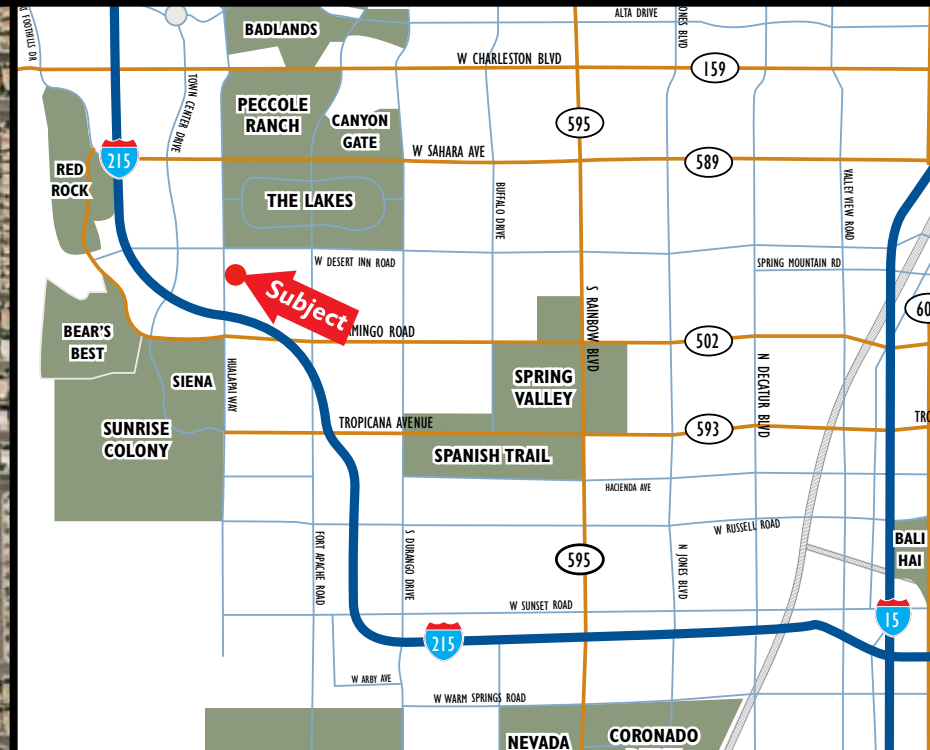
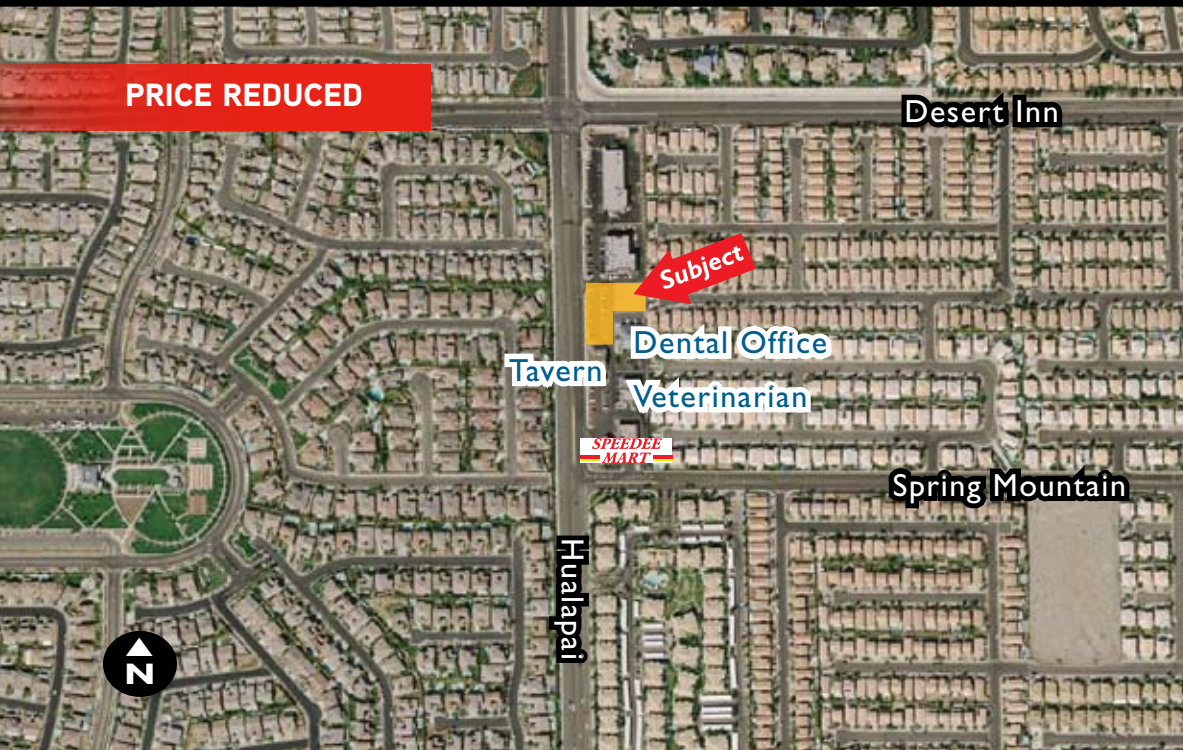


