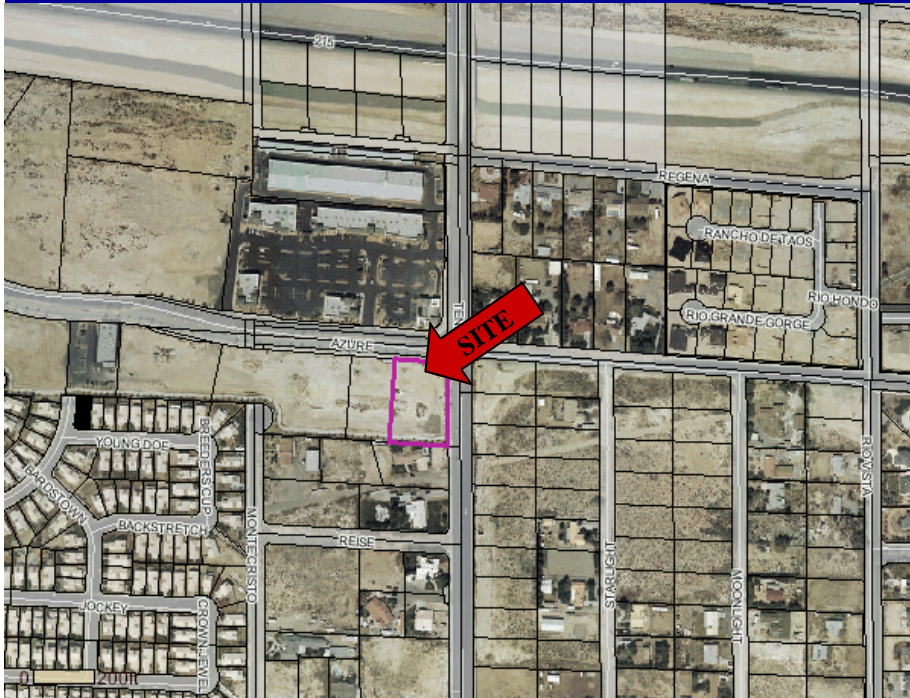


Land for Sale or Lease

SWC Azure & Tenaya

Las Vegas, NV 89130

APN: 125-27-222-009



Sales Information:

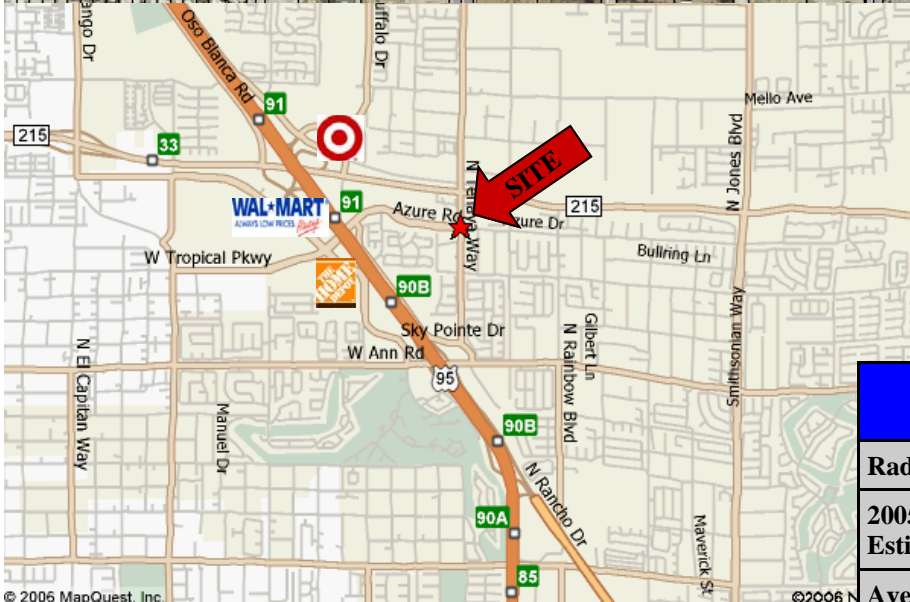
- ◆ Sales Price: \$2,000,000
- ◆ Acres: +/- 1.12
- ◆ Zoned: T-C
- ◆ Average Daily Traffic Counts: 40,000 Projected
- ◆ Located near the 215 and 95 freeways

Lease Information:

- ◆ Lease Price: T.B.D.
- ◆ Lease Terms: 10 year, NNN
- ◆ Build-to-suit

Site Information:

- ◆ Approved C-Store/Gas/ Gaming/Beer & Wine
- ◆ Excellent Design Opportunity
- ◆ Azure fast becoming New Commercial Corridor



Demographics

Radius	3 Mile	5 Mile
2005 Population Estimate	77,873	200,516
Average HH Income	\$83,947	\$81,057



Amato Commercial Group

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