

ANN VALLEY PLAZA - LAST PAD SPACE AVAILABLE

NWC Ann Road & Valley Drive | North Las Vegas, NV 89031



AVAILABLE SF	±1,360 SF - ±2,966 SF Remaining
JURISDICTION	North Las Vegas
ZONING	Neighborhood Commercial (C-1)
RATES	\$2.90 per SF NNN

PROPERTY HIGHLIGHTS

- Surrounded by residential
- Hard corner, signalized intersection
- Can be divided down to 1,200 SF
- Lat/Long: 36.262089, -115.199470

CO-TENANTS



2023 DEMOGRAPHIC SNAPSHOT



Population: 161,778
3-mile radius



Average HH Income: \$102,379



Traffic Counts: 27,470 vpd
Ann Road



Contact: Christina M. Strickland • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com



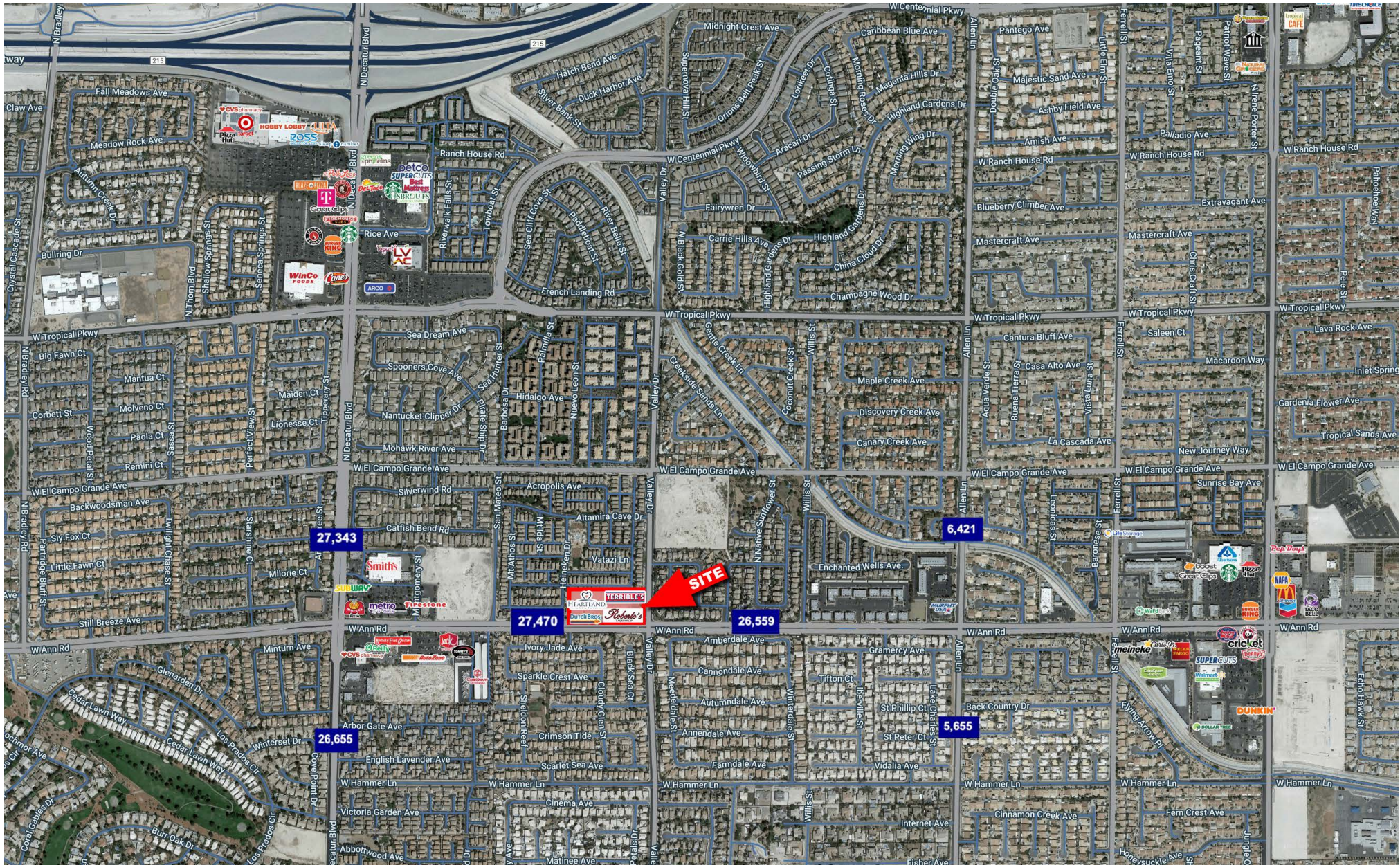
CHAINLINKS
RETAIL ADVISORS

5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

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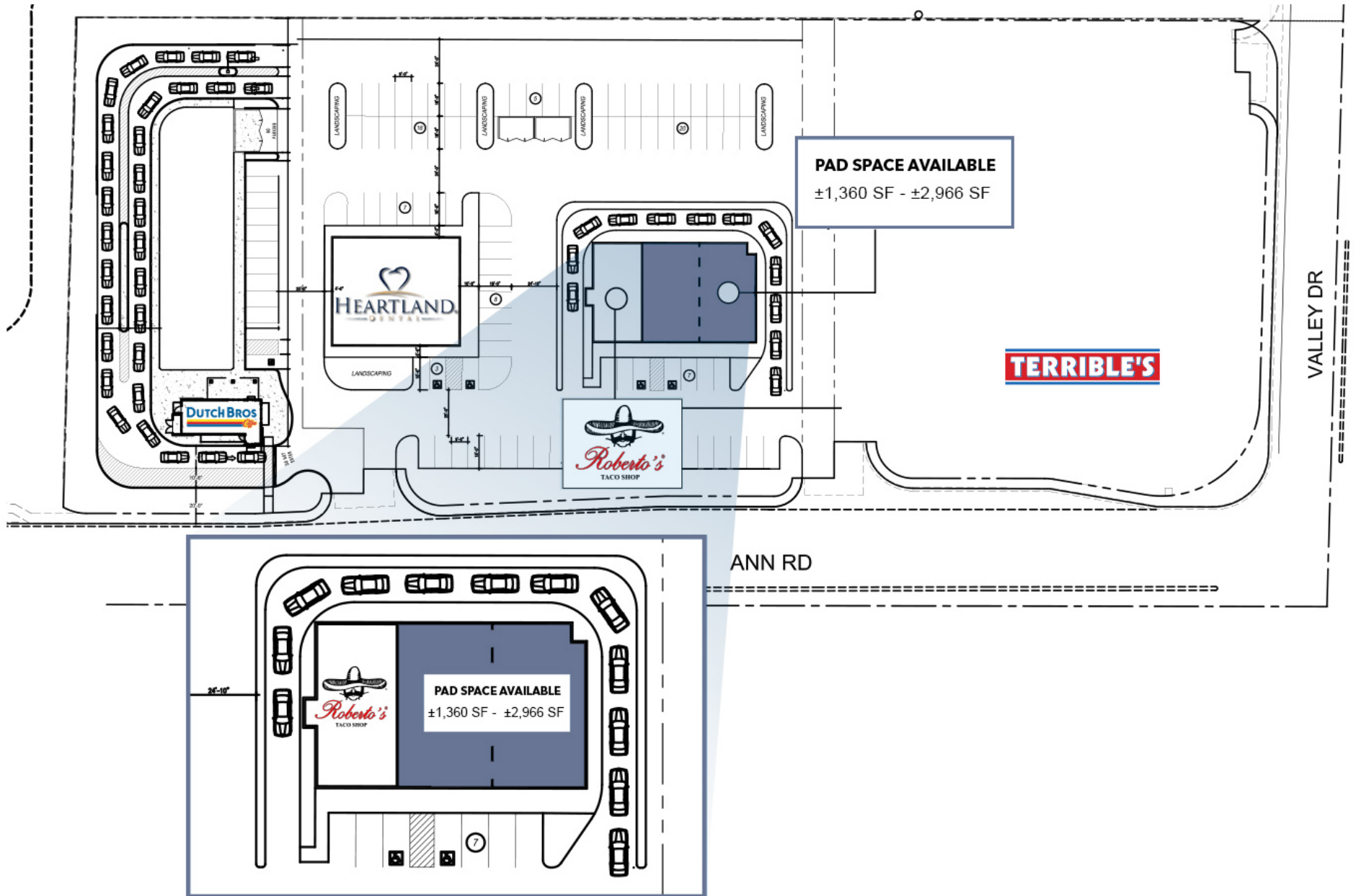
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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile	24,258
3-Mile	161,778
5-Mile	369,908



