



PROJECT SITE

**ALIANTE
CASINO & HOTEL**

**CVS
pharmacy**

**ARCO
SEVENTY SIX**

**SYNC
APARTMENT HOMES**



Sinclair



FOR LEASE
MULTI TENANT RETAIL OPPORTUNITY

NORTH ALIANTE PKWY

NORTH LAS VEGAS, NV 89084





HIGHLIGHTS



OPPORTUNITY BENEFITS



Multi-tenant retail opportunity in the rapidly expanding North Las Vegas



Just South of Sync Apartments, a 203 unit multi-family development, which is currently under construction

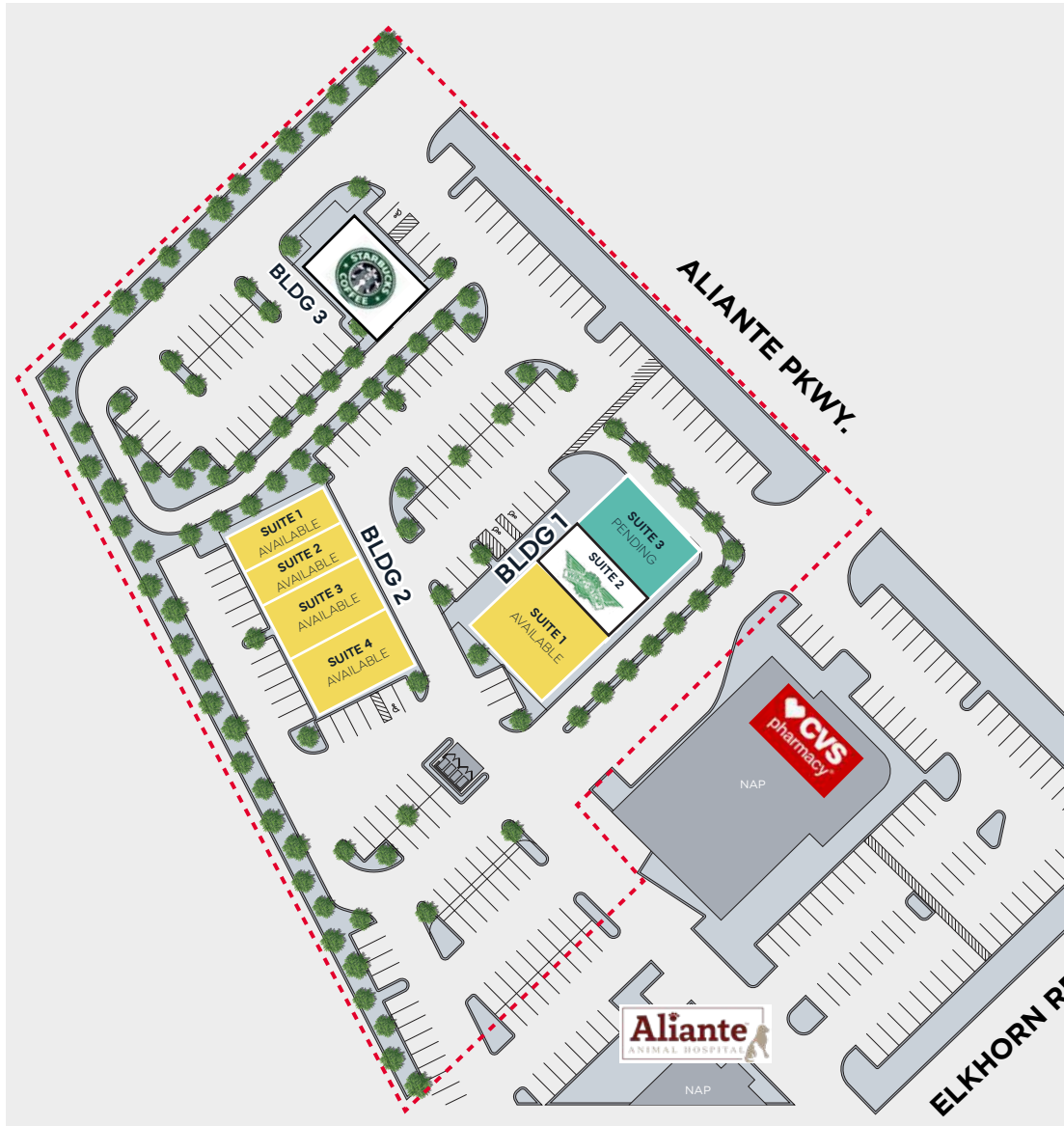


Located at the Aliante and CC 215 Beltway Interchange and within close proximity to Aliante Casino

