

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
NV Lic# BS.0144094

JIM HILL
702.550.4917
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



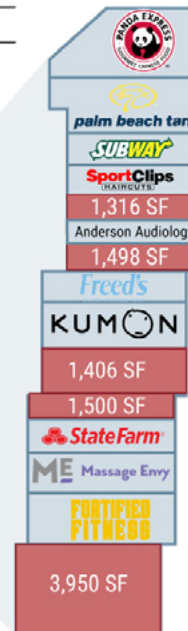
SITE PLAN



SHADOW MOUNTAIN MARKETPLACE

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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
6475	120	AVAILABLE	1,316 SF
6475	125	Anderson Audiology	941 SF
6475	130	AVAILABLE	1,498 SF
6475	135	Freed's Bakery	1,160 SF
6475	140	Kumon Learning Center	1,855 SF
6475	145	AVAILABLE	1,406 SF
6475	150	AVAILABLE (Former Pizza Restaurant)	1,500 SF
6475	155	State Farm	1,651 SF
6475	160	Massage Envy	3,235 SF
6475	170/175	Fortified Fitness Training	2,860 SF
6475	180	AVAILABLE (Former Restaurant)	3,950 SF
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



[WATCH VIRTUAL TOUR](#)

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

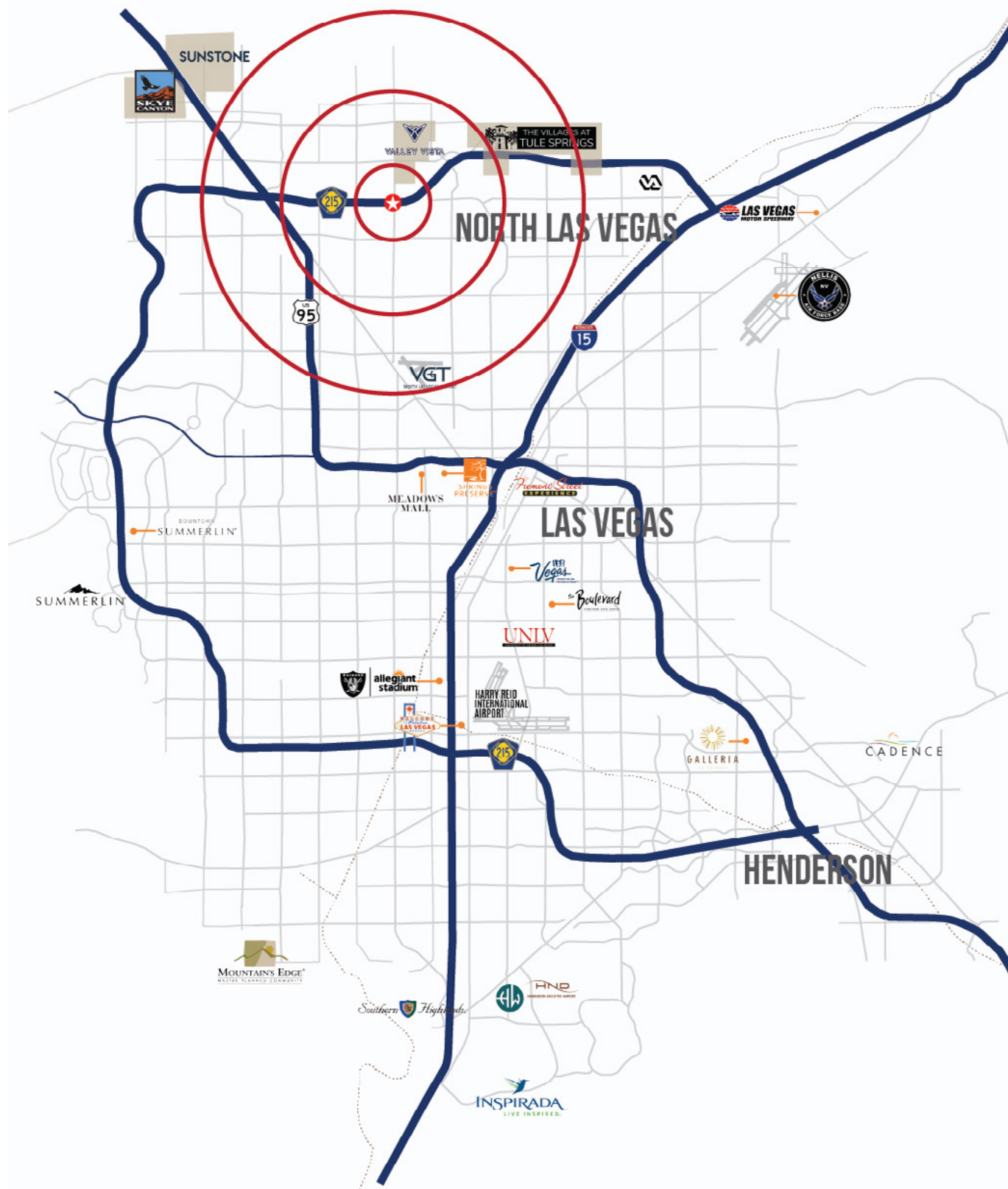
1 Mile	3 Miles	5 Miles
1,082	17,149	48,081



TRAFFIC COUNTS

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

Sources:
SitesUSA 2025
TRINA, NV DOT 2023

