

# SHADOW MOUNTAIN MARKETPLACE

NWC Decatur Blvd & CC-215  
Las Vegas, NV 89131

**±1,316 - 3,950 SF AVAILABLE**



**CALL US FOR  
MORE INFO**

**DERON CONWAY**  
702.550.4918  
[deron@roicre.com](mailto:deron@roicre.com)  
NV Lic# BS.0144094

**JIM HILL**  
702.550.4917  
[jim@roicre.com](mailto:jim@roicre.com)  
NV Lic# 0173080



# SHADOW MOUNTAIN MARKETPLACE

NWC I-215 & Decatur Blvd  
Las Vegas, NV 89130

**1,316 - 3,950 SF AVAILABLE**

- Shadow Mountain Marketplace is located in the heart of the North Decatur retail hub which is off of the heavily traveled 215 Beltway and arterial road N Decatur
- This center offers a regional draw with multiple nationally recognized tenants such as: Costco, Best Buy, Ashley Furniture, Seafood City, Walgreens, and more
- Great visibility from I-215 freeway with excellent signage
- Existing and growing customer base – surrounded by housing units under construction to the North and East of the center within a 5 mile radius

## SHOPPING CENTER RETAILERS



# SITE PLAN



 **WATCH VIRTUAL TOUR**

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Building	Suite	Tenant	Size (SF)
6425		Ashley Homestore	35,853 SF
6435		SeaFood City	28,000 SF
6455		Best Buy	45,000 SF
6495		Walgreens	14,820 SF
6475	100	Panda Express	2,100 SF
6475	105	Palm Beach Tanning	2,319 SF
6475	110	Subway	1,400 SF
6475	115	Sport Clips	1,295 SF
<b>6475</b>	<b>120</b>	<b>AVAILABLE</b>	<b>1,316 SF</b>
6475	125	Anderson Audiology	941 SF
<b>6475</b>	<b>130</b>	<b>AVAILABLE</b>	<b>1,498 SF</b>
6475	135	Freed's Bakery	1,160 SF
6475	140	Kumon Learning Center	1,855 SF
<b>6475</b>	<b>145</b>	<b>AVAILABLE</b>	<b>1,406 SF</b>
<b>6475</b>	<b>150</b>	<b>AVAILABLE (Former Pizza Restaurant)</b>	<b>1,500 SF</b>
6475	155	State Farm	1,651 SF
6475	160	Massage Envy	3,235 SF
6475	170/175	Fortified Fitness Training	2,860 SF
<b>6475</b>	<b>180</b>	<b>AVAILABLE (Former Restaurant)</b>	<b>3,950 SF</b>
6485	190	Wingnutz	2,020 SF
6485	180	Pink Spot Vapors	2,463 SF
6485	150	My Kid's Orthodontics	1,435 SF
6485	140	Shadow Mountain Smiles Dentistry	3,850 SF
6485	130	H&R Block	2,492 SF
6485	110-120	Best Mattress	3,000 SF
6575	120	Cafe Rio	3,500 SF
6575	130	Fashion Nail & Spa	1,400 SF
6575	140	Mom & Pops Dry Cleaners	1,250 SF
6575	160/180	Rain Salon Studios	5,330 SF
6505		Chili's	5,903 SF
6525	130	Shadow Mountain Dental Group	2,000 SF
6525	150	My Kids Ortho	1,435 SF
6585		Wells Fargo Bank	4,945 SF
6595		McDonald's	4,456 SF

# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
17,796	138,690	337,951



## AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$114,604	\$125,490	\$116,432



## DAYTIME POPULATION

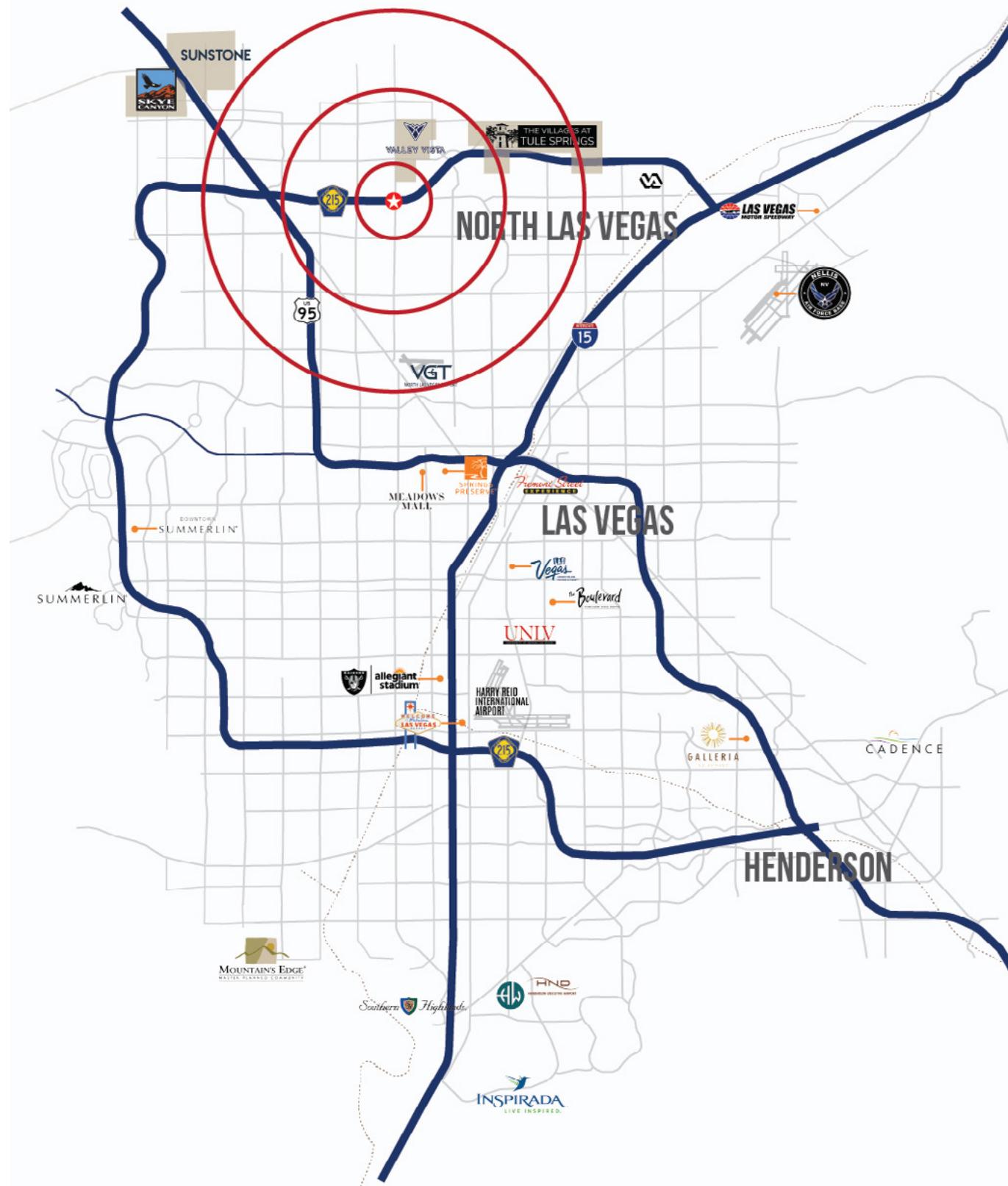
1 Mile	3 Miles	5 Miles
1,082	17,149	48,081

