

THE SPOT

310-392 S. DECATUR BLVD. | LAS VEGAS, NV 89107





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

AVAILABLE SPACES: $\pm 1,702 - \pm 4,712$ SF

LOT SIZE: 9.32 AC

RENT: INQUIRE WITH BROKER

ZONING: C-2

INVESTMENT HIGHLIGHTS



The Spot Retail Center is conveniently located off the US-95 Freeway. An abundance of amenities are nearby the site including Meadows Mall, Springs Preserve, College of Southern Nevada, and Valley Hospital



Adjacent to a 500 unit multi family development that is currently under construction. The average population within a 10 minute drive time is over 368,000

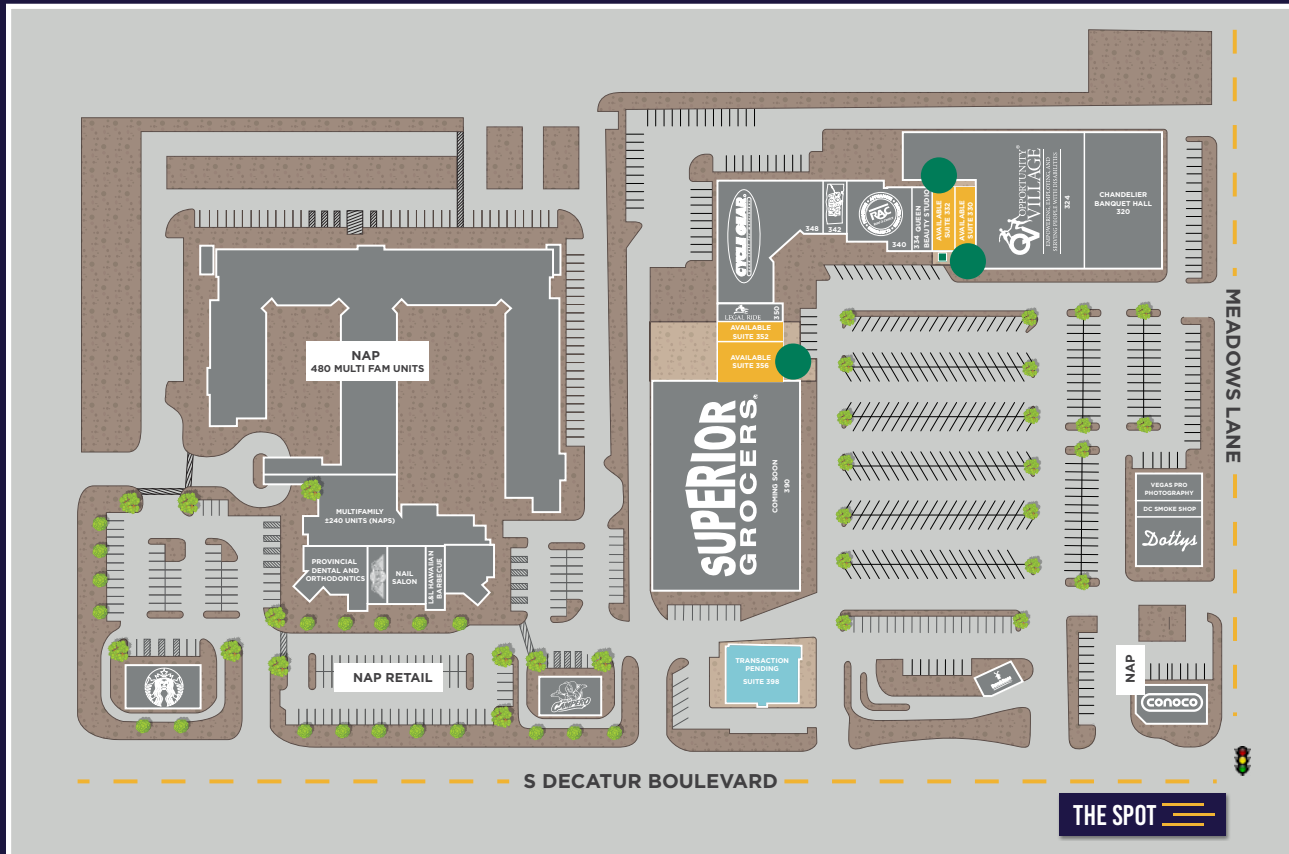


Neighboring tenants in the trade area include Cardenas, Planet Fitness, Ross, Macy's at Meadows Mall, and more



SITE PLAN

LEASED
 AVAILABLE
 PENDING
 VIRTUAL TOUR



SUITE	TENANT	SF
310	Dotty's	3,850
314	DC Smoke	1,050
316	Vegas Professional Photography	2,100
320	Chandelier Banquet Hall	12,382
324	Opportunity Village Thrift Store	21,578
326	Dutch Bros Coffee	858
330	AVAILABLE	1,702
332	AVAILABLE	1,702
334	Queens Beauty Studio	1,575
340	Rent-A-Center	4,667
342	Frida Tacos	1,448
348	Cycle Gear	11,702
350	Legal Ride	1,403
352	AVAILABLE	1,750
356	AVAILABLE	2,784
390	Superior Supermercados	36,800
398	TRANSACTION PENDING	±0.54 Acres

*FOR ILLUSTRATION PURPOSES ONLY

Government	Percentage
Current government	75%
Previous government	25%



DRIVE TIME & DEMOGRAPHICS

POPULATION

1 MILE	21,025
3 MILES	176,682
5 MILES	480,509

AVG HH INCOME

1 MILE	\$60,417
3 MILES	\$68,913
5 MILES	\$71,118

OF HOUSEHOLDS

1 MILE	7,389
3 MILES	65,199
5 MILES	190,080



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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