

NORTH ALIANTE PKWY

NORTH LAS VEGAS, NV 89084









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

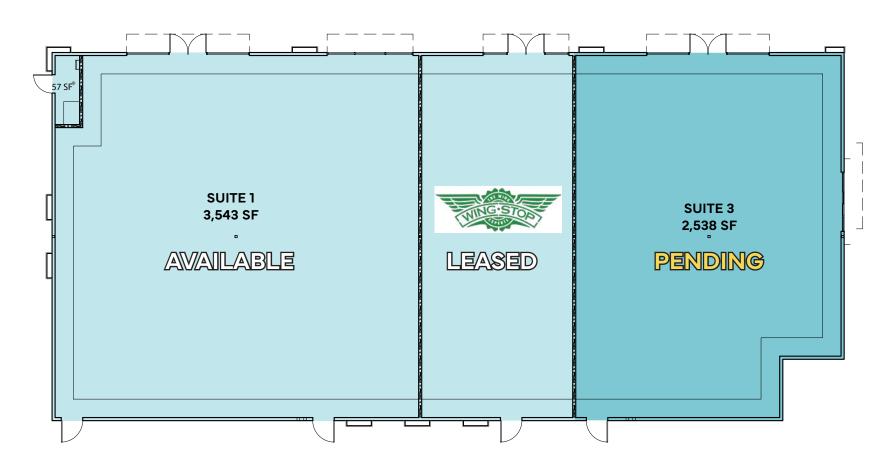
SITE PLAN





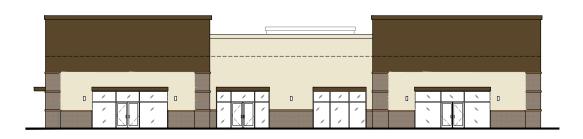
BLDG	SUITE	TENANT	SQ FT
1	1	AVAILABLE	3,543
	2	WINGSTOP (COMING SOON)	1,506
	3	PENDING	2,538
2	1	AVAILABLE	1,500
	2	AVAILABLE	1,500
	3	AVAILABLE	1,900
	4	AVAILABLE	1,880
3		STARBUCKS (COMING SOON)	2,230

