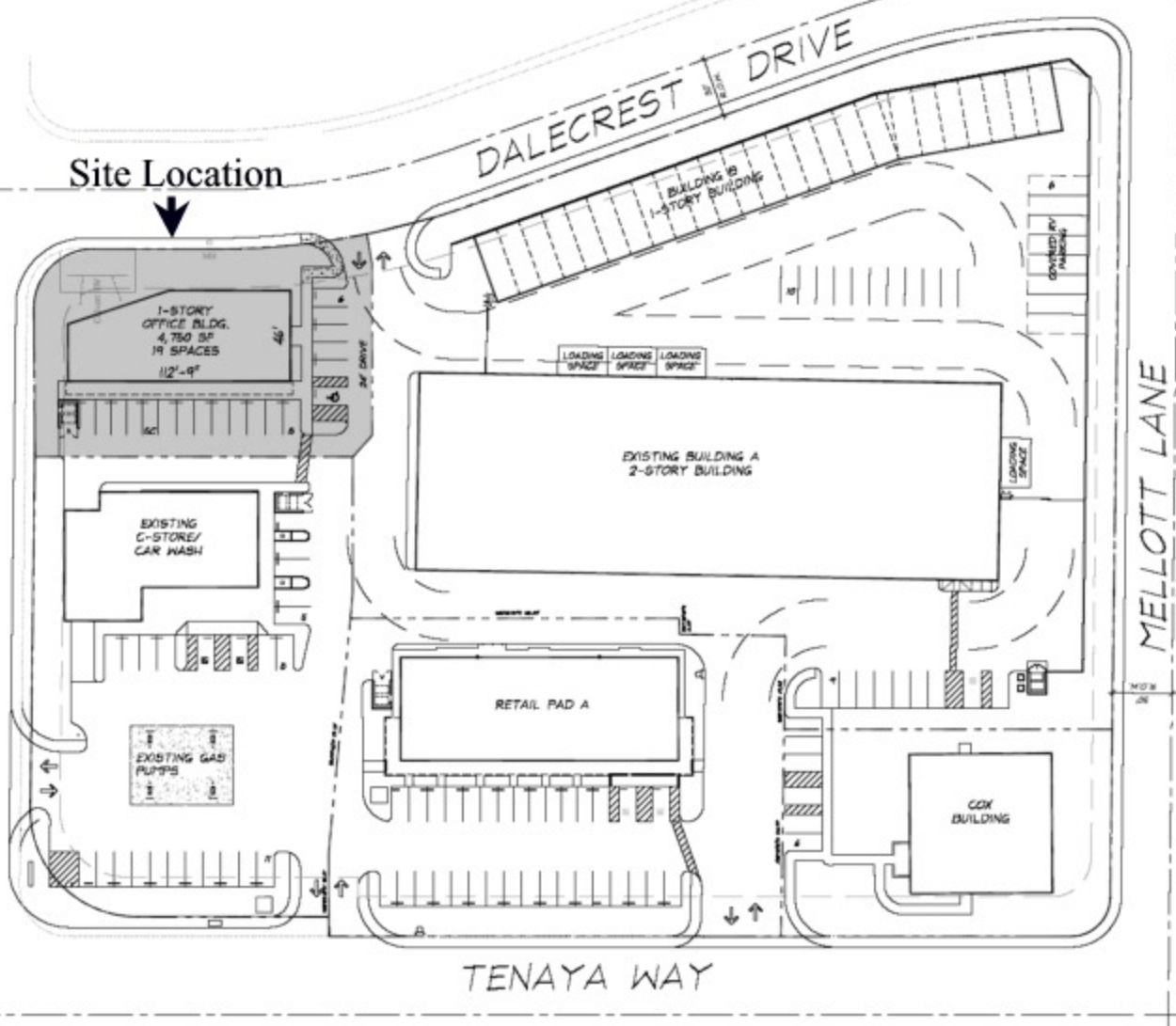
(702) 227-9267 Office

(702) 227-9273 Fax

www.familian.org

ALEXANDER ROAD

Site Location



VICINITY MAP



SITE SUMMARY:

Site Area	± 217,800 sf
	5.00 acres
Lot Coverage	24.0%

BUILDING SUMMARY:

