

AVAILABLE FOR LEASE
Lease Rate: \$2.00 - \$2.30/SF NNN
(2025 estimated CAMs are \$0.75 PSF)

LAS PALMAS VILLAGE



RETAIL SPACES • 445-525 E Windmill Lane | Las Vegas, NV 89123

PROPERTY DESCRIPTION

LAS PALMAS VILLAGE is a ±106,838 sf Community Center located at the Southeast corner of East Windmill Lane and Bermuda Road. Close proximity to the I-15 and I-215 freeways provide easy access to all surrounding areas. Spaces are immediately available at competitive lease rates. Join the strong co-tenancy of Von's, Starbucks, Wells Fargo, Bounty Hunter, Pizza Hut, UPS Store, Taco Bell, and more.

PROPERTY HIGHLIGHTS

- Surrounded by an impressive amount of residential rooftops, in an underserved retail submarkets.
- Abundant parking and healthy traffic counts
- Tenant improvement packages available (*conditions apply*)
- Pylon space is available.
- Only 1 mile from I-215 via East Windmill Parkway (*approx 3 mins*)



FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 | c: 702.907.0767 | leasing@virtusco.com

2470 Paseo Verde Pkwy, Ste 140, Henderson, NV 89074 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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AVAILABLE SUITE(S)

SUITE	SIZE	TENANT
415 PAD	4,500	Bounty Hunter Tavern
445-2J	2,400	AVAILABLE (August 2025)
445-2H	1,200	Elite Nails
445-2G	1,200	H & R Block
445-2F	900	Vape City
445-2E	1,199	Lotus Spa
445-2D	2,822	Wells Fargo
445-2B	1,398	Pizza Hut
445-2A	2,000	Legend Dry Cleaners
475	57,566	Vons
505-1F	1,816	Cigars & Smokes
505-1E	1,600	Wildboy Outdoor Sports
505-1D	1,805	China-A-Go-Go
505-1C	1,200	UPS Store
505-1B	1,080	AZ Pool Supply
505-1A	1,502	AVAILABLE
525	19,650	Brad's Toys
535 PAD	3,000	Taco Bell



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505 E Windmill Lane - SUITE 1A (1,502 SF) - \$2.30/SF



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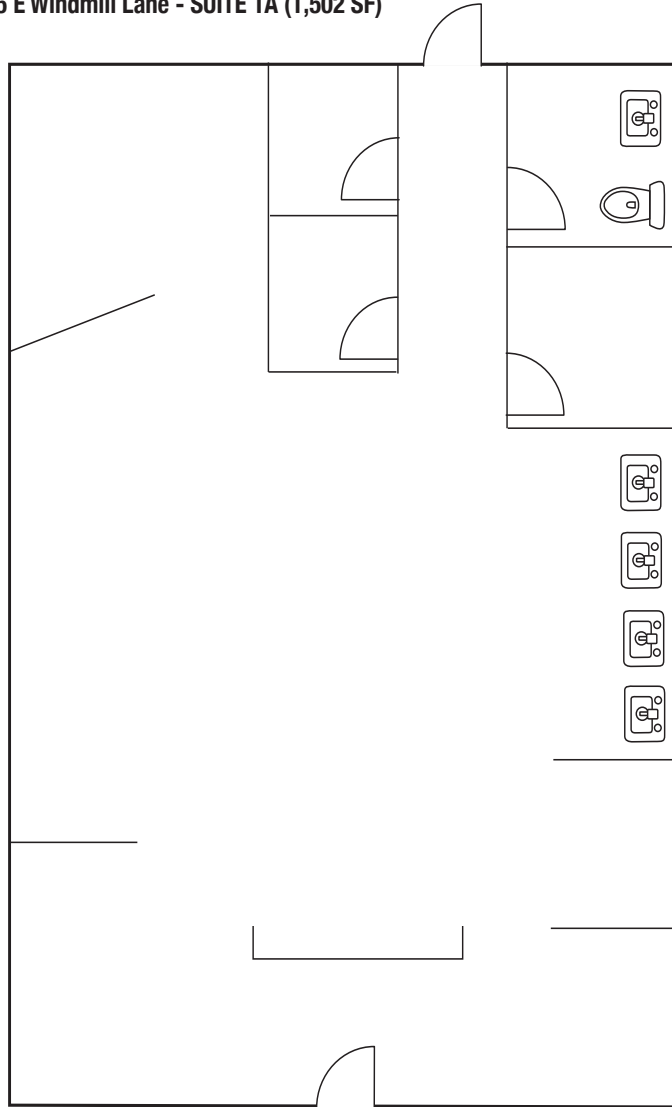
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Floor Plan