BUILDING ONE | FLOOR PLAN

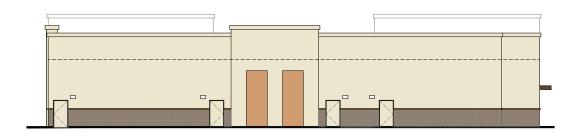




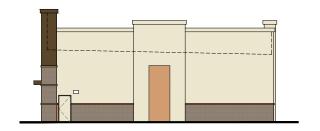
BUILDING ONE | EXTERIOR ELEVATIONS

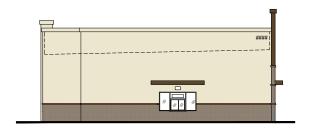


1 EXTERIOR ELEVATIONS
SQUE: INF-INF



2 EXTERIOR ELEVATIONS

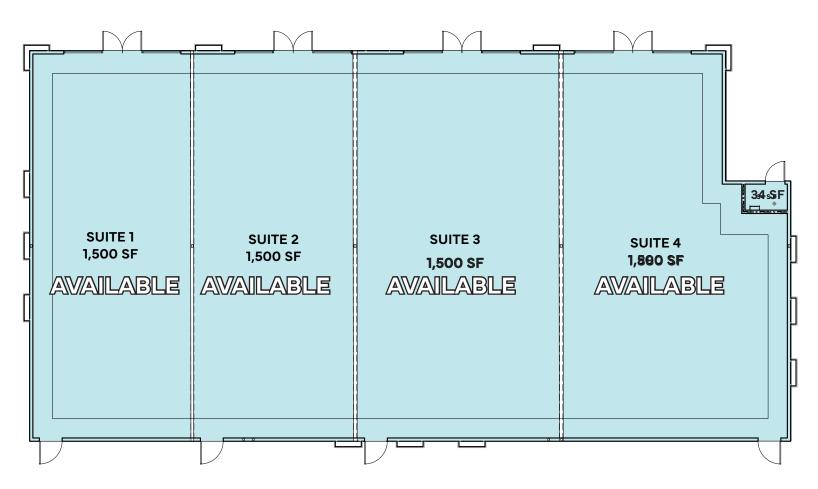




3 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

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

BUILDING TWO | DEMISABLE FLOOR PLAN

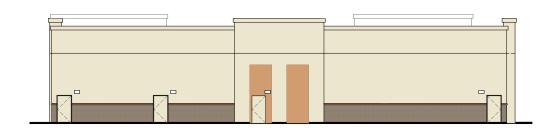




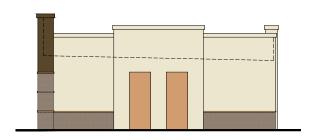
BUILDING TWO | EXTERIOR ELEVATIONS

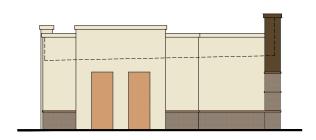


EXTERIOR ELEVATIONS - EAST



2 EXTERIOR ELEVATIONS - WEST





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

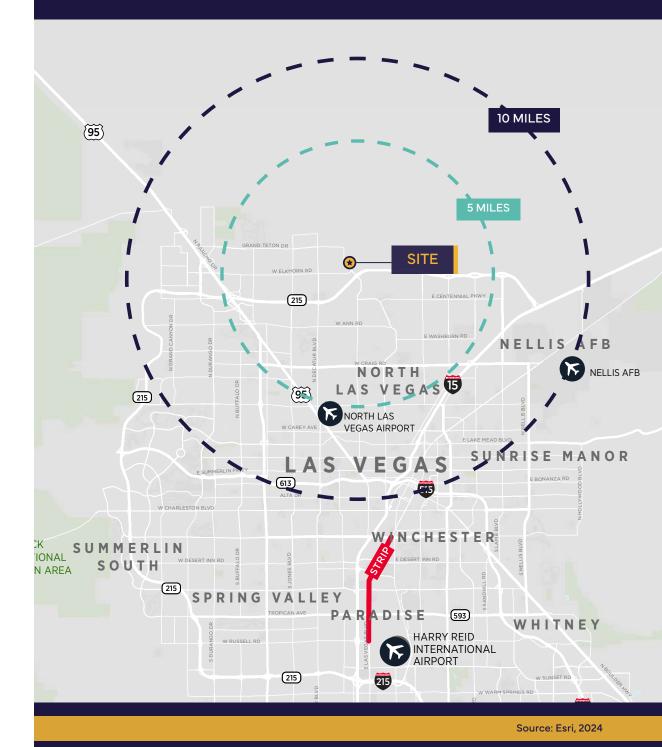


OF HOUSEHOLDS

1 MILE: 5,369

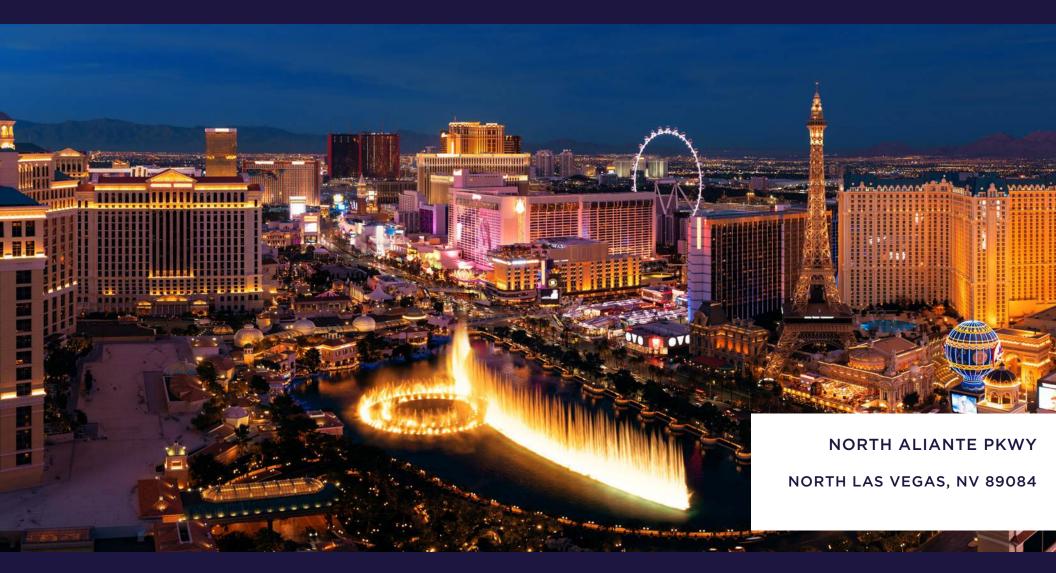
3 MILES: 38,880

5 MILES: 93,051



AMENITIES & TRANSIT





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