±876 - 5,593 SF AVAILABLE

COLLEGE PARK

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



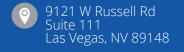
SOURCE | Placer.ai 2024





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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 minicipal offices
- Prime in-fill location in an under-served trade area
- Within North Las Vegas' The Gateway District







SHOPPING CENTER **RETAILERS**





















SCHEMATIC SITE PLAN



Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
2001-100	Wireless Toyz	1,800	2101-A	AVAILABLE	876
2001-105	Starbucks	1,700	2101-B	Valley Eyebrow Threading	750
2011	CVS	24,100	2101-C	Mejico Express	750
2021	El Super	36,983	2101-D	AVAILABLE	1,009
2023	Chipotle	2,508	2105	Adecco Staffing	1,176
2025	5 Below	12,850	2107	Nevada Nails & Spa	692
2027	Verizon	2,751	2109	Hansen & Hansen Insurance	1,000
2029	Subway	1,505	2111	Barbers at College Park	470
2031	AVAILABLE	1,655	2115	GNC	1,608
2035-37	AVAILABLE	1,558	2119	GameStop	1,216
2039	AVAILABLE	2,380	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**





AREA **DEMOGRAPHICS**



POPULATION

 1 Mile
 3 Miles
 5 Miles

 33,497
 201,650
 505,296



AVERAGE HOUSEHOLD INCOME

 1 Mile
 3 Miles
 5 Miles

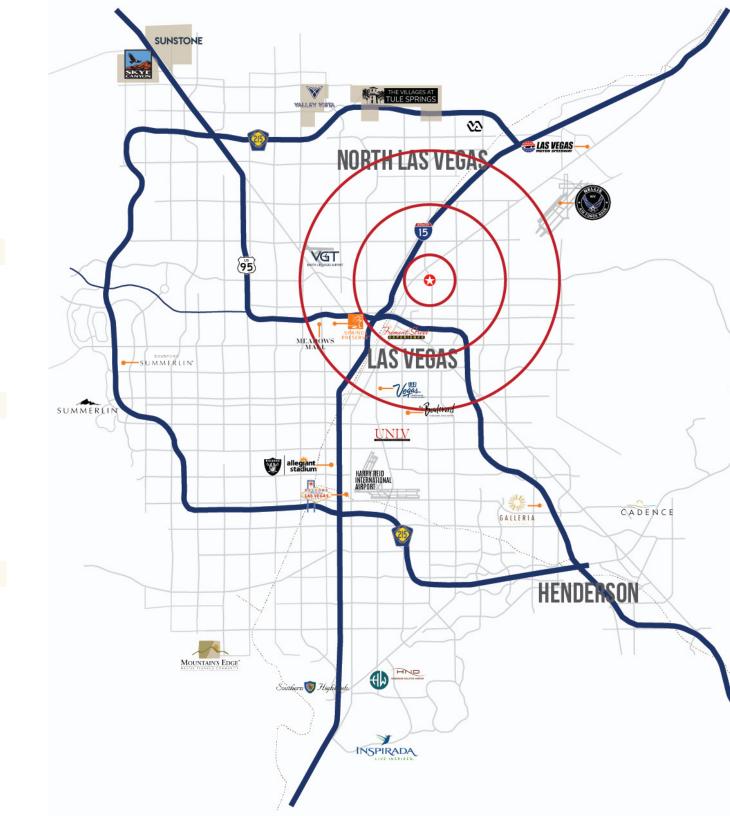
 \$68,287
 \$63,824
 \$78,217



TRAFFIC COUNTS

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

Sources: SitesUSA 2025 TRINA, NV DOT 2023



INFORMATION

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