RARE SUMMERLIN DEVELOPMENT PAD

BANK OWNED PROPERTY FOR SALE: +/- .63 ACRE OFFICE/RETAIL SITE

South of SEC Desert Inn & Hualapai Way, Las Vegas, NV 89117 APN: 163-18-122-010



PRICE REDUCED

SITE OVERVIEW:

- C-2 zoning and design review of 2-story building (9,318 sf)
- Utilities, gas, electric and water to site;
MOST ON-SITE IMPROVEMENTS COMPLETED
- Excellent frontage on Hualapai Way
- Annual average daily traffic count of 15,000 on Hualapai Way,
1 mile South of Sahara
- Adjacent to the Summerlin area
- Ideal for medical office or retail

SITE DETAILS:

Size: ±0.63 Acres
 APN: 163-18-122-010
 Zoning: C-2 zoning (General Commercial)
 County: Clark County

Asking Price: \$475,000

Radius	Est. 2010 Pop	Est. 2010 Avg. HH Income
1 Mile	30,530	\$106,302
2 Mile	65,376	\$96,580
3 Mile	109,525	\$99,321

DATA SOURCE: CLARITAS

For more information Contact:

Grant Traub

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 gtraub@lvcolliers.com
702-836-3789

David Grant

Senior Vice President
 dgrant@lvcolliers.com
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NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- - - ROAD EASEMENT
- PM/LD BOUNDARY
- - - NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE QA VALUE: 45

- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 25-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

T21S R60E

R59E	R60E	R61E
137	138	139

18

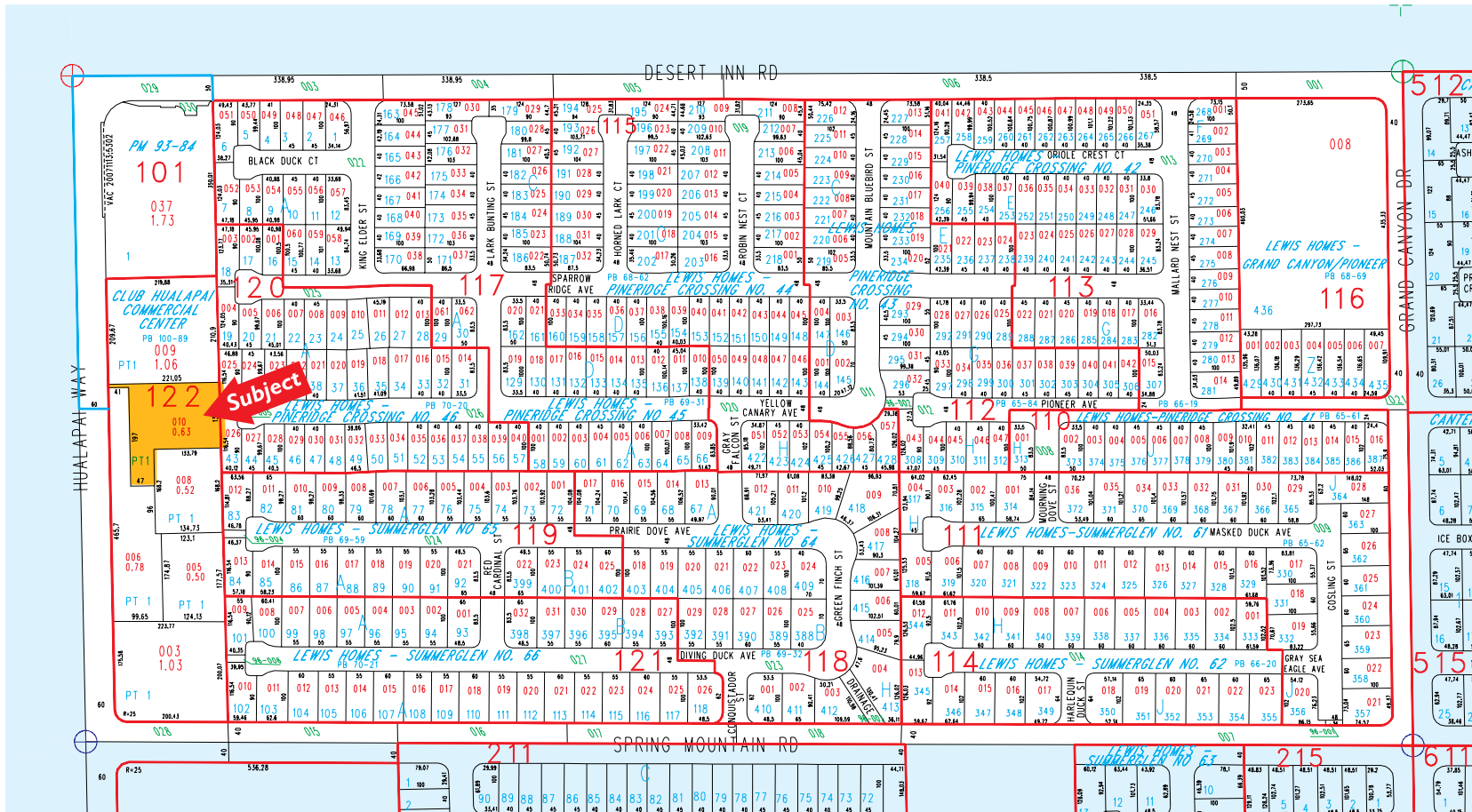
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1"=200' Rev: 02/17/09