505 E Windmill Lane - SUITE 1A (1,502 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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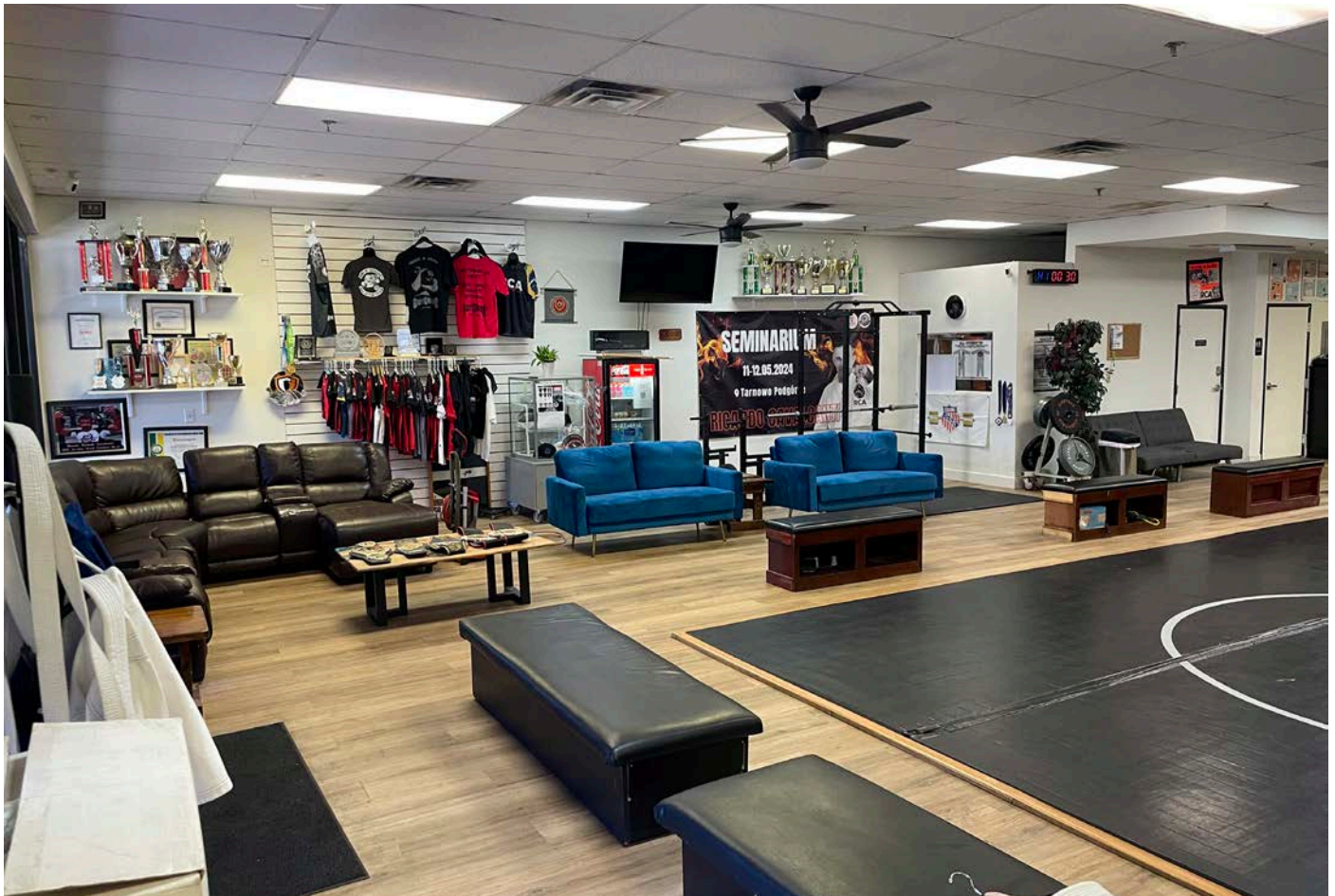
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RETAIL SPACES • 445-525 E Windmill Lane | Las Vegas, NV 89123 • Zoned: C-2 • Parking: 6.19 • GLA: 106,838

