

Ivywild Plaza SC 2,046 Sf Retail/Offices/Showroom for Lease
1526 South Nevada—Ivywild Plaza next to Conway's Red Top



South Face of 2,046 SF Space—Good Visibility from Nevada



Sign on South Nevada Ave.



West Facing Frontage & Solarium



15'x27' Showroom & Solarium



12'x18' Reception

Details:

- ◆ Sq. Ft. of Center 14,272—2 Buildings
- ◆ Zoned C5—General Business
- ◆ Plenty of parking spaces— 5:1,000 SF
- ◆ 1.14 Acre Site
- ◆ Year of construction 1986
- ◆ Anchor—Conway's Red Top Restaurant, plus Yakitori, Stevens Aero Model, Olympic Hydroponics, Liberty Tax & King's Laundramat.
- ◆ *Only this vacancy of 2,046 SF currently in the Center—former Conway's Offices.*
- Well maintained Center—high traffic area.
- \$4.54 nnn charges paid by Tenants
- Good Visibilty and access to Nevada
- Populated by long term Tenants.
- El Paso County Tax Parcel #64193-08-027

Lease Rate \$11.73/SF
(\$ 2,000/month)
+ NNN (\$4.54/SF)
Plus utilities

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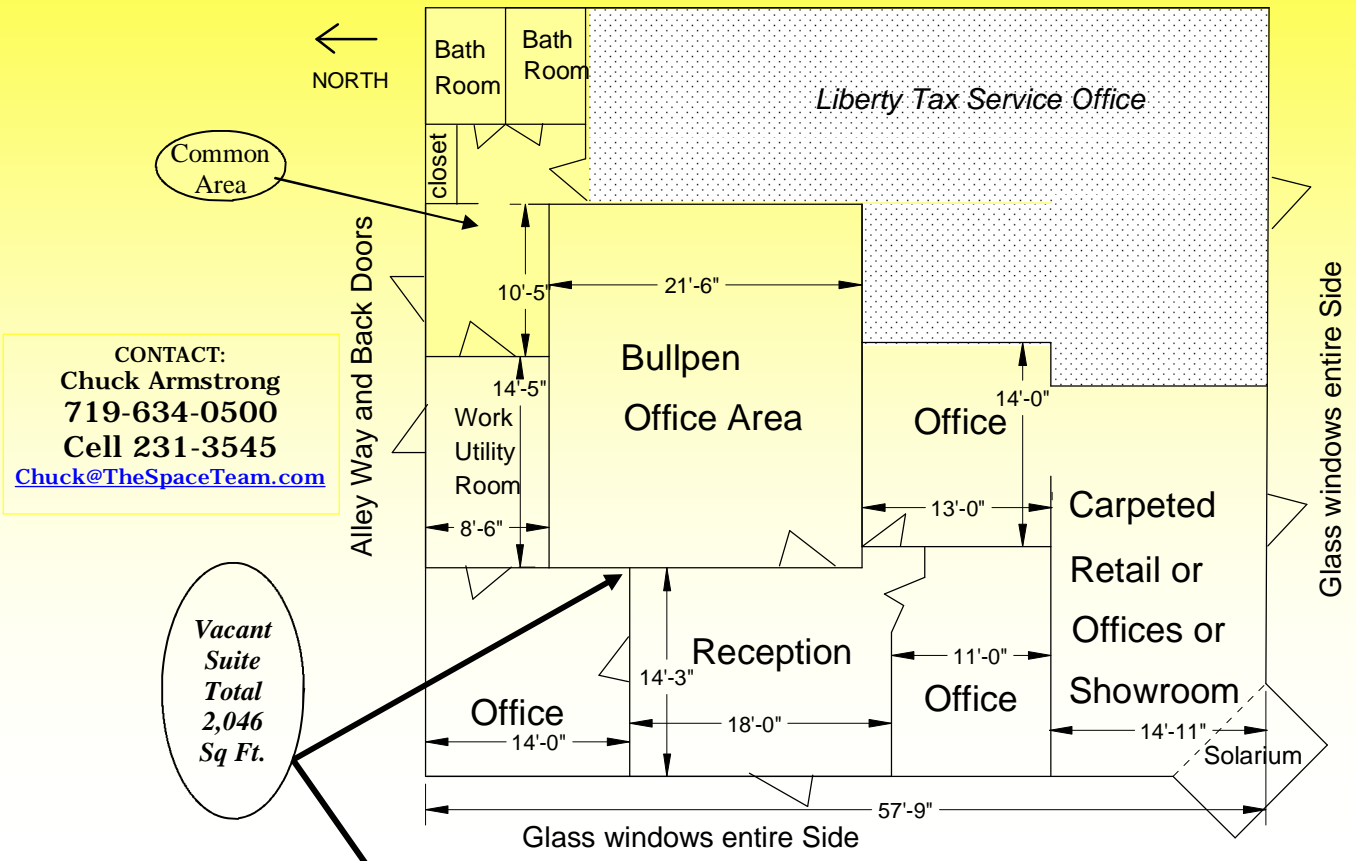
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Layout View of Ivywild Shopping Center Vacancy as Configured Today



Aerial View of Ivywild Plaza Shopping Center and location of Vacancy