

CITADEL PLAZA

NOW LEASING PHASE I!

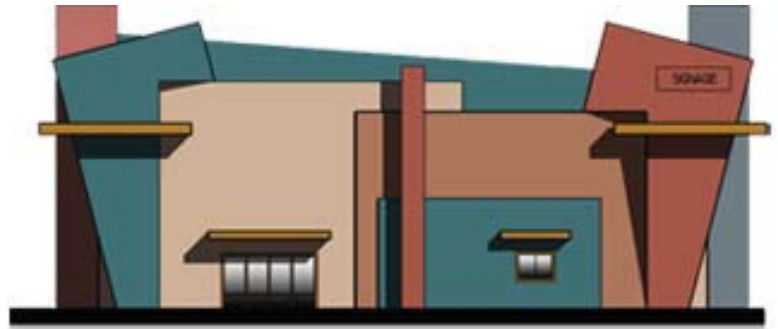


Phase I Retail Elevation

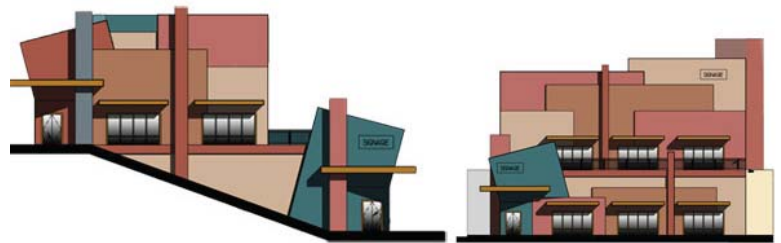
AN UPSCALE, MIXED-USE, LIFESTYLE CENTER
RETAIL | DRIVE-THRU | TAVERN | APARTMENTS

PROPERTY DETAILS

- ◆ Leasing Incentives / Call for Details
- ◆ 1,600 to 2,300 Square Foot Suites Available
- ◆ Tenant Improvement Allowance
- ◆ Convenient Freeway Access
- ◆ Direct Frontage to U.S. Interstate 95 and Russell Road
- ◆ Proposed Pylon Signage with U.S. 95 Freeway Visibility and Monument Signage with Russell Frontage
- ◆ Park-like Grounds with Walking Paths and Seating Areas
- ◆ Annual Average Daily U.S. Traffic Count: 117,000 vehicles per day
- ◆ Join Other Tenants including Martini's & Music and Three Tomatoes & A Mozzarella



Phase I Tavern Elevation



Phase I Tavern Elevation



Phase II Multi-Family Elevation

FOR INFORMATION CONTACT:



Malcai Properties
(702) 641-5023
Ask for Craig or Linda
or visit www.malcai.com

CITADEL PLAZA

SITE PLAN

ON RAMP

RUSSELL ROAD

STEPHANIE STREET

INTERSTATE
95

EXIT



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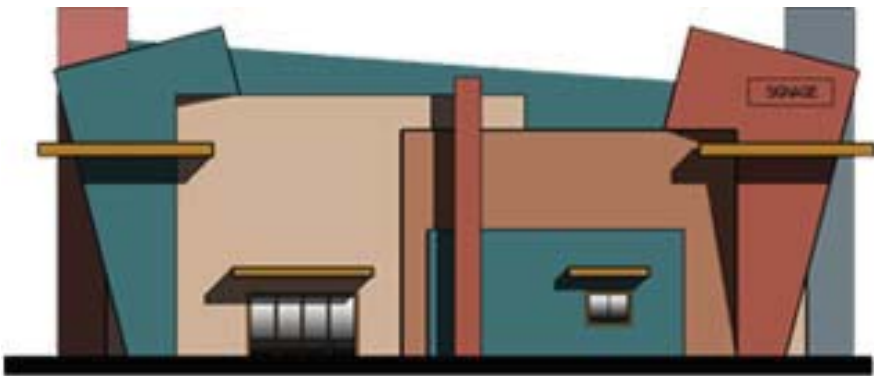
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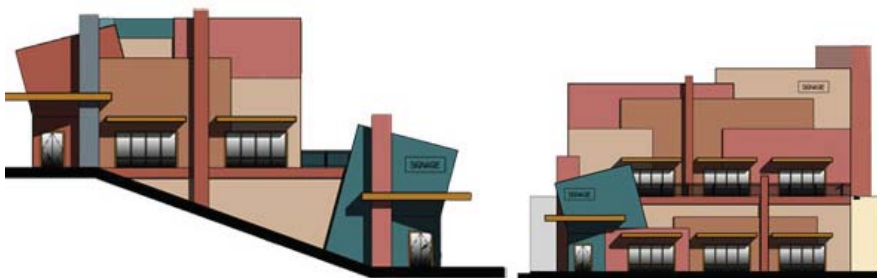
RETAIL SUITE PLAN



