

PRIME 3,000 SF C-STORE WITH GAMING OPPORTUNITY

E/SEC Smoke Ranch & Rainbow | 6595 Smoke Ranch, Suite 145 | Las Vegas, NV 89108



| | |
|--------------------------------------|------------------------------|
| JURISDICTION | Las Vegas - 89108 |
| ZONING | Limited Commercial (C-1) |
| Suite 130 | |
| AVAILABLE SF | ±1,000 SF |
| ASKING RATE | \$1.25 PSF + \$0.53 NNNs PSF |
| Suite 140 - Convenience Store | |
| AVAILABLE SF | ±3,000 SF |
| ASKING RATE | \$2.25 PSF + \$0.53 NNNs PSF |

DESCRIPTION

DO NOT DISTURB TENANT

Take advantage of this turnkey 3,000 SF convenience store space, ideally suited for a high-traffic retail location. The site is fully equipped for a neighborhood market or mini-mart and includes space for gaming machines, creating an additional revenue stream. With excellent visibility, easy access, and strong surrounding demographics, this location offers a rare opportunity for operators looking to combine retail, food, and entertainment in one dynamic space. Perfect for a convenience or specialty retail concept ready to tap into consistent local and commuter traffic.

2025 DEMOGRAPHIC SNAPSHOT



Population:
3-mile radius

192,223



**Average HH
Income:**

\$91,171



Traffic Counts:
Smoke Ranch

9,899 vpd



Contact: Kyle Wilcox • c: 702.510.4172 • o: 702.954.3903 • kwilcox@newmarketadvisors.com
Austin Thompson • c: 702.606.5648 • athompson@newmarketadvisors.com



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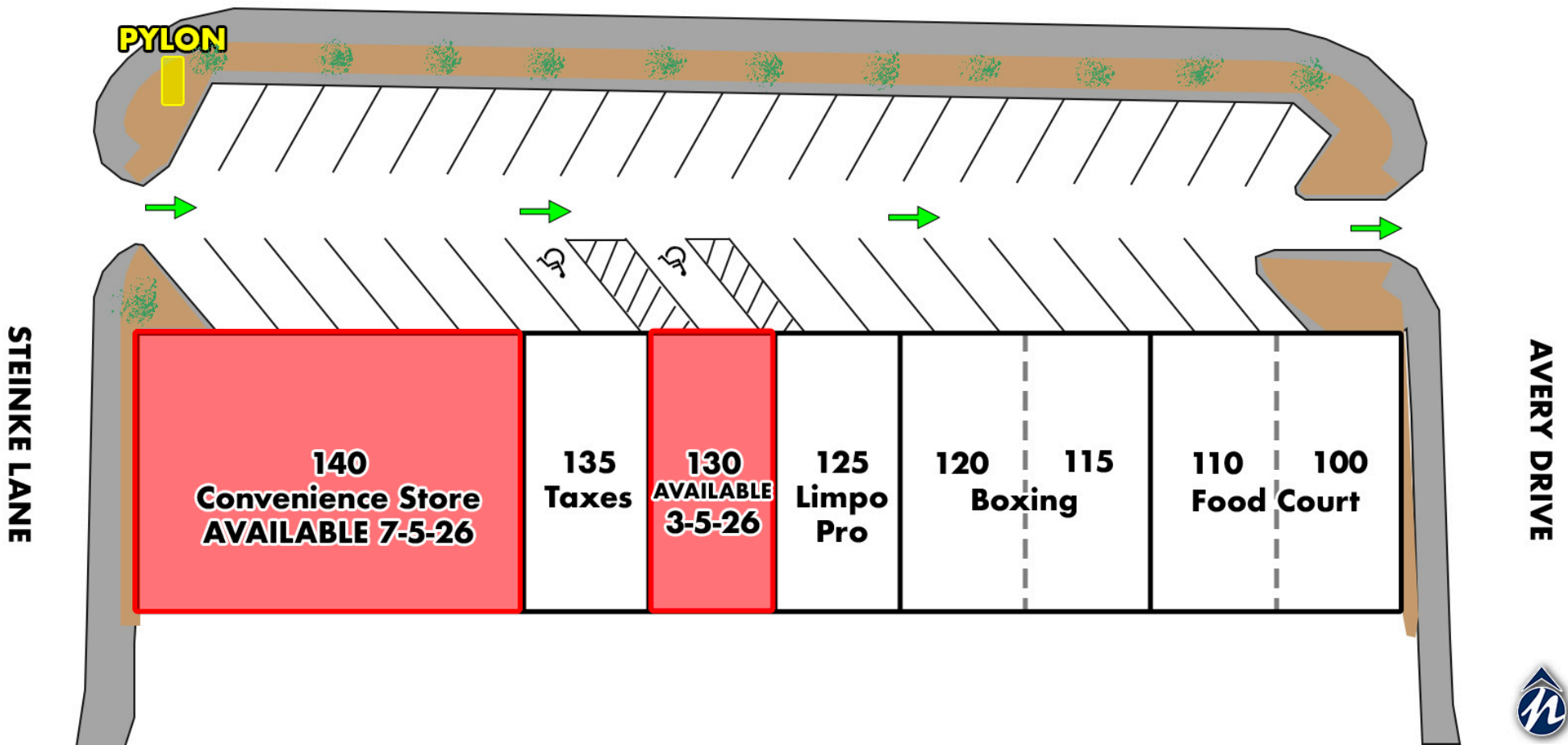
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The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Kyle Wilcox, NV BS. 0146028
 Austin Thompson, NV S. 0189011

