

LEASE HERE

320

N Nellis Boulevard

Las Vegas, NV 89117

The Shops at Nellis and Stewart

Ready to Lease
Salon space
and Vocational School or
Multipurpose Room Space

+/- 2,147 to 5,640 SF
available now

CUT-UPS

320

Divas
La Onda

ABSOLUTE DENTAL



The Shops at 320 N Nellis is an inline strip shadow anchored by Dennys, and Goodwill. This center benefits from synergy in the retail trade area, with a Walmart anchored power center directly across the street. This area benefits from high traffic counts of 38,000 Cars Per Day, and is home to dense residential and serves the community surrounding Nellis AFB.

SUBMARKET



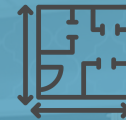
Northeast Las Vegas -
Nellis Corridor

USE



Services retail,
Vocational, daycare,
medical, professional

AVAILABLE



+/- 2,147 to 5,640
Rentable Square Feet

ZONING



C-2 General
Commercial (City of
North Las Vegas)

RATE



\$1.25 - \$1.45 (NNN) +
2024 Estimated NNNs
@\$0.40 / SF

POWER



Most suites
feature 200A
single phase panel
@110 / 220V
(To be Verified)

VISIBILITY



Pylon Sign on Nellis
below Dennys sign
and
38,000 Cars Per Day
(2022 Data)

RESTROOMS



En Suite
Restrooms

SIGNAGE



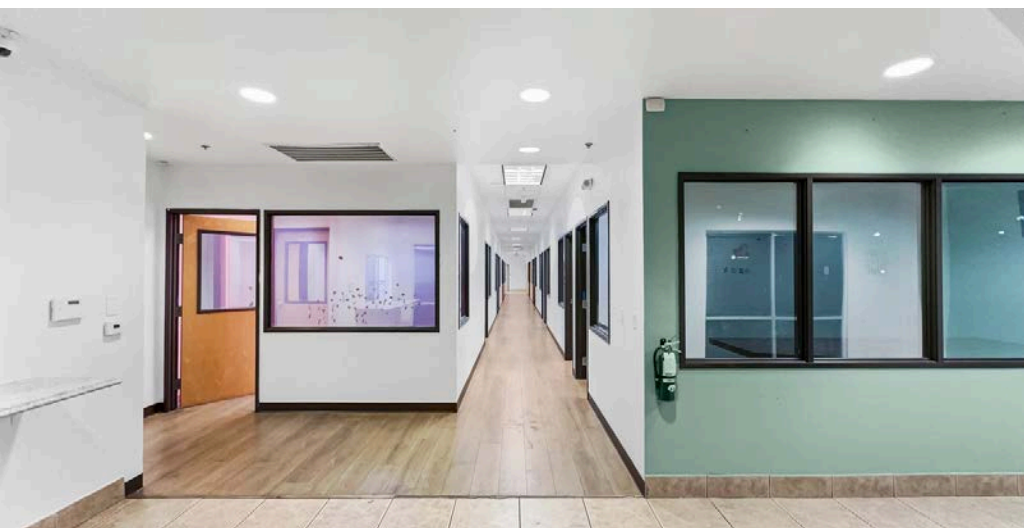
Pylon signage
space available

CLEAR HEIGHT



10' ceiling heights,
(sprinklered building)

