

SIENA TOWN CENTER

Located at the Northeast corner of Tropicana Avenue and Hualapai Way



SPECIFICATIONS

LOCATION / ACCESS

Northeast corner of Tropicana Avenue and Hualapai Way

MUNICIPALITY

Clark County

ZONING

C-2

PARCEL NUMBER

163-19-414-002, 163-19-414-006, 163-19-414-005

ACREAGE

12.86 acres

PROJECT

A Smith's anchored neighborhood shopping center

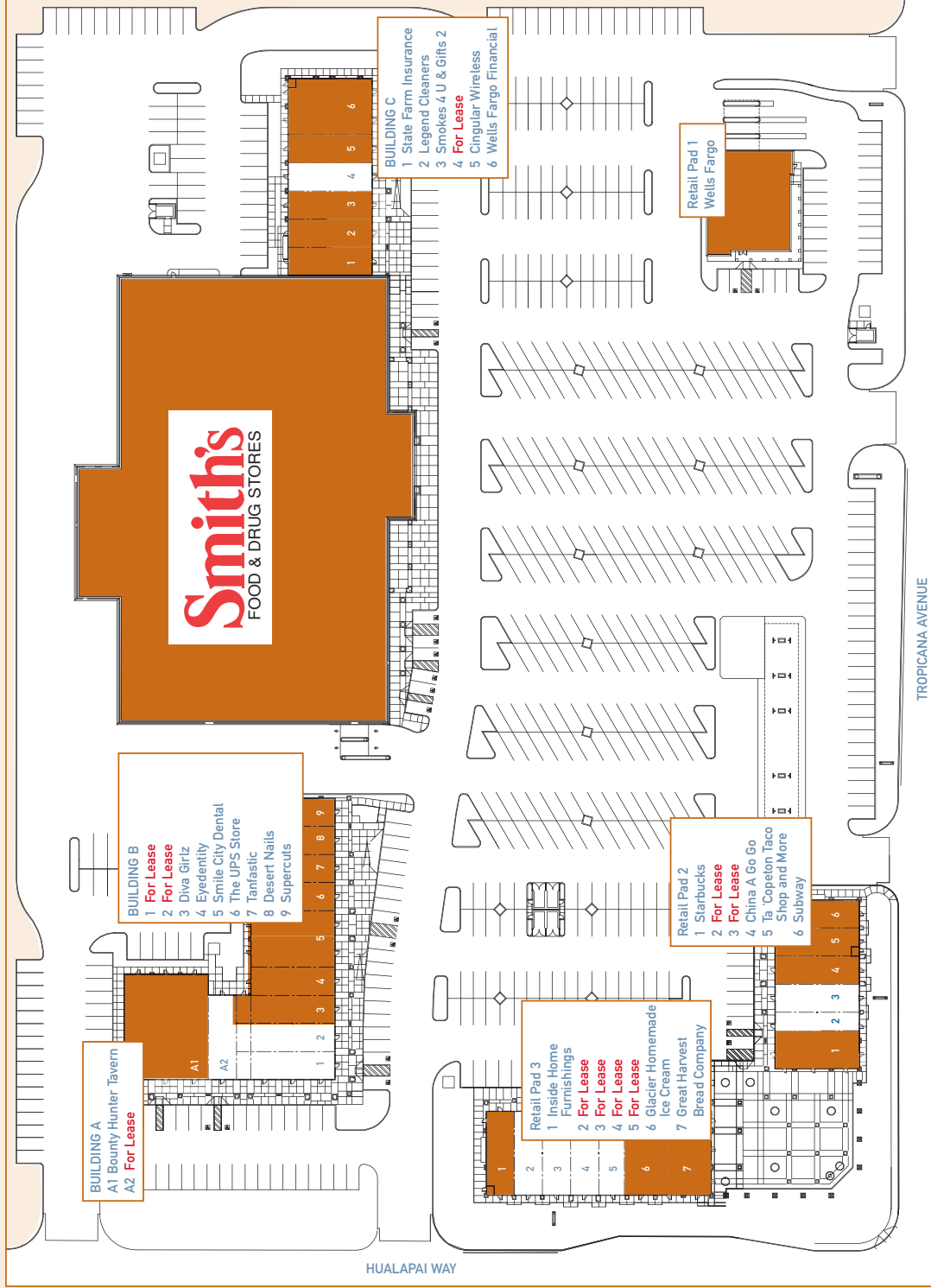
OCCUPANCY

NOW OPEN

HIGHLIGHTS

- I-215 is accessible from Tropicana Avenue within a one-mile radius
- At the entrance to the Summerlin and Siena master planned communities
- Exploding residential growth
- Join tenants such as Cingular Wireless, State Farm Insurance, Subway, Legend Cleaners, The UPS Store, Wells Fargo Bank, Starbucks, Desert Nails and Great Harvest Bakery

SITE MAP



PRICING

- Building A - 1,200 sq. ft. of multi-tenant building \$2.15 per sq. ft.
- Building B - 12,600 sq. ft. of multi-tenant building \$2.25 - \$2.35 per sq. ft.
- Building C - 8,400 sq. ft. of multi-tenant building \$2.15 - \$2.20 per sq. ft.
- Retail Pad 2 - 7,200 sq. ft. of inline space for lease \$2.55 - \$2.65 per sq. ft.
- Retail Pad 3 - 9,600 sq. ft. of inline space for lease \$2.45 - \$2.55 per sq. ft.

DEMOGRAPHICS

Category	1 Mile	3 Mile	5 Mile
Households	33,419	41,645	100,005
Population	83,562	105,416	252,038
Avg. Household Income	\$89,696	\$78,849	\$62,836

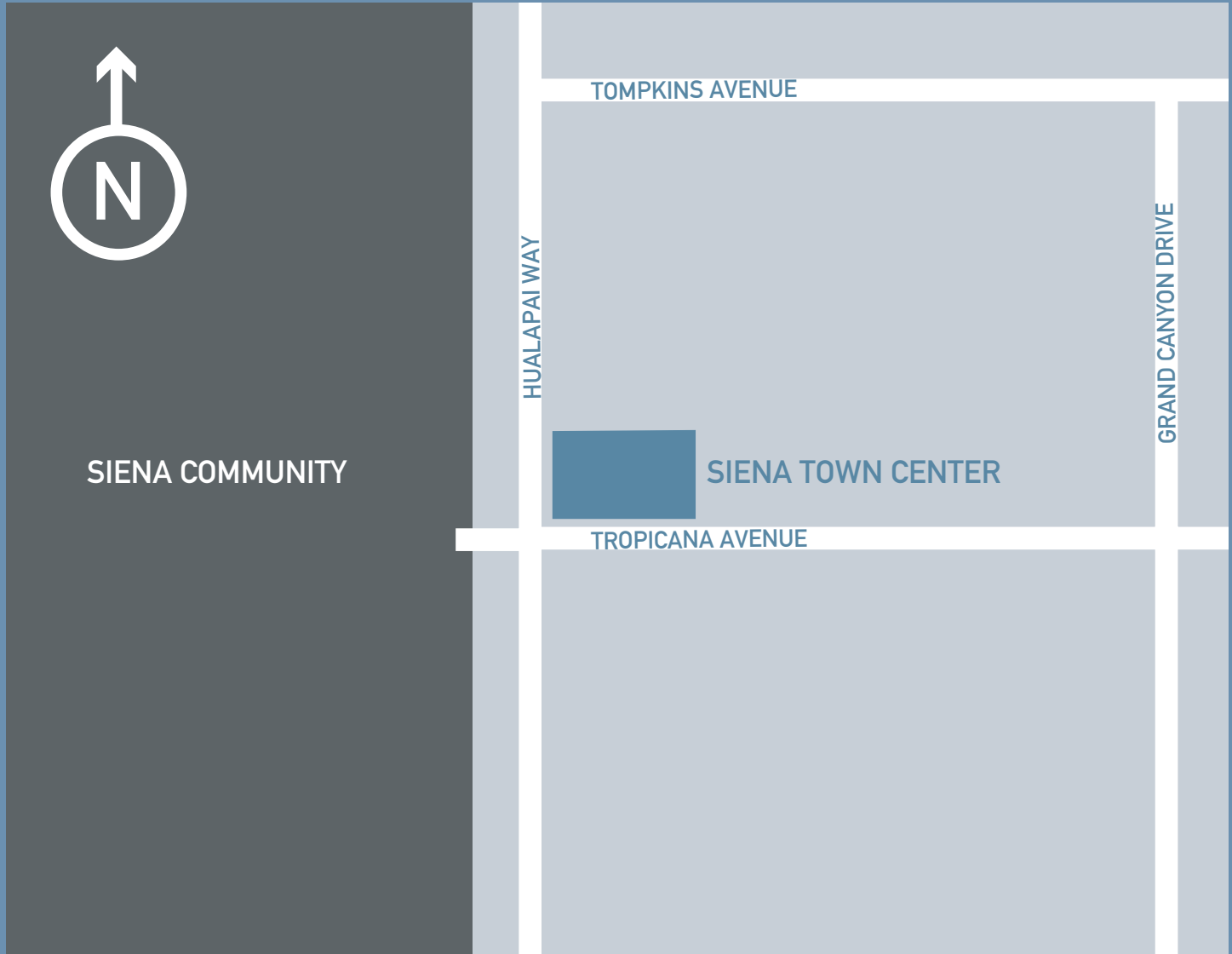
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AERIAL VIEW



SIENA TOWN CENTER



FOR INFORMATION CONTACT

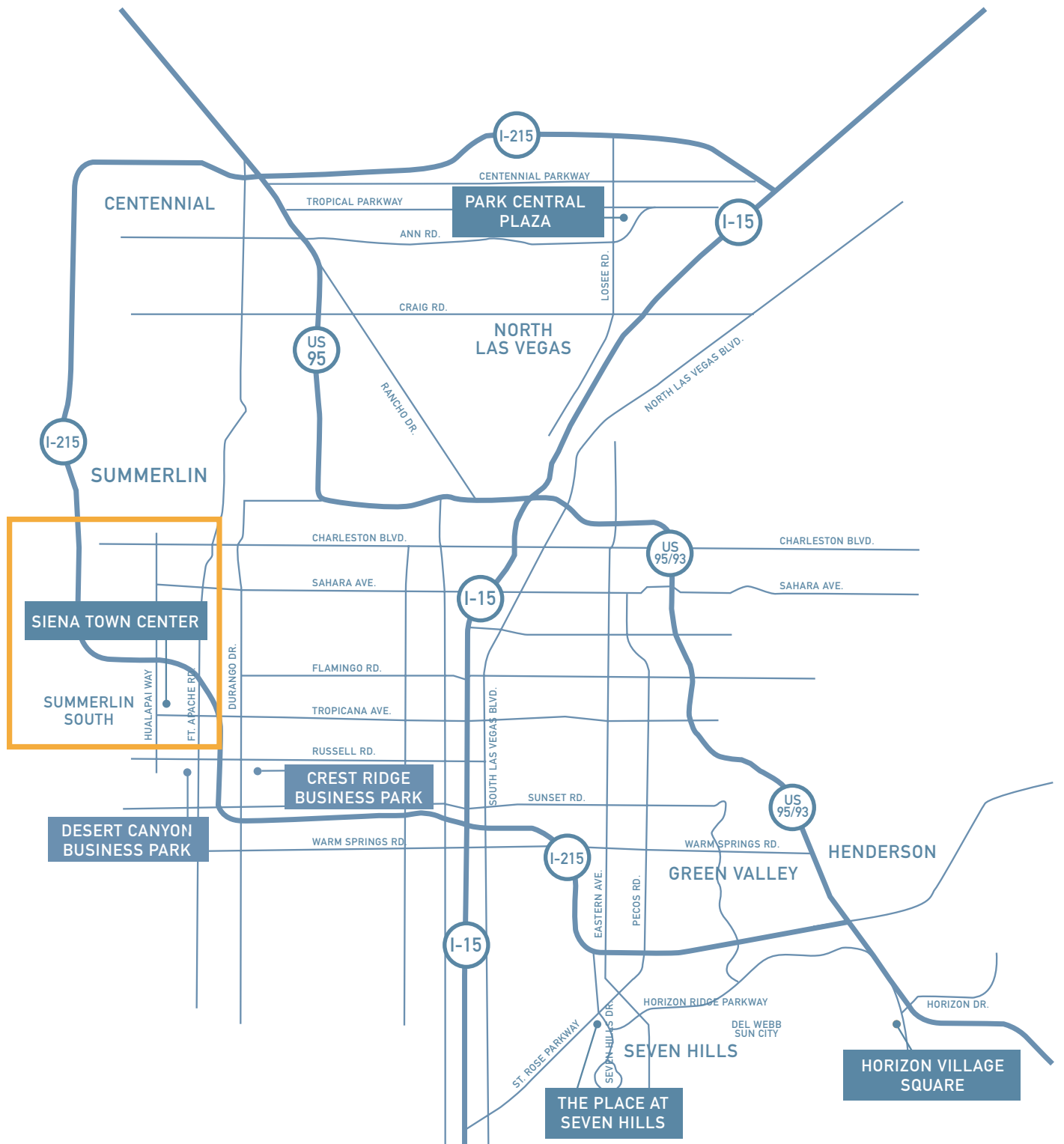


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