

Decatur Crossing

204 - 294 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89107



Highlights

- 84,425 square foot retail center located directly off the US-95 at Decatur Blvd.
- The center is anchored by the Southern Nevada Health District headquarters and other notable tenants include Planet Fitness and Pizza Hut.
- Tesla Motors just completed the installation of more than 20 Tesla “Supercharger” stations at the center, creating a captive, daily customer base
- Centrally located in an established infill area of the Las Vegas valley
- Surrounding area retailers include Dutch Bros, Dillard’s, Macy’s, Cardenas, Curacao, Ross, Red Lobster and more
- 480 new multi-family and senior housing units directly adjacent to center and another 334 multi-family units under construction across Decatur Blvd.
- Pylon signage available on Decatur Boulevard
- Future two-tenant QSR pad, adding restaurant options to the center

Building Type: Anchored Retail Center

Available Space: 1,526 - 10,161 SF

Lease Rate: \$1.00 - \$2.50/SF/mo. NNN

NNN: \$0.46/SF/mo.

Zoning: C-1 (City of Las Vegas)

Residential Population

One Mile Radius	21,263 residents
Three Mile Radius	188,471 residents

Total Daytime Population

One Mile Radius	6,558
Three Mile Radius	92,095

Annual Household Income

One Mile Radius	\$58,044
Three Mile Radius	\$65,023

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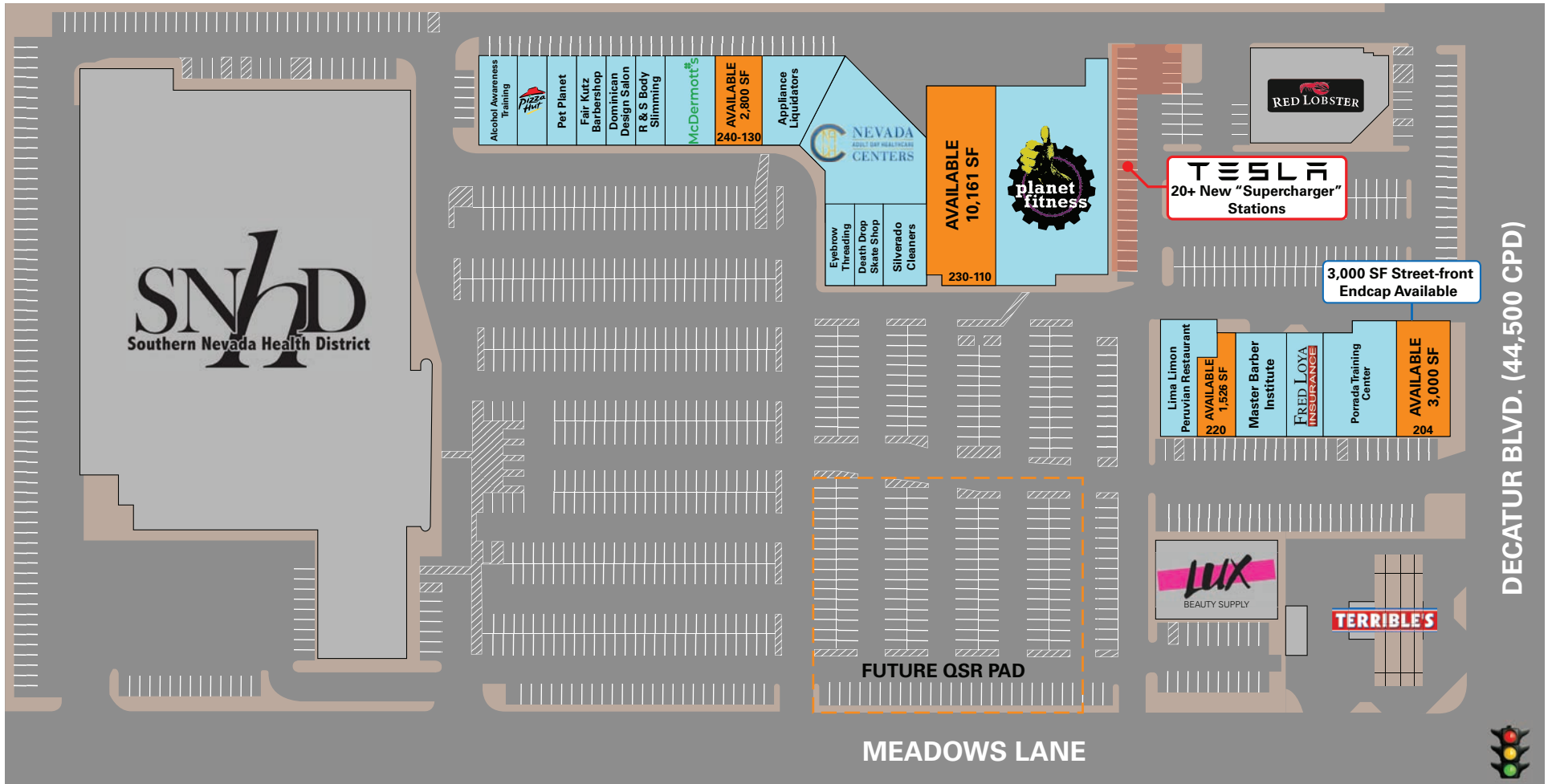
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NEWMARK

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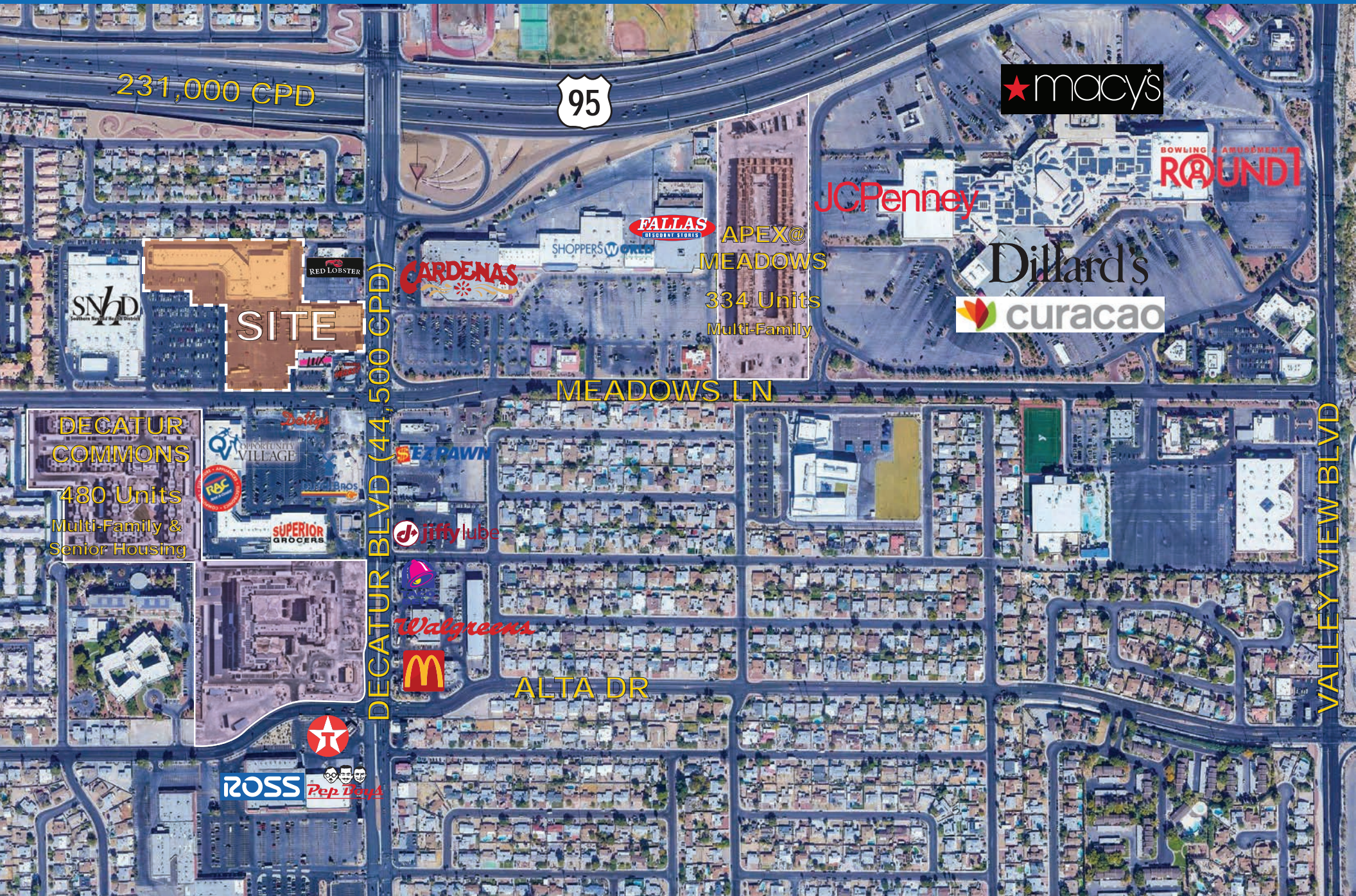
Site Plan



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231,000 CPD

95



APEX@ MEADOWS

334 Units
Multi-Family



SITE



MEADOWS LN

DECATUR COMMONS

480 Units
Multi-Family &
Senior Housing



ALTA DR



VALLEY VIEW BLVD