

DEER SPRINGS TOWN CENTER

Deer Springs Way & N 5th St
North Las Vegas, NV 89086

Last Space Available ±1,412 sf

635 E DORRELL LANE

Q2 2026 DELIVERY



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MAP: AERIAL SATELLITE



PROPERTY SUMMARY

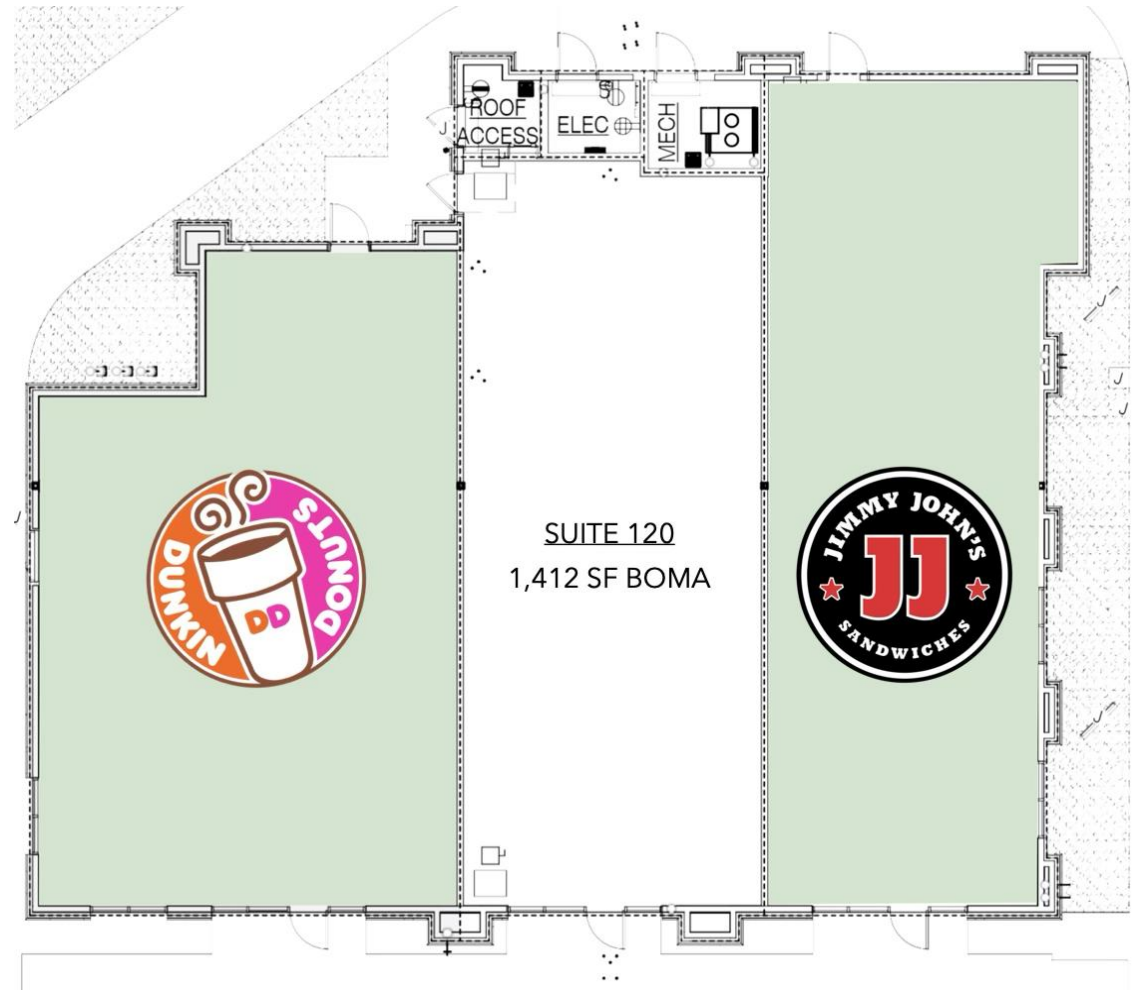


CENTER	Deer Springs Town Center
BUILDING TYPE	Retail PAD with Drive-thru
DELIVERY	Q2 2026 Delivery
SUBMARKET	North Las Vegas
APN	124-23-210-013
ZONING	C-2
TENANTS	<p>Prominent tenants in the surrounding center include:</p> <ul style="list-style-type: none"> • In-N-Out Burger • Popeye's Louisiana Chicken • The Home Depot • Michael's Arts & Crafts • Burlington • Target

AVAILABLE OPTIONS

SUITE 120

Size	±1,412 sf
Rate	\$ 3.50 sf/mo
CAM	\$ 0.65 NNN (estimated)
Lease Term	5+ Years
Description	Inline restaurant space <ul style="list-style-type: none">• Grease trap (2,000 gal shared)• HVAC unit(s) provided by Landlord (not including ductwork)



Plans are not to exact scale. They are intended for general information purposes only.