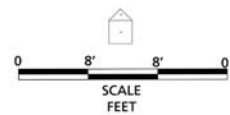
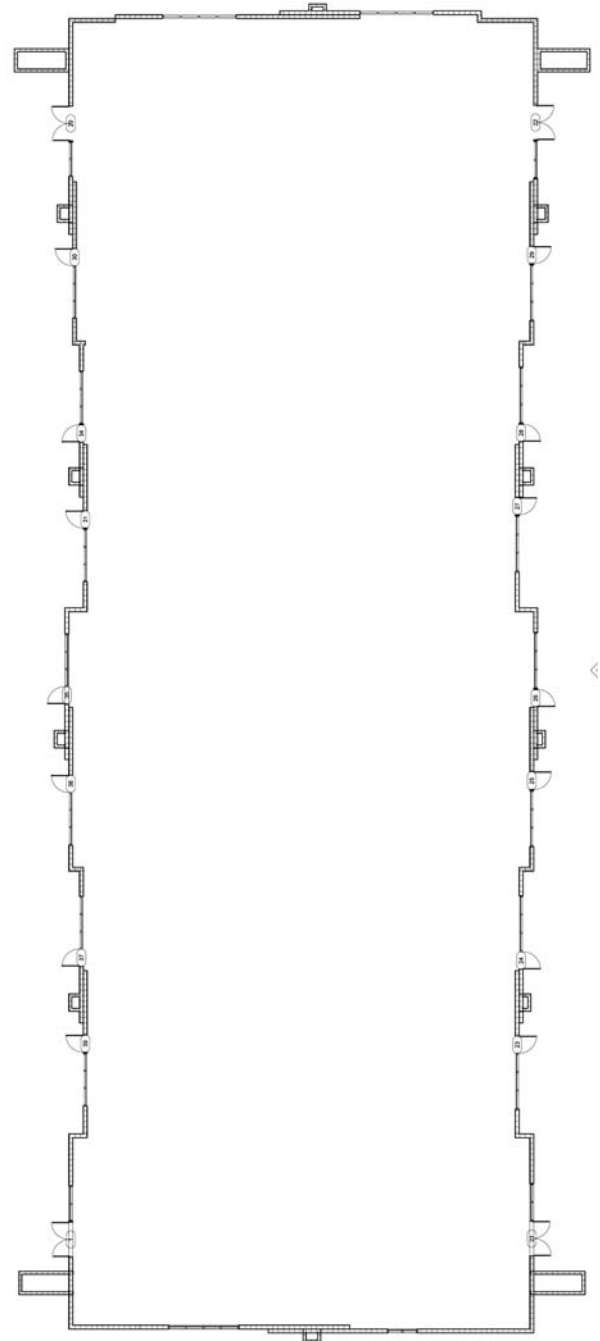
Phase I Retail Elevation



Phase I Retail Elevation



Phase I Tavern Elevation



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CITADEL PLAZA

*3-D
ARCHITECTURAL
ELEVATIONS

Southwest Corner Apartment
Phase II



Hot Tub
Phase II



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*Design/color scheme subject to change.

CITADEL PLAZA

*3-D
ARCHITECTURAL
ELEVATIONS

Entrance from Russell



Bird's Eye from Northwest Intersection



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Bird's Eye from Intersection



Bird's Eye from Intersection Off Ramp



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*3-D
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Bird's Eye from Freeway



Apartment Entrance



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*3-D
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Bird's Eye from Freeway