Average Household Income

1-Mile	\$105,968
3-Mile	\$102,379
5-Mile	\$99,861



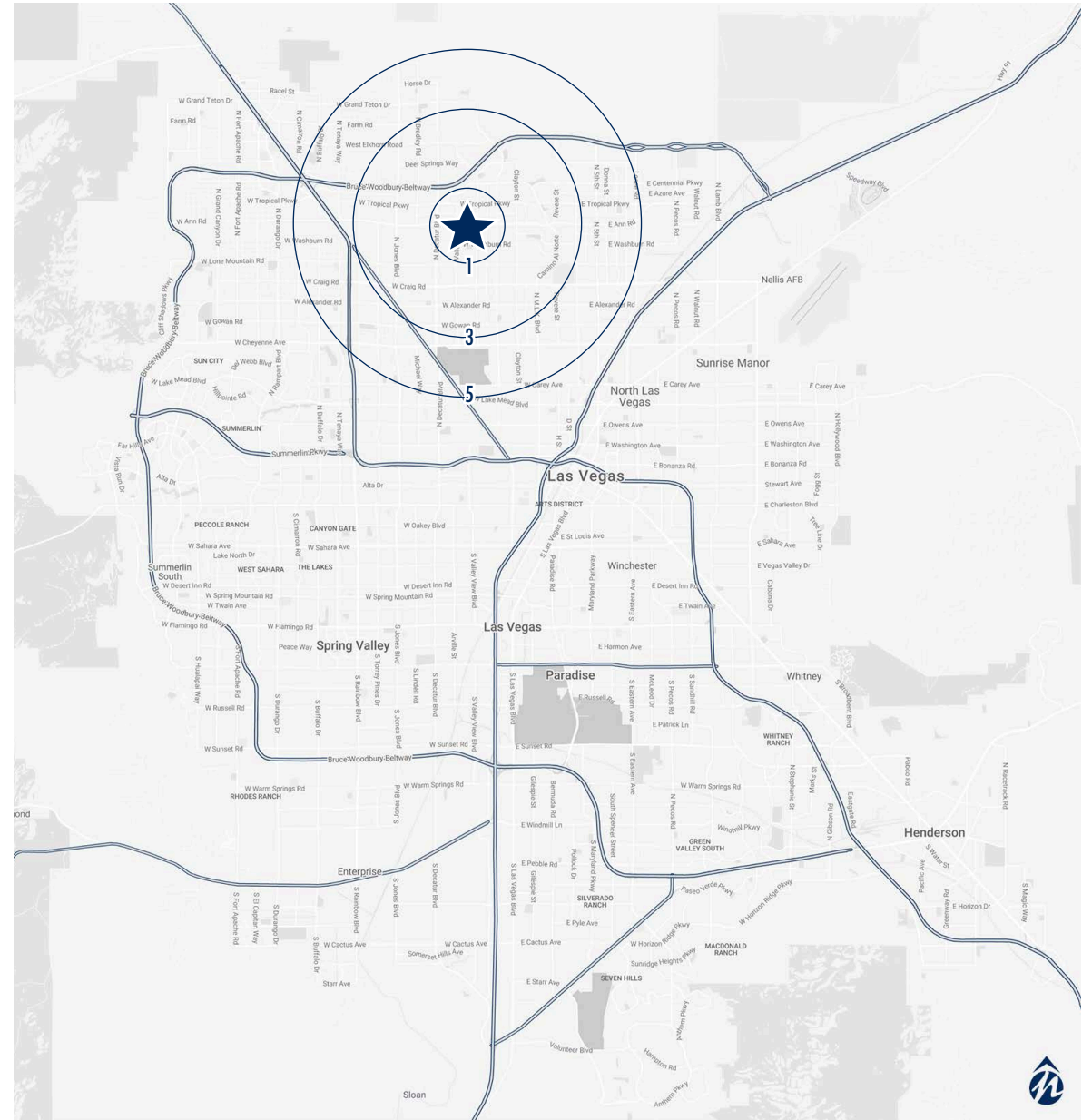
Number of Households

1-Mile	8,495
3-Mile	57,177
5-Mile	130,870



Daytime Population (Employees)

1-Mile	1,718
3-Mile	21,354
5-Mile	65,635



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