SMOKE RANCH ROAD



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January 21, 2026

2025 ESTIMATED DEMOGRAPHICS



Population

| | |
|--------|----------------|
| 1-Mile | 26,068 |
| 3-Mile | 192,223 |
| 5-Mile | 436,487 |



Average Household Income

| | |
|--------|------------------|
| 1-Mile | \$74,977 |
| 3-Mile | \$91,171 |
| 5-Mile | \$103,453 |



Number of Households

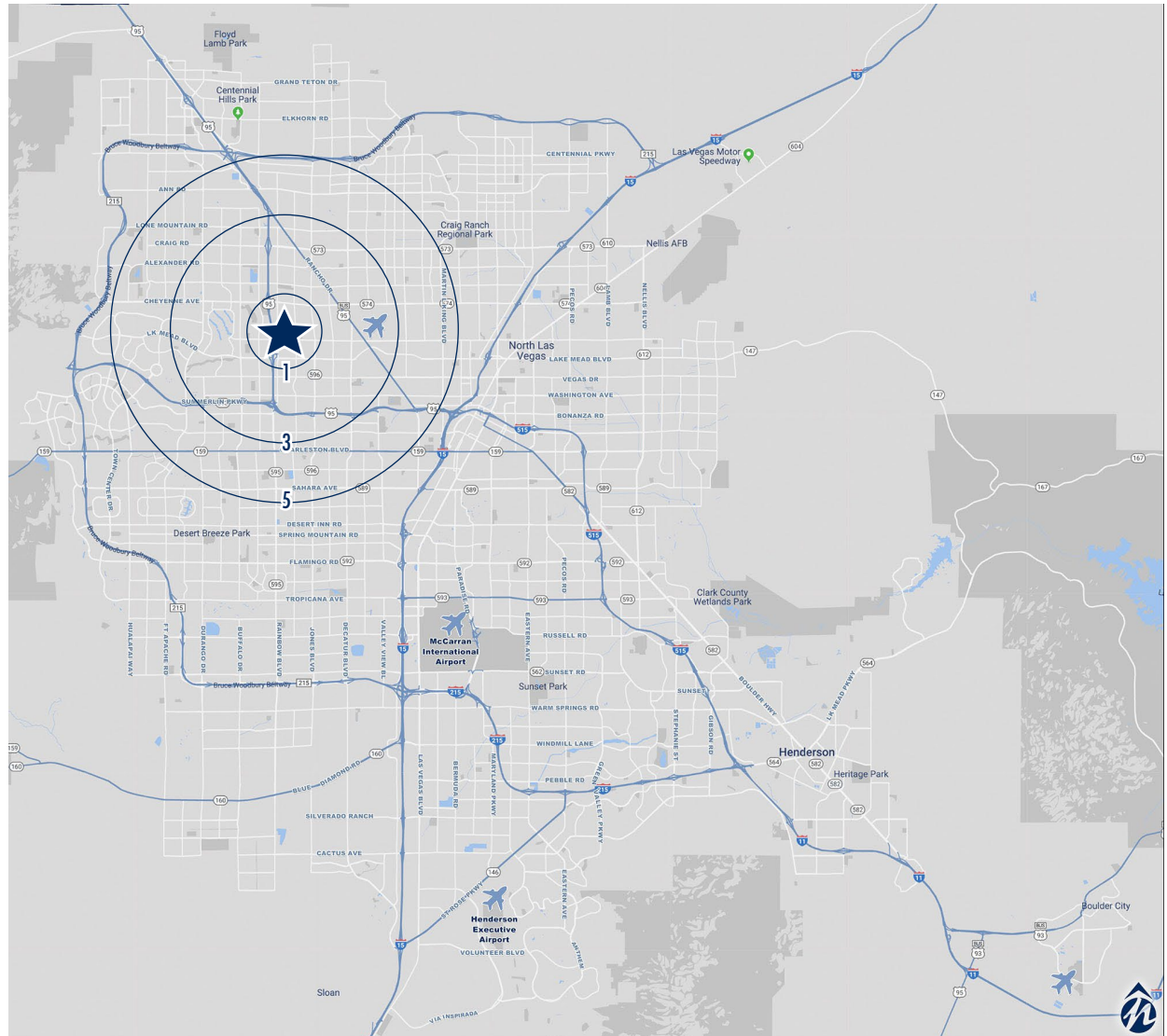
| | |
|--------|----------------|
| 1-Mile | 9,931 |
| 3-Mile | 73,550 |
| 5-Mile | 167,254 |