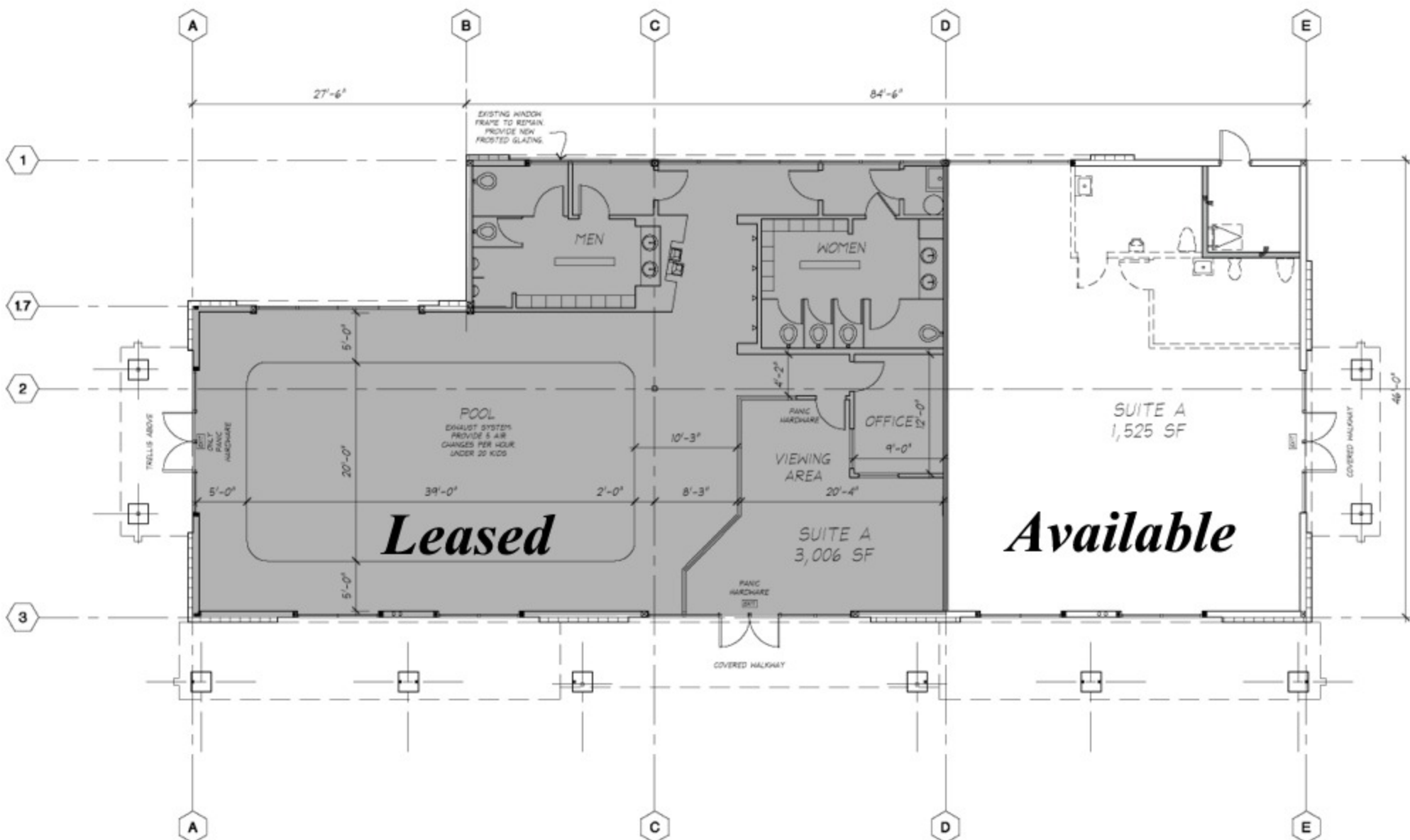
Office Building	4,750 sf
Retail Pad A	7,250 sf
City Stop/Carwash	5,429 sf
Car Building	5,086 sf
Building A (2 @ 30,000 sf)	60,000 sf
Building B	10,560 sf
Total Building Area	93,107 sf

PARKING SUMMARY:

Office Bldg (1/250 @ 4,750 SF)	19
Retail Pad A	30
City Stop/Carwash	21
Car Building	6
Buildings A & B	15
Total Parking Required:	91
Total Parking Provided:	100







Floor Plan