The Shops at Nellis and Stewart

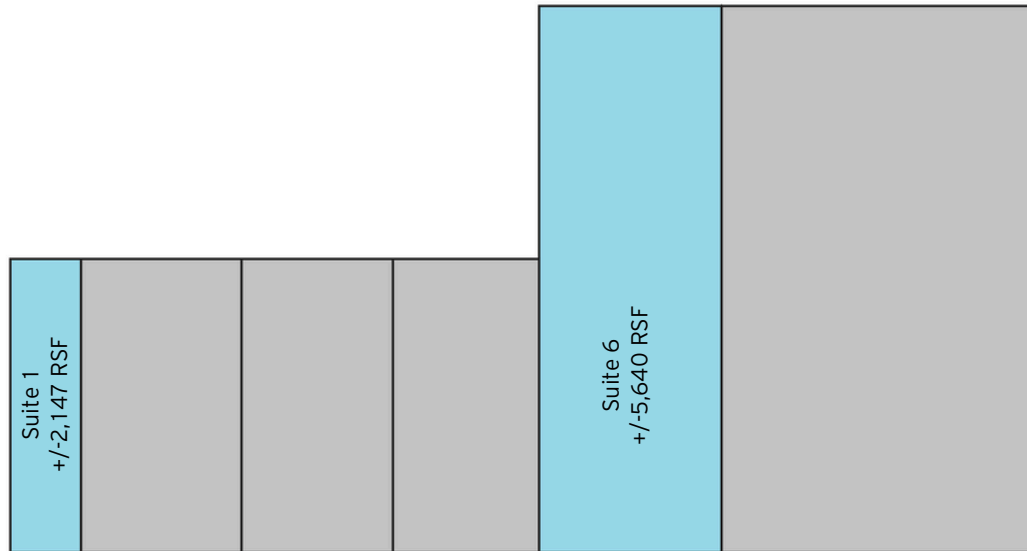


The Shops at Nellis and Stewart



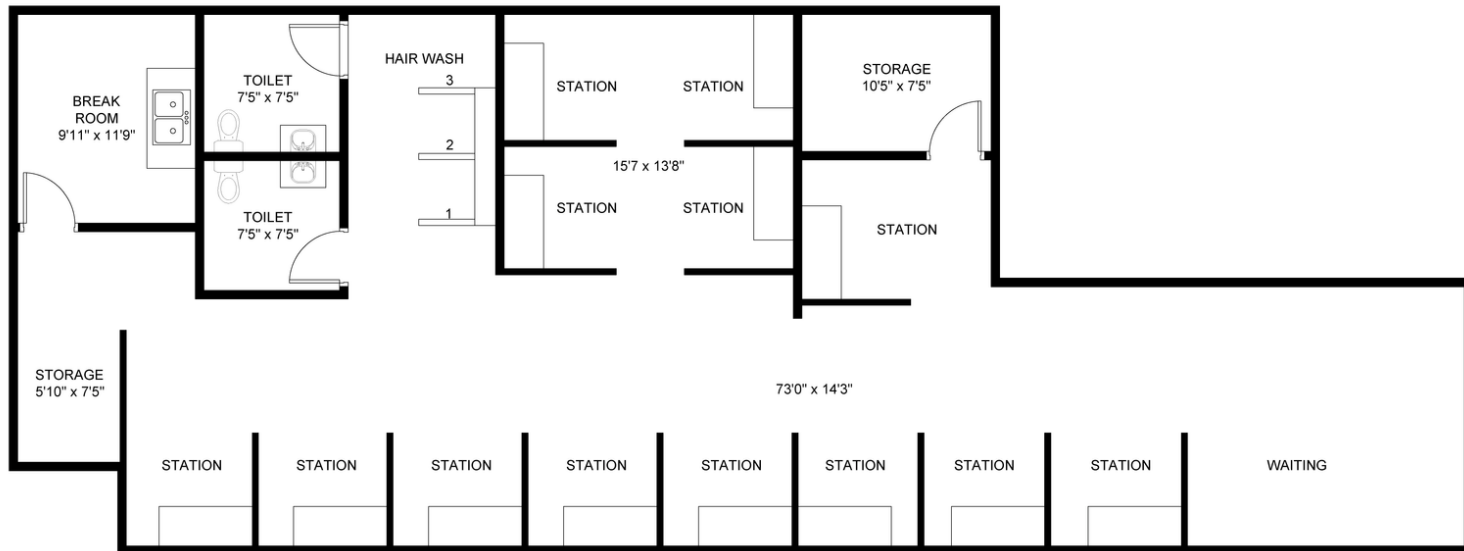
The Shops at Nellis and Stewart

AVAILABILITIES



Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 1	Salon or Services	2,147	1,947	\$1.45 / SF NNN	\$0.40 / SF	N/A	\$3,972	Former salon space, 3 hair wash stations, many independent stations. Great leasable condition.
Suite 6	Education, Daycare, Government	5,640	5,400	\$1.25 / SF NNN	\$0.40 / SF	N/A	\$9,306	Excellent condition 16 individual room space with spine type hallway. Reception with window, waiting area, break area, separate women's and men's restroom. GREAT for daycare, vocational school, preschool.

Suite 1



Suite #

Use Type

RSF

USF

Base Rent

Estimated
NNNs

Fees

Total Monthly

About This Space

Suite 1

Salon or Services

2,147

1,947

\$1.45 / SF
NNN

\$0.40 / SF

N/A

\$3,972

Former salon space, 3 hair wash stations, many independent stations.
Great leasable condition.