PROPERTY DETAILS

◆ Lot Size	±3.50 AC
◆ Rent	Inquire With Broker
◆ Zoning	C-1 MPC

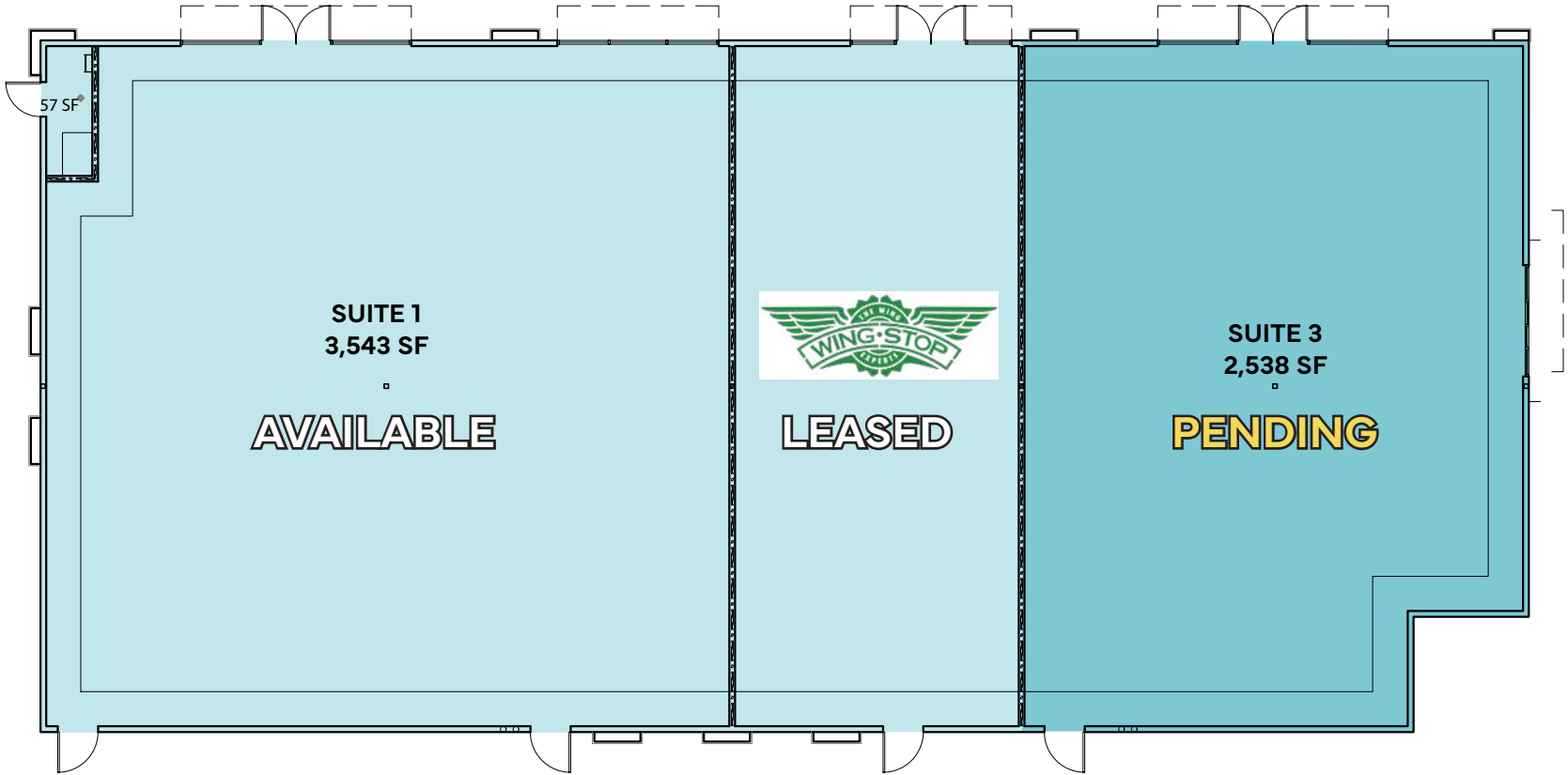
SITE PLAN



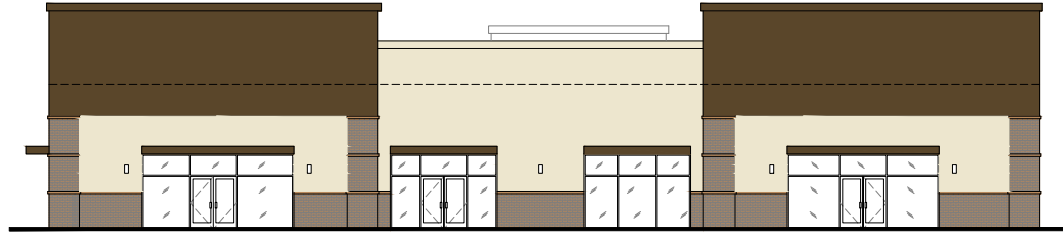
PENDING
 AVAILABLE

BLDG	SUITE	TENANT	SQ FT
1	1	AVAILABLE	3,543
	2	WINGSTOP (COMING SOON)	1,506
	3	PENDING	2,538
2	1	AVAILABLE	1,500
	2	AVAILABLE	1,500
