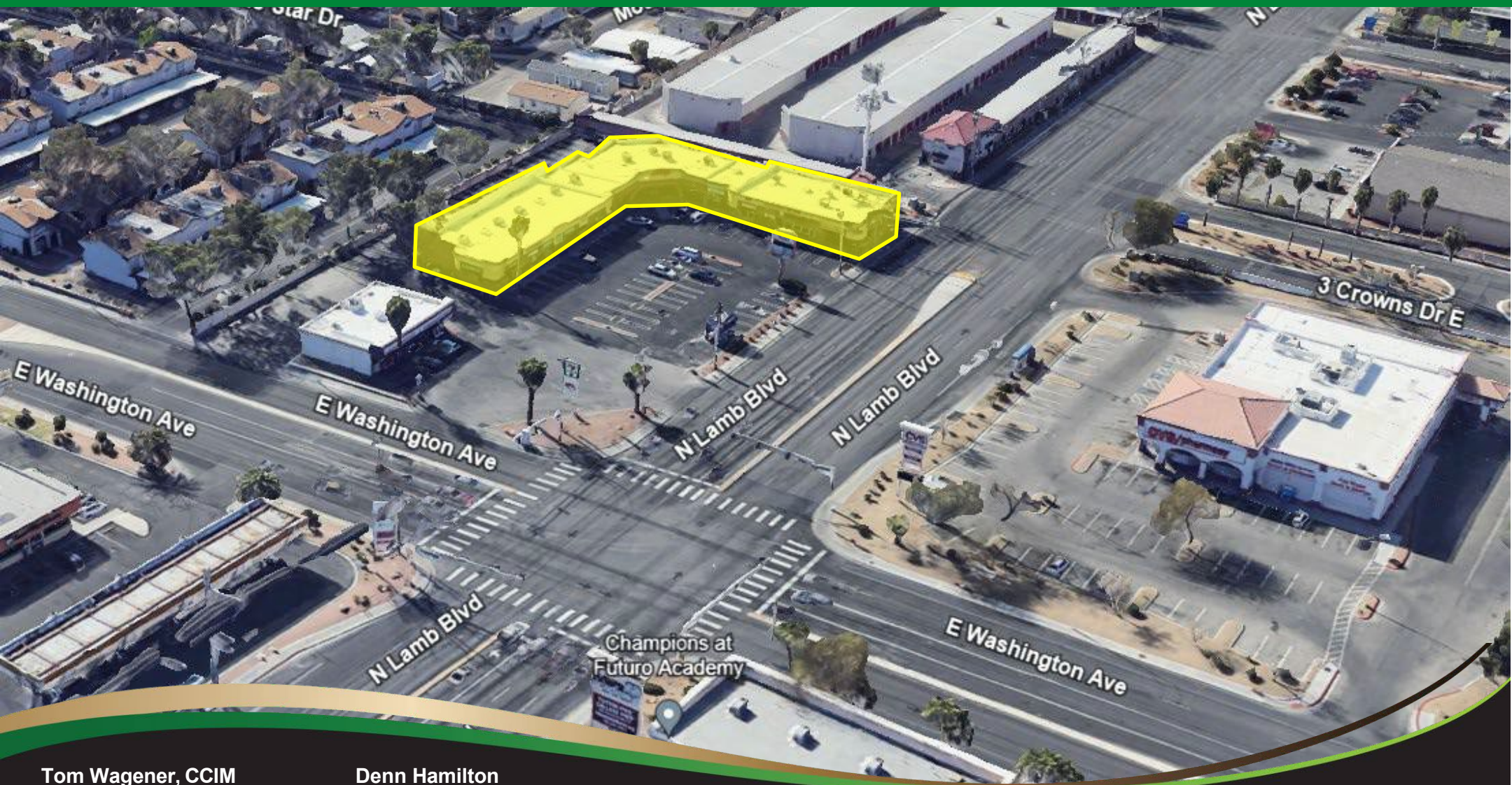


FOR LEASE

LAMB SQUARE

865 N. LAMB BOULEVARD | Las Vegas, NV 89110

Lincoln | **GATSKI**
COMMERCIAL
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FOR LEASE

LAMB SQUARE

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Lamb Square is Class B freestanding retail (strip center) located in the Northeast Las Vegas submarket. The property features 15,301 square feet on 0.49 acres. The retail center has several notable tenants including Dotty's, Jackson Hewitt Tax Services and Cricket Wireless.

AVAILABLE SPACE

Suite	Square Feet	Base Rent	CAM
10	800	\$1.35	\$0.74

PROPERTY FEATURES

- One-story
- Freestanding Retail
- 68 Surface Parking Spaces
- \$0.74 CAM
- 17 mins. to North Las Vegas
- 21 minutes to Harry Reid International Airport
- Zoned C-1

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DEMOGRAPHICS

	1 Mi.	3 Mi.	10 Mi.
Population	36,072	241,917	1,212,326
Median Household Income	\$36,561	\$39,948	\$52,913
Households	10,048	71,856	432,106

TRAFFIC COUNTS

Collection	Cross Street	Volume (2022)
N LambBoulevard	Three Crowns Drive E S	39,772
N LambBoulevard	E Washington Avenue S	34,078
N LambBoulevard	E Bingham Avenue S	37,930
N LambBoulevard	E Bonanza Road	34,267