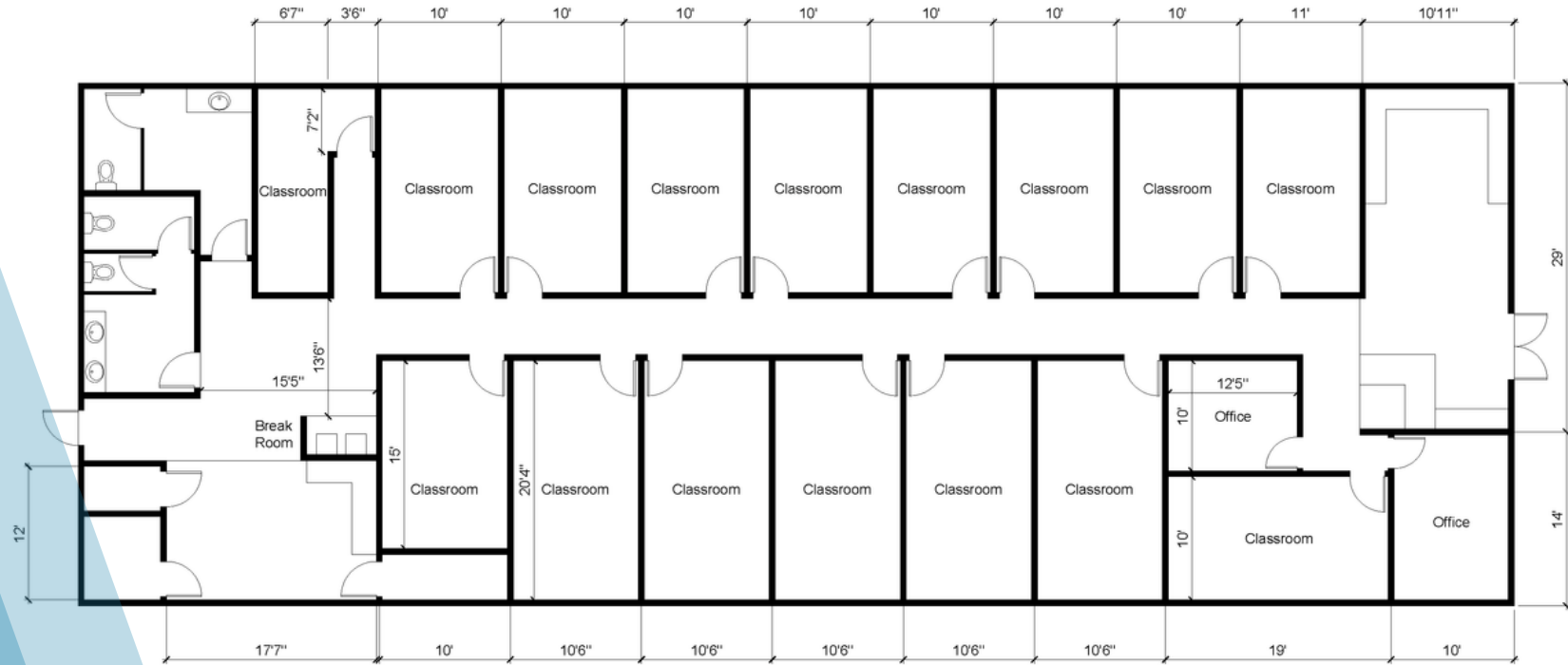
Suite 1



The Shops at Nellis and Stewart



Suite 6



Suite

Use Type

RSF

USF

Base Rent

Estimated NNNs

Fees

Total Monthly

About This Space

Suite 6

Education, Daycare,
Government

5,640

5,400

\$1.25 / SF
NNN

\$0.40 / SF

N/A

\$9,306

Excellent condition 16 individual room space with spine type hallway. Reception with window, waiting area, break area, separate women's and men's restroom. GREAT for daycare, vocational school, preschool.