	3	AVAILABLE	1,900
	4	AVAILABLE	1,880
3		STARBUCKS (COMING SOON)	2,230

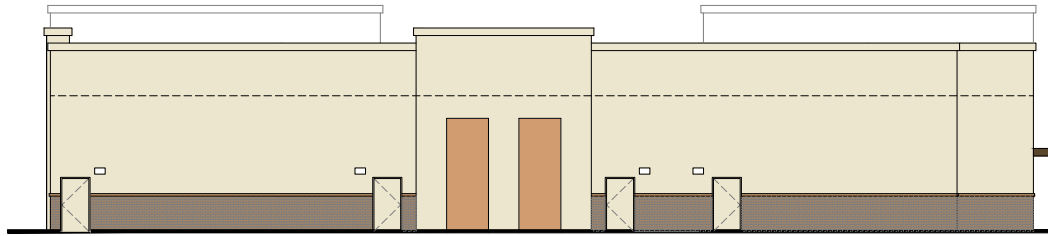
BUILDING ONE | FLOOR PLAN



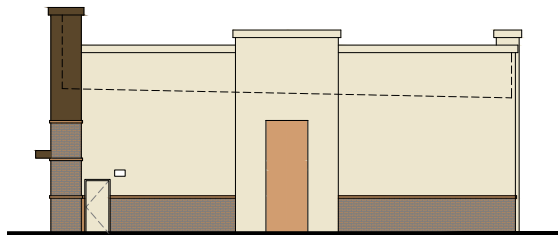
BUILDING ONE | EXTERIOR ELEVATIONS



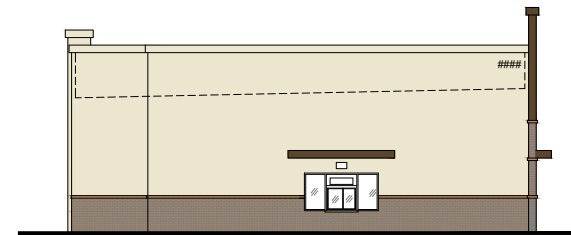
1 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