N 2 NW 4

8	4	5	4
5	1	8	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

163-18-1



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COLLIERS INTERNATIONAL
3960 Howard Hughes Pkwy., Suite 150
Las Vegas, Nevada USA 89169
Tel 702-735-5700 Fax 702-731-5709



TAX DIST 417

RARE SUMMERLIN DEVELOPMENT PAD

BANK OWNED PROPERTY FOR SALE: +/- .63 ACRE OFFICE/RETAIL SITE

South of SEC Desert Inn & Hualapai Way, Las Vegas, NV 89117 APN: 163-18-122-010



SITE INFORMATION

Assessor's Parcel No : 163-18-122-010

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)
Net Area 27,521 sf 0.63 Acres

BUILDING AREA :

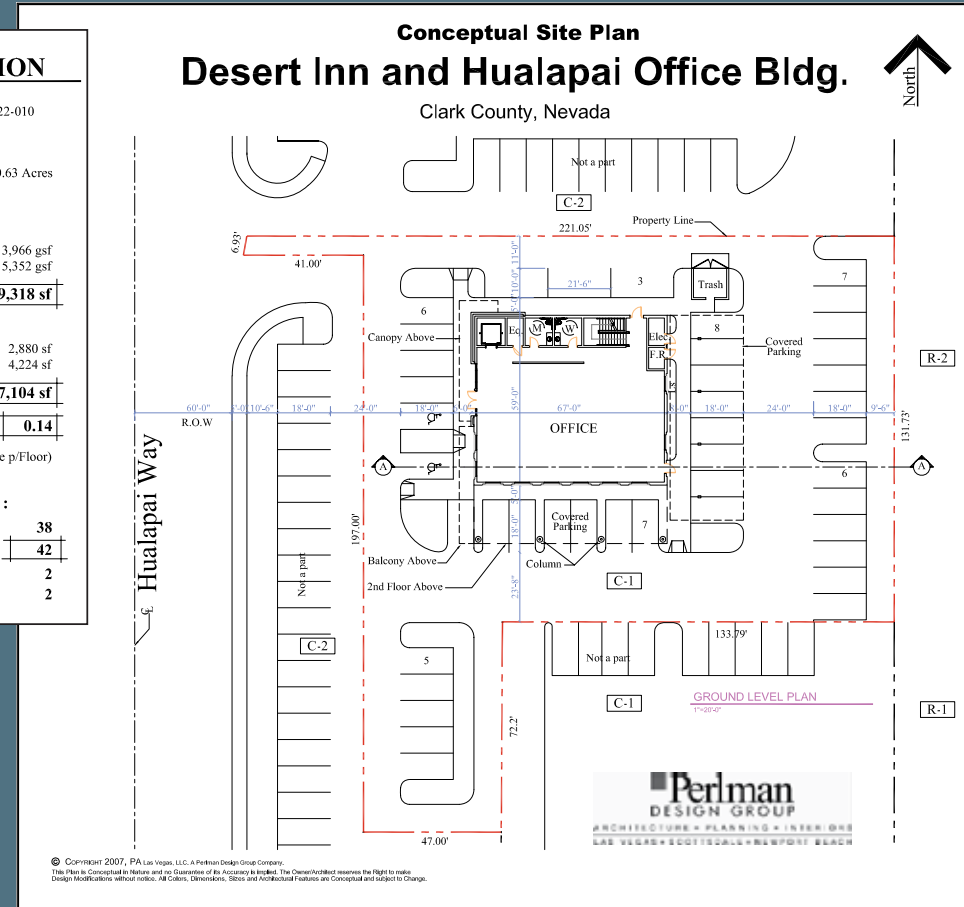
Building Shell
1st Floor Gross Area 3,966 gsf
2nd Floor Gross Area 5,352 gsf
Total Gross Area 9,318 sf

Leasable Area
1st Floor Leasable Area 2,880 sf
2nd Floor Leasable Area 4,224 sf
Total Leasable Area 7,104 sf

FAR (27,521 sD) **0.14**
Efficiency 76.2 (One Suite p/Floor)

PARKING REQUIREMENTS :

Total Required: 9,318 x 4/1000 = **38**
Total Provided: **42**
H/C Parking Required: **2**
H/C Parking Provided: **2**



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