Apartment Entrance
Phase II



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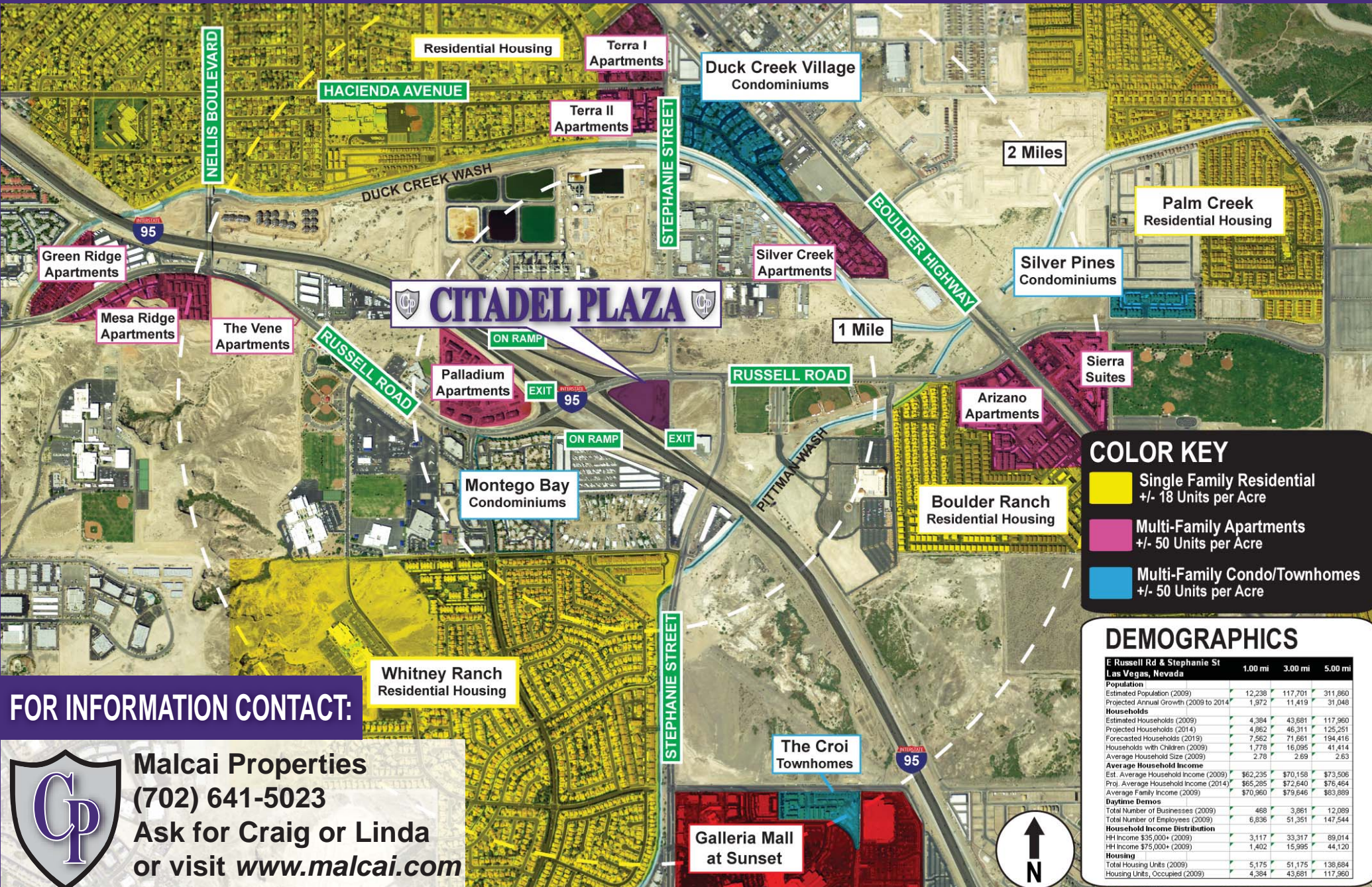


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CITADEL PLAZA

2-MILE
AERIAL



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COLOR KEY

- Single Family Residential
+/- 18 Units per Acre
- Multi-Family Apartments
+/- 50 Units per Acre
- Multi-Family Condo/Townhomes
+/- 50 Units per Acre

DEMOGRAPHICS

E Russell Rd & Stephanie St
Las Vegas, Nevada

	1.00 mi	3.00 mi	5.00 mi
Population			
Estimated Population (2009)	12,238	117,701	311,860
Projected Annual Growth (2009 to 2014)	1,972	11,419	31,048
Households			
Estimated Households (2009)	4,384	43,681	117,960
Projected Households (2014)	4,862	46,311	125,251
Forecasted Households (2019)	7,562	71,661	194,416
Households with Children (2009)	1,778	16,095	41,414
Average Household Size (2009)	2.78	2.69	2.63
Average Household Income			
Est. Average Household Income (2009)	\$62,235	\$70,158	\$73,506
Proj. Average Household Income (2014)	\$65,265	\$72,640	\$76,464
Average Family Income (2009)	\$70,960	\$79,646	\$83,869
Daytime Demos			
Total Number of Businesses (2009)	468	3,861	12,089
Total Number of Employees (2009)	6,836	51,351	147,544
Household Income Distribution			
HH Income \$35,000+ (2009)	3,117	33,317	89,014
HH Income \$75,000+ (2009)	1,402	15,995	44,120
Housing			
Total Housing Units (2009)	5,175	51,175	138,684
Housing Units, Occupied (2009)	4,384	43,681	117,960

