

DEER SPRINGS CROSSING

SEC OF 5TH STREET & DEER SPRINGS WAY | NORTH LAS VEGAS, NV 89084



KOHL'S



8311 WEST SUNSET ROAD | SUITE 120
LAS VEGAS, NV 89113
702.490.0699 (main)
www.lee-associates.com | B.146492.LLC

MIKE ZOBRIST
Principal
mzobrist@lee-associates.com
702.381.7738 | S.70489

LAUREN TABEEK | CCIM
Principal
ltabEEK@lee-associates.com
702.603.0967 | S.74477.LLC

SCOTT PRICE
Principal
sprice@lee-associates.com
702.570.0406 | S.174018

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY HIGHLIGHTS



This Kohl's-anchored shopping center is poised for its next phase of growth and development. We are now pre-leasing approximately 132,913 square feet of new anchor, junior anchor, and shop space.

Situated within the rapidly expanding Tule Springs community, just off the 215 Beltway, the center is surrounded by numerous new residential developments and schools, creating a strong customer base and exceptional visibility. This is an outstanding opportunity for grocery, home improvement, daily services, financial institutions, restaurants, family entertainment, and other retail concepts.



- 1,200 to 80,000 SF (anchor, junior anchor and shop space available)
- Ground Lease Pad: 0.85 acre pad for ground lease (pad to be delivered with utilities)
- Lease Rate: Contact broker for rates
- NNN: To be determined



Established lineup of national and regional tenants, including 7-Eleven, Aspen Dental, Chipotle, Discount Tire, Domino's Pizza, Kohl's, McDonald's, Panda Express, Raising Cane's, Sean Patrick's Pub, and Subway



Zoning: C-2 (City of North Las Vegas)





SITE PLAN



BLDG #	SF	TENANT
1 - NAP	3,150	7 Eleven
2 - NAP	4,741	Subway & Dollar Loan Center
3 - NAP	4,712	McDonald's
4	2,125	Panda Express
5	3,267	Raising Cane's
6	3,623	Aspen Dental
7		0.85 AC - AVAILABLE PAD
8 - NAP	6,418	Sean Patrick's Bar & Grill
9	7,200	Discount Tire
A	12,600	PRE-LEASING
B	30,080	PRE-LEASING
C	21,300	PRE-LEASING
D	15,105	PRE-LEASING
E	1,200 - 7,480	PRE-LEASING
F	5,606	PRE-LEASING
G	7,000	PRE-LEASING
H	7,030	PRE-LEASING
I	6,970	PRE-LEASING
J - NAP	90,345	Kohl's
K	21,277	PRE-LEASING
L	1,200 - 7,000	PRE-LEASING





RETAILER AERIAL

