

For Lease

PYLE PLAZA

RETAIL SPACE

SILVERADO RANCH LOCATION

750 EAST PYLE AVENUE
CORNER OF
POLLOCK AND PYLE
LAS VEGAS, NEVADA 89123



PROPERTY HIGHLIGHTS:

- Direct access by 1000's of above average income households
- Additional customer base from onsite gas station and convenience store

PROPERTY DETAILS:

- Building Size: 11,288 lease-able SF
- Available Spaces: Suites 103 & 104 are 744 SF & Suite 109 is 1,242 SF
- Parking Ratio: 5.5 per 1000 SF

LEASE INFORMATION:

- Lease Rate: \$1.60 PSF (monthly)
- CAMS: \$0.44 PSF (monthly)
- Suites 103, 104, 109 & 114 available. Choose between built out or vanilla shell.



Demographics	1 Mile	3 Mile	5 Mile
Population	13,865	81,073	156,277
HH Income	\$65,535	\$66,018	\$66,172

For more information contact:

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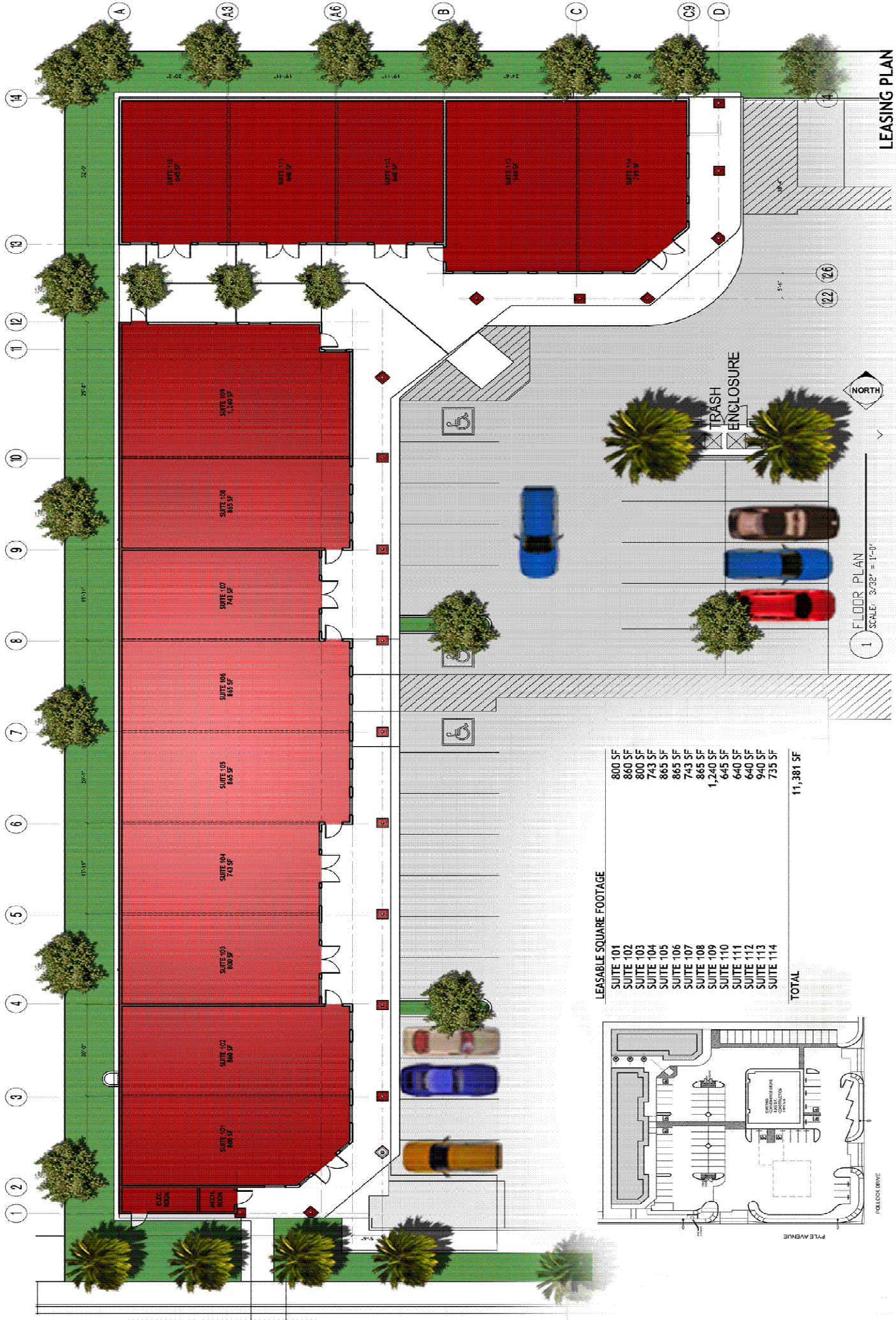
Amato Commercial Group

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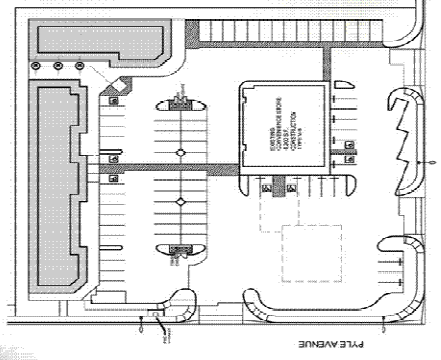


1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEASING PLAN

LEASABLE SQUARE FOOTAGE

SUITE 101	800 SF
SUITE 102	860 SF
SUITE 103	800 SF
SUITE 104	743 SF
SUITE 105	865 SF
SUITE 106	865 SF
SUITE 107	743 SF
SUITE 108	865 SF
SUITE 109	1,240 SF
SUITE 110	645 SF
SUITE 111	640 SF
SUITE 112	640 SF
SUITE 113	940 SF
SUITE 114	735 SF
TOTAL	11,381 SF

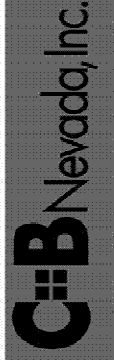


The Plaza

Pollock Drive & Pyle Avenue

Leasing Plan

10/25/04



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