445 E Windmill Lane - SUITE 2J (2,400 SF) - \$2.00/SF



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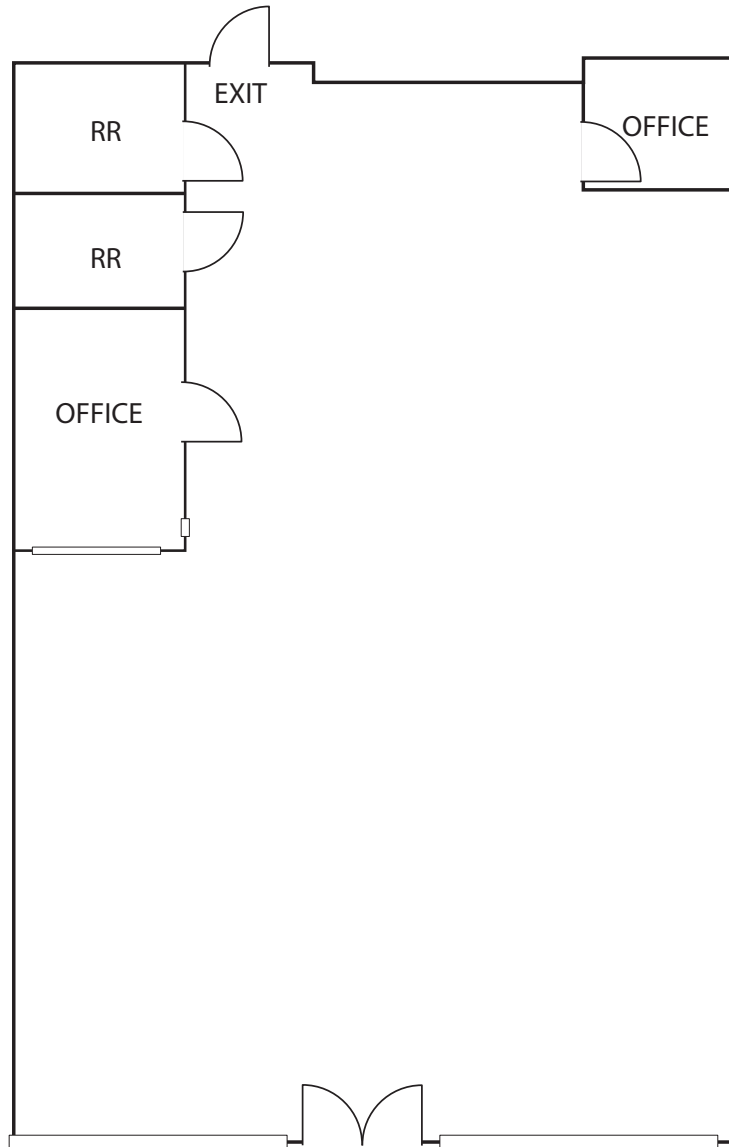
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