

FOR LEASE CHAMPION VILLAGE PLAZA

35 S. Gibson Road Las
Vegas, NV 89102

Lincoln | **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES



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FEATURES

- 594-1,022 SF Retail Space Available
- Great Visibility – Frontage on Gibson Road
- Proximity to 215 & Gibson Road

AVAILABLE SPACE

Suite	SF	Rate	Lease Type	Description
35-3	594	\$1.55 Base Rent + \$0.40 PSF CAM	NNN	
55-106	1,022	\$1.55 Base Rent + \$0.40 PSF CAM	NNN	Office/Retail

TRAFFIC COUNTS

Collection	Cross	Volume (2022)
S. Gibson Rd.	Star Dunes St. SE	15,236
S. Gibson Rd.	Tanager Bend Ave. S	12,730
I-215	S. Gibson Rd. NE	9,956