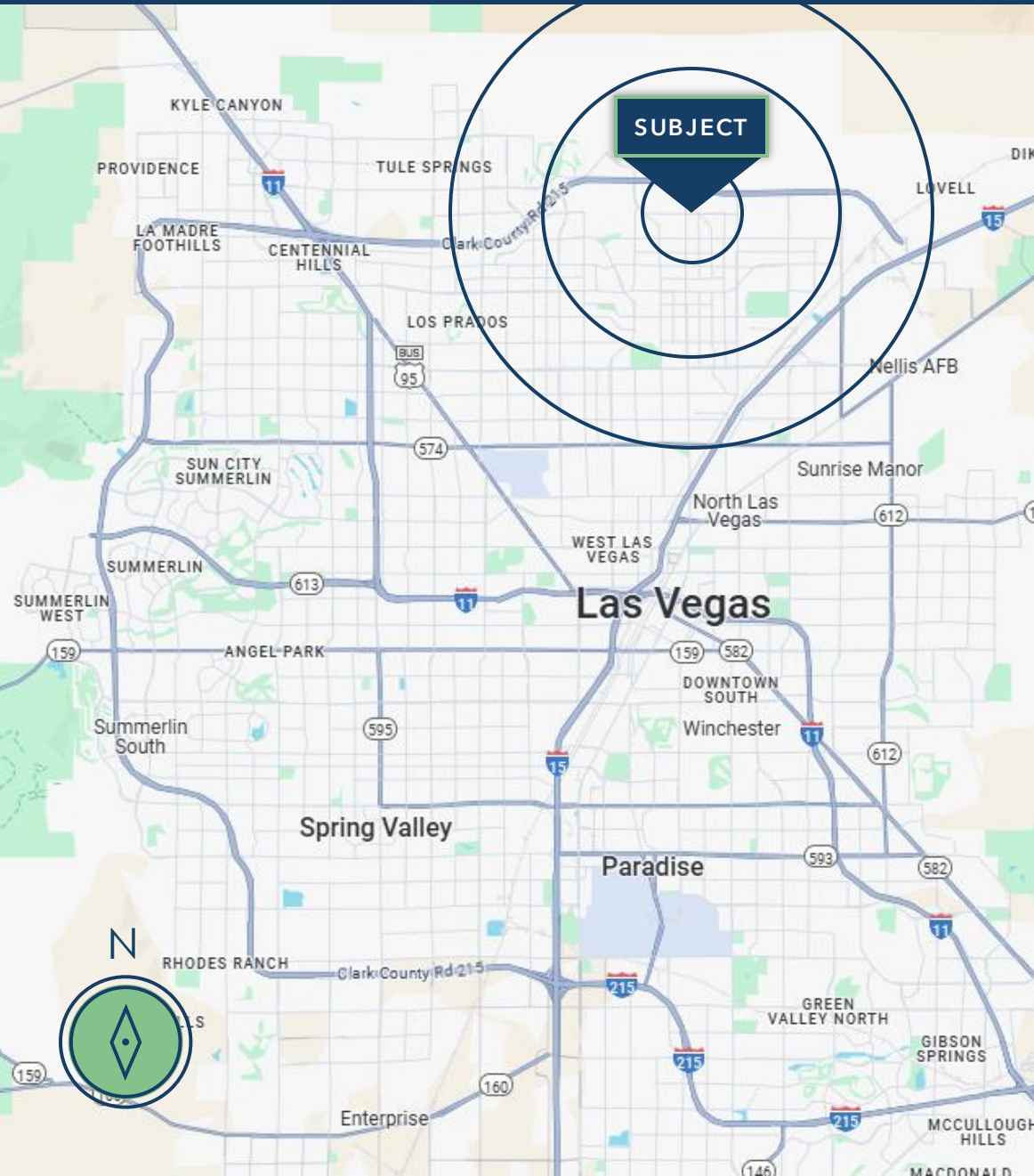
SITE PLAN & ADJACENT RETAIL

Existing Tenants on Parcel

680-100	Mathnasium	640-110	SerVehZah
680-120	Beauty Lab 702	640-120	UPS Store
680-150	Victory Martial Arts	640-130	Gel Nails
675-100	My Left Foot Children's Therapy	640-140	Golden Eyecare
675-130	Verizon	640-160 & 180	Deer Springs Modern Dentistry
675-160	Red Rock Running Co.		



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
HOUSEHOLDS (2024)	5,402	35,967	80,189
MEDIAN HH INCOME	\$ 70,259	\$ 72,510	\$ 71,250
POPULATION (2024)	16,087	111,628	250,050
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
White	4,868	35,329	82,594
Black	4,407	25,280	51,916
American Indian/Alaskan Native	147	1,416	3,329
Asian	1,322	9,969	19,097
Hawaiian & Pacific Islander	128	1,121	2,337
Two or more races	5,214	38,515	90,777
Hispanic Origin	5,025	38,741	92,615

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