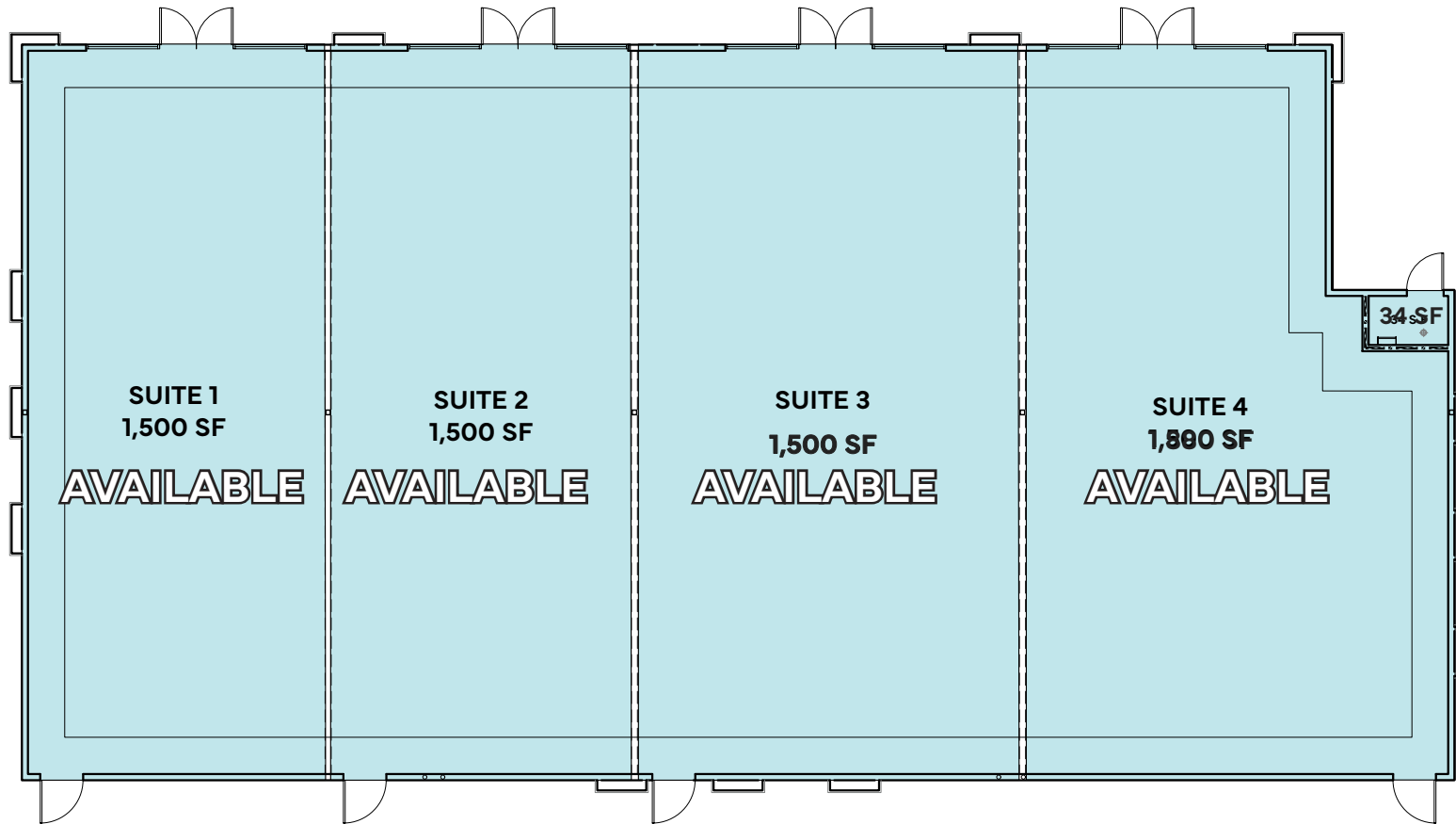


3 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

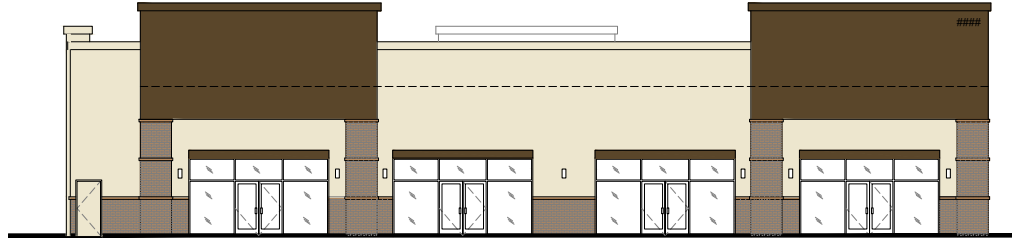


4 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

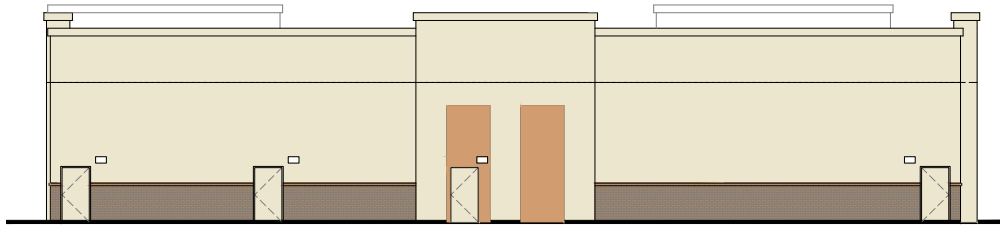
BUILDING TWO | DEMISABLE FLOOR PLAN



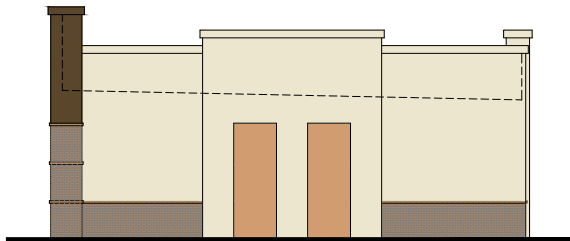
BUILDING TWO | EXTERIOR ELEVATIONS



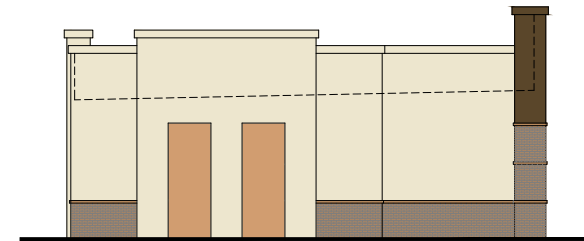
1 EXTERIOR ELEVATIONS - EAST
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS - WEST
SCALE: 1/8"=1'-0"