Suite 6

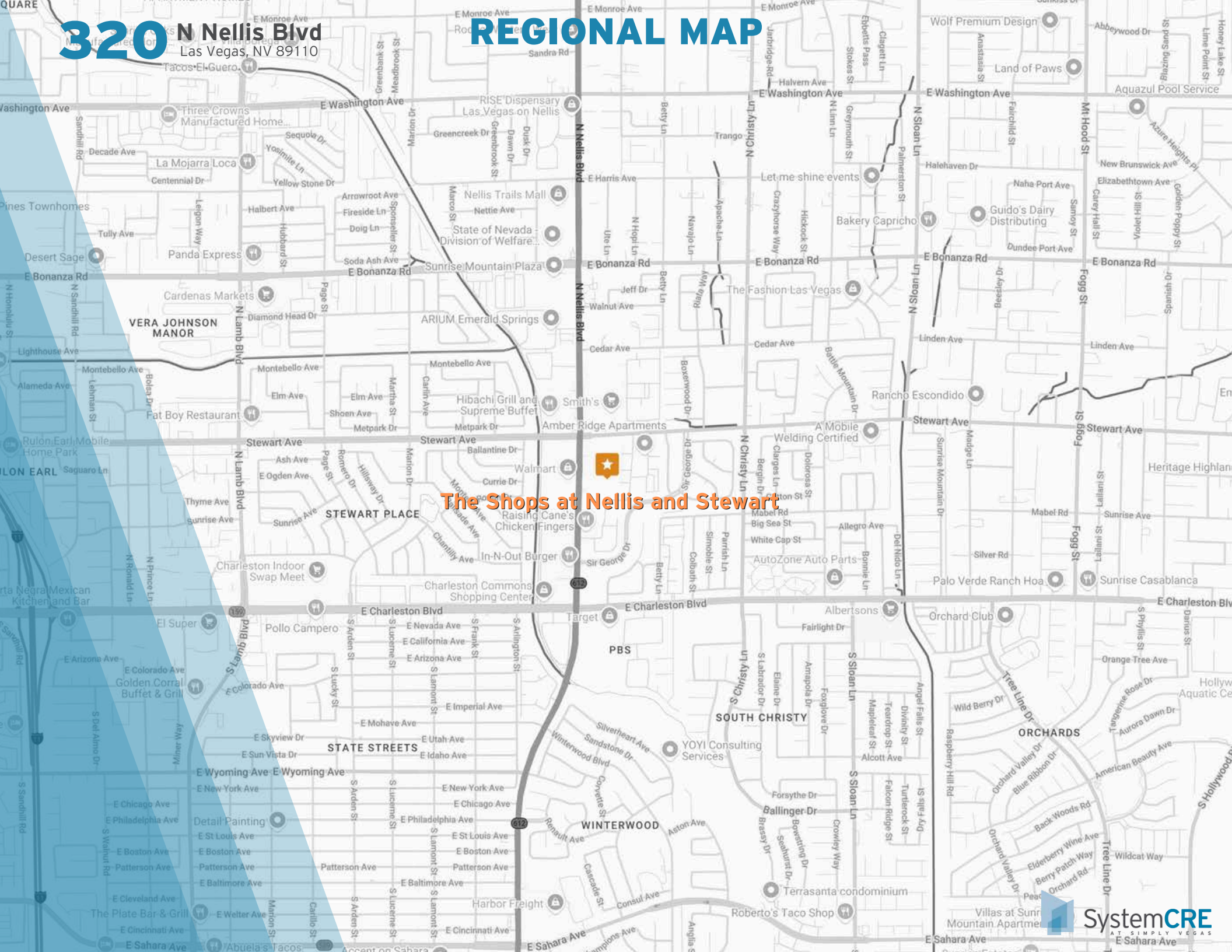


The Shops at Nellis and Stewart



320 N Nellis Blvd
Las Vegas, NV 89110

REGIONAL MAP



The Shops at Nellis and Stewart

DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

5 MILE

2029 PROJECTION

32,557

225,436

464,040

2024 ESTIMATE

30,651

211,184

434,190

2020 CENSUS

31,798

213,184

434,804

GROWTH 2024-2029

1.2%

1.4%

1.4%

GROWTH 2020-2024

-0.9%

-0.2%

0%

HOUSEHOLDS

2029 PROJECTION

10,068

73,112

155,877

2024 ESTIMATE

9,478

68,491

145,813

2020 CENSUS

9,836

69,183

146,068

GROWTH 2024-2029

1.2%

1.4%

1.4%

GROWTH 2020-2024

-0.2%

0.1%

0.3%

HOUSEHOLD INCOME

2024 AVERAGE HOUSEHOLD INCOME

\$55,981

\$56,982

\$57,447

2024 MEDIAN HOUSEHOLD INCOME

\$43,214

\$42,518

\$42,803

FOR MORE INFO OR TO TOUR:

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