

±876 - 5,593 SF AVAILABLE

COLLEGE PARK

SWC Lake Mead Blvd & Civic Center Dr
North Las Vegas, NV 89030

3.2 MILLION
ANNUAL VISITS

SOURCE | Placer.ai 2024



roicre.com

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9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

College Park is located in the heart of North Las Vegas' commercial area and business district

**±876 - 5,593 SF
AVAILABLE**

- Strong daytime population generated by North Vista Hospital and City of North Las Vegas municipal offices
- Prime in-fill location in an under-served trade area
- Within North Las Vegas' The Gateway District



SHOPPING CENTER RETAILERS



SCHEMATIC SITE PLAN

COLLEGE PARK
SWC Lake Mead Blvd & Civic Center Dr
North Las Vegas, NV 89118



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Suite	Tenant	Size (SF)
2001-100	Wireless Toyz	1,800
2001-105	Starbucks	1,700
2011	CVS	24,100
2021	El Super	36,983
2023	Chipotle	2,508
2025	5 Below	12,850
2027	Verizon	2,751
2029	Subway	1,505
2031	AVAILABLE	1,655
2035-37	AVAILABLE	1,558
2039	AVAILABLE	2,380

Suite	Tenant	Size (SF)
2101-A	AVAILABLE	876
2101-B	Valley Eyebrow Threading	750
2101-C	Mejico Express	750
2101-D	AVAILABLE	1,009
2105	Adecco Staffing	1,176
2107	Nevada Nails & Spa	692
2109	Hansen & Hansen Insurance	1,000
2111	Barbers at College Park	470
2115	GNC	1,608
2119	GameStop	1,216
2121	Rent-A-Center	3,745

Suite	Tenant	Size (SF)
2123	Wild Wash Laundromat	5,448
2125	Sally Beauty Supply	1,830
2129	YNS Clothing	2,500
2209	WSS	14,924
2217	Absolute Dental	4,200
2301	Absolute Dental Kids	3,980
2305	Rainbow	6,918
2335	Cano Health	13,475
2401-100	Wells Fargo	6,120
2401-200	AVAILABLE	4,563

TRADE AREA AERIAL

COLLEGE PARK
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North Las Vegas, NV 89118



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
33,497	201,650	505,296



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$68,287	\$63,824	\$78,217



TRAFFIC COUNTS

Lake Mead Blvd	Civic Center Dr
47,500 VPD	18,600 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2023



FOR MORE INFORMATION

CONTACT





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