3 EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS - SOUTH
SCALE: 1/8"=1'-0"

DRIVE-TIME MAP & DEMOGRAPHICS



POPULATION

1 MILE: 13,955

3 MILES: 116,520

5 MILES: 274,333



AVG HH INCOME

1 MILE: \$124,240

3 MILES: \$115,128

5 MILES: \$104,589

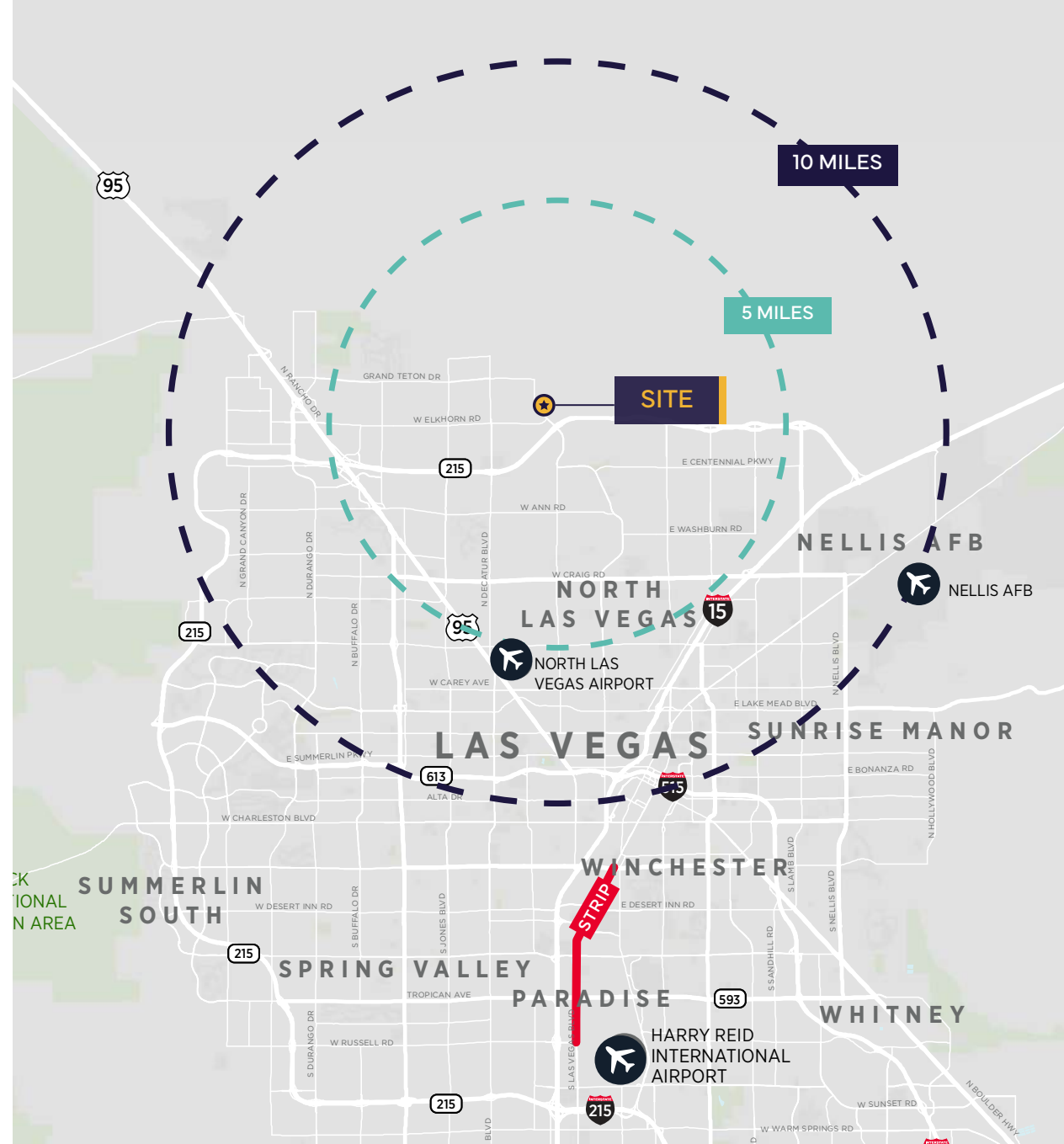


OF HOUSEHOLDS

1 MILE: 5,369

3 MILES: 38,880

5 MILES: 93,051





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