Daytime Population (Employees)

| | |
|--------|----------------|
| 1-Mile | 13,626 |
| 3-Mile | 49,296 |
| 5-Mile | 136,467 |

LAS VEGAS VALLEY



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:

- a) Each party for whom the licensee is acting as an agent in the real estate transaction, and
- b) Each unrepresented party to the real estate transaction, if any.

LICENSEE'S DUTIES OWED TO ALL PARTIES:

A Nevada real estate licensee shall:

1. Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
2. Exercise reasonable skill and care with respect to all parties to the real estate transaction.
3. Disclose to each party to the real estate transaction as soon as practicable:
 - a. Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
 - b. Each source from which licensee will receive compensation.
4. Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

LICENSEE'S DUTIES OWED TO THE CLIENT:

A Nevada real estate licensee shall:

1. Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
2. Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
3. Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
4. Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
5. Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
6. Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
7. Account to the client for all money and property the licensee receives in which the client may have an interest.

Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

CONFLICT OF INTEREST:

A licensee in a real estate transaction may legally act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest.

DISCLOSURE OF CONFIDENTIAL INFORMATION:

Licensee will not disclose any confidential information for 1 year after the revocation or termination of any brokerage agreement entered into with a party to this transaction, unless Licensee is required to do so by a court of competent jurisdiction or is given written permission to do so by that party. Confidential information includes, but is not limited to, the client's motivation to purchase, trade or sell, which if disclosed, could harm one party's bargaining position or benefit the other.

DUTIES OF LICENSEE:

Licensee shall provide you with a "Duties Owed by a Nevada Real Estate Licensee" disclosure form which lists the duties a licensee owes to all parties of a real estate transaction, and those owed to the licensee's client. When representing both parties, the licensee owes the same duties to both seller and buyer. Licensee shall disclose to both Seller and Buyer all known defects in the property, any matter that must be disclosed by law, and any information the licensee believes may be material or might affect Seller's/Landlord's or Buyer's/Tenant's decisions with respect to this transaction.

NO REQUIREMENT TO CONSENT:

You are not required to consent to this licensee acting on your behalf. You may

- Reject this consent and obtain your own agent,
- Represent yourself,
- Request that the licensee's broker assign you your own licensee.

*This information was taken from form 504 and 503
with the Nevada Real Estate Division.*

*When you choose to do business with us the proper form will be presented
for signature. To see these forms please visit NVRED.com.*



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