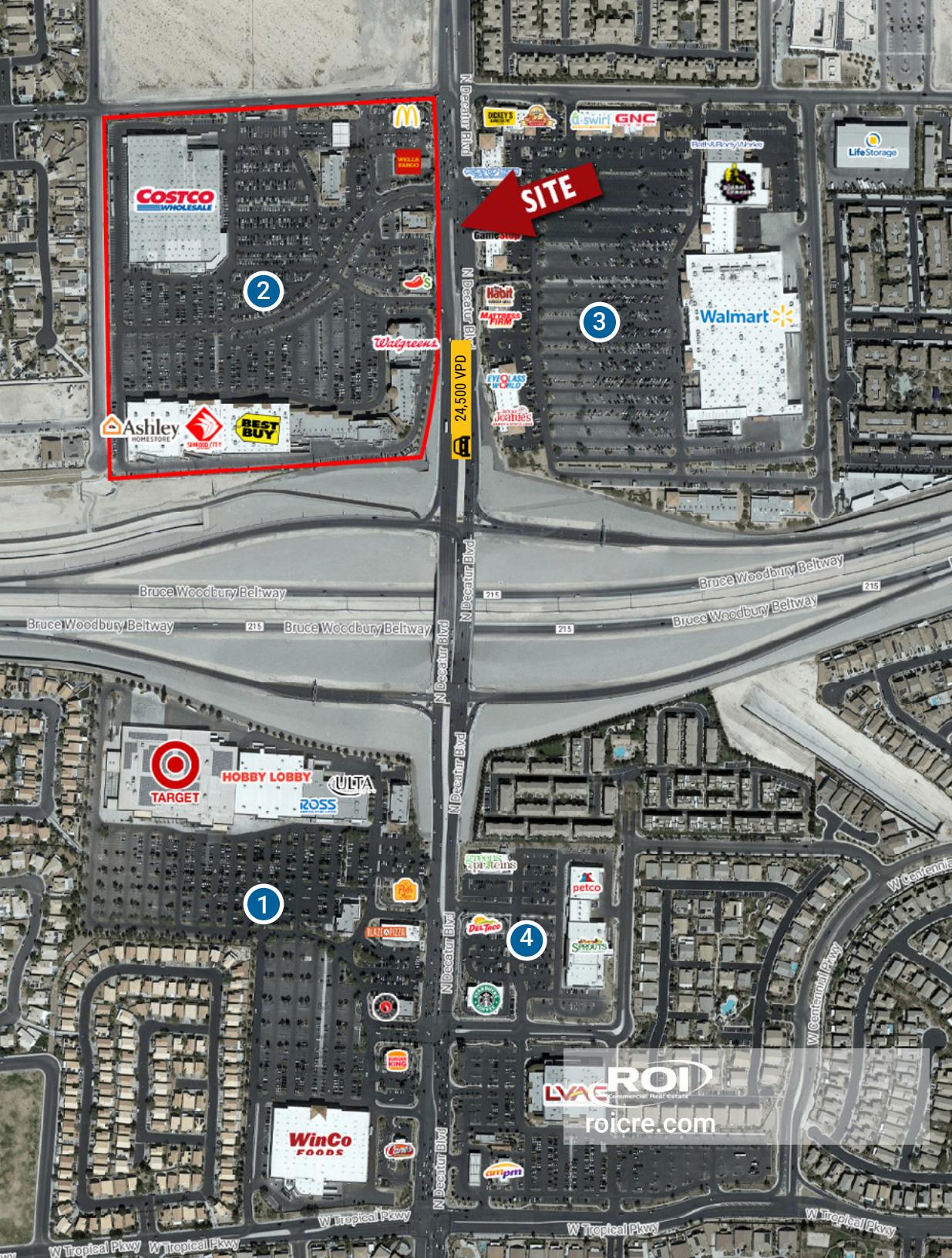


## TRAFFIC COUNTS

Decatur Blvd	CC-215
24,500 VPD	20,400 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2023





# DECATUR RETAIL CORRIDOR

## DECATUR 215

1  
 WINCO  
 TARGET  
 HOBBY LOBBY  
 ROSS  
 ULTA

## SHADOW MOUNTAIN MARKETPLACE

2  
 COSTCO  
 ASHLEY FURNITURE  
 BEST BUY  
 SEAFOOD CITY

## CROSSROADS TOWNE CENTRE

3  
 WALMART  
 PLANET FITNESS  
 EZPAWN  
 EYEGLASSWORLD  
 HABIT BURGER

## 4 SPROUTS FARMERS MARKET PETCO STARBUCKS

**DECATUR RETAIL HUB** holds some of the most notable national brand in the valley including: Costco, Best Buy, Target, Walmart, Sprouts, Petco, and Planet Fitness

**REGIONAL INTERSECTION** services an existing population of 137,513 people within a 3 mile radius and will additionally service the following new master planned communities: The Villages at Tule Springs, Valley Vista, Desert Springs District, and Sedona Ranch

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# TRADE AREA AERIAL

SHADOW MOUNTAIN MARKETPLACE  
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# PROPERTY PHOTOS

SHADOW MOUNTAIN MARKETPLACE  
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# Shadow Mountain Marketplace



[www.roicre.com](http://www.roicre.com)

 9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

## FOR MORE INFORMATION

### DERON CONWAY



702.550.4918



[deron@roicre.com](mailto:deron@roicre.com)



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### JIM HILL



702.550.4917



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Lic # S.0173080

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