

901 S. Rancho Drive  
Las Vegas NV 89106

## PROPERTY DETAILS

Rental Rate:  
\$2.25 PSF/NNN

Co-Tenants:  
Bank of America, Walgreen's Pharmacy,  
Quizno's and Jackson Hewitt.

Lease Term:  
3 Year Minimum



**CORNERSTONE**  
COMMERCIAL REAL ESTATE SERVICES

**Justin Michaels**, Vice President  
Lic.# S.0068221

820 Rancho Lane, Suite 85, Las Vegas, NV 89106  
P: 702-383-3033 | F: 702-383-8576  
[www.cornerstonecre.com](http://www.cornerstonecre.com)

Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential. It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.





Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential. It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.



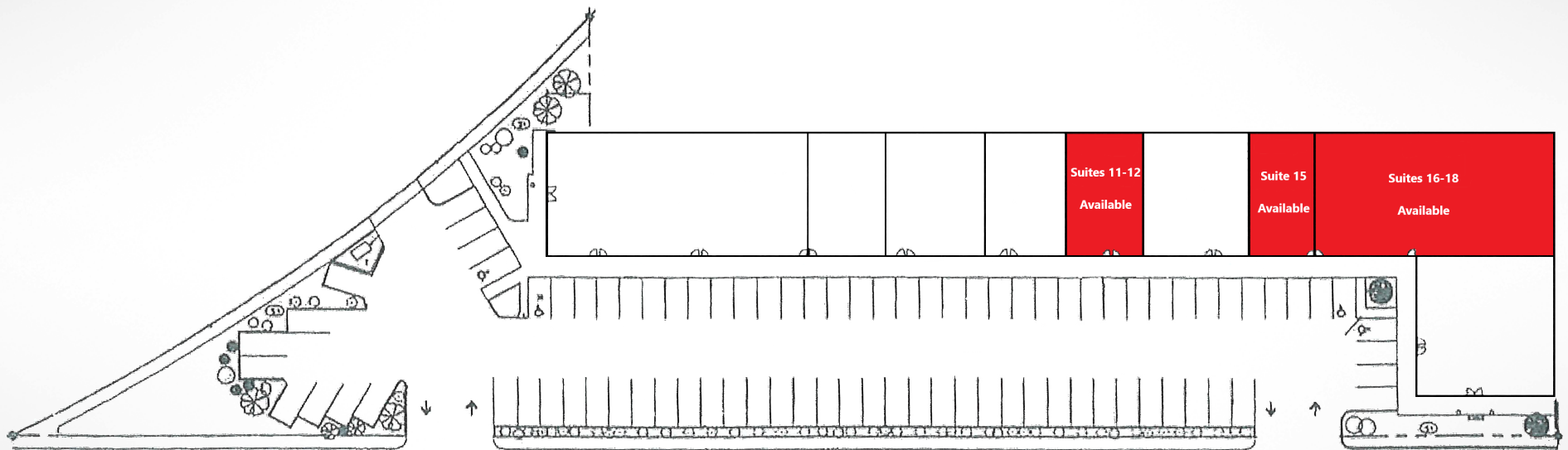
# SITE PLAN

## Space Available

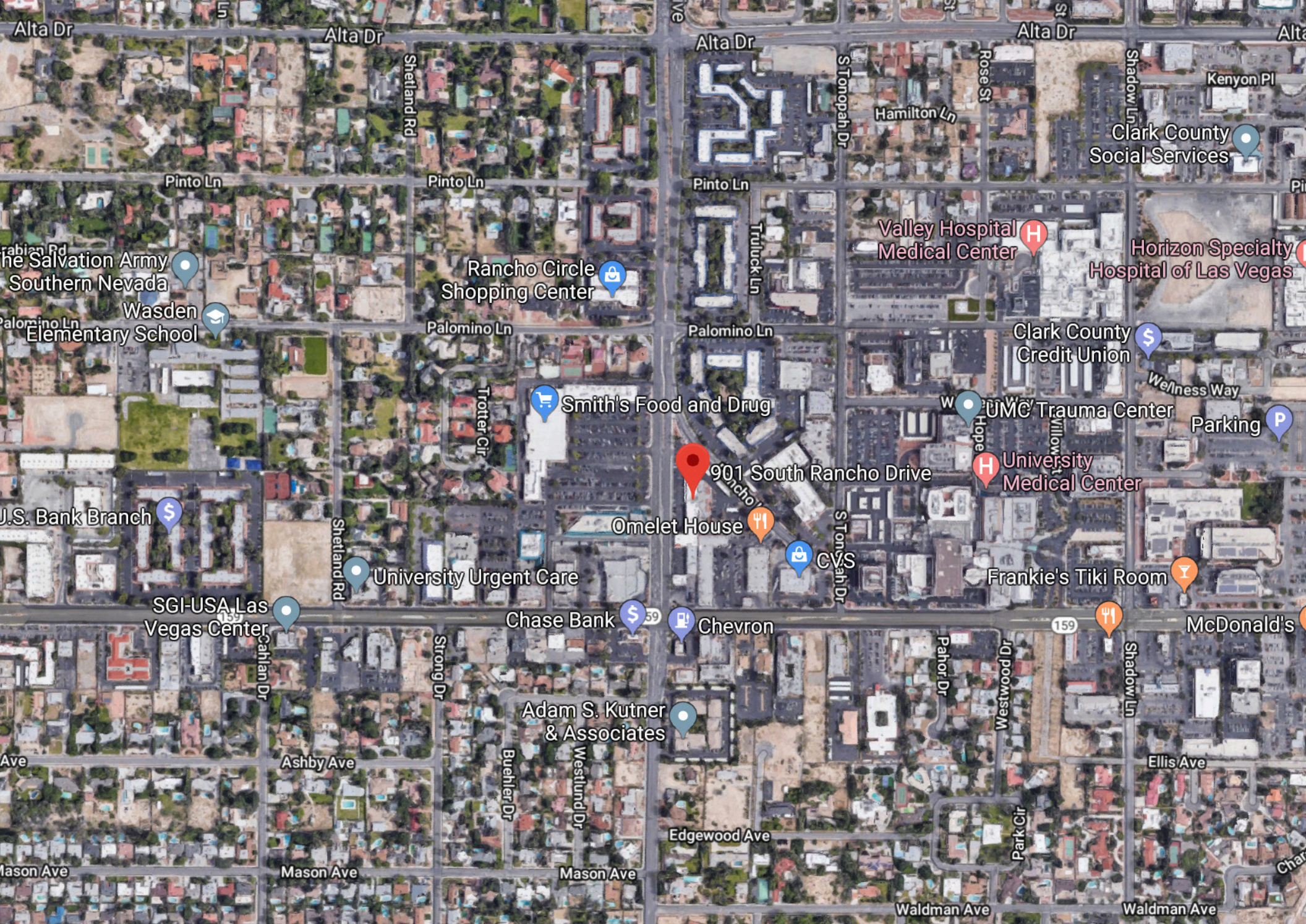
Suites 11-12: 1,500 SF +/-

Suite 15: 1,300 SF +/-

Suites 16-18: 3,700 SF +/-







Disclaimer: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine for your satisfaction the suitability of the property for your needs. This information has been prepared exclusively for the clients of Cornerstone Company and is confidential. It is the property of Cornerstone Company, and reproduction of any portion without the written consent of Cornerstone Company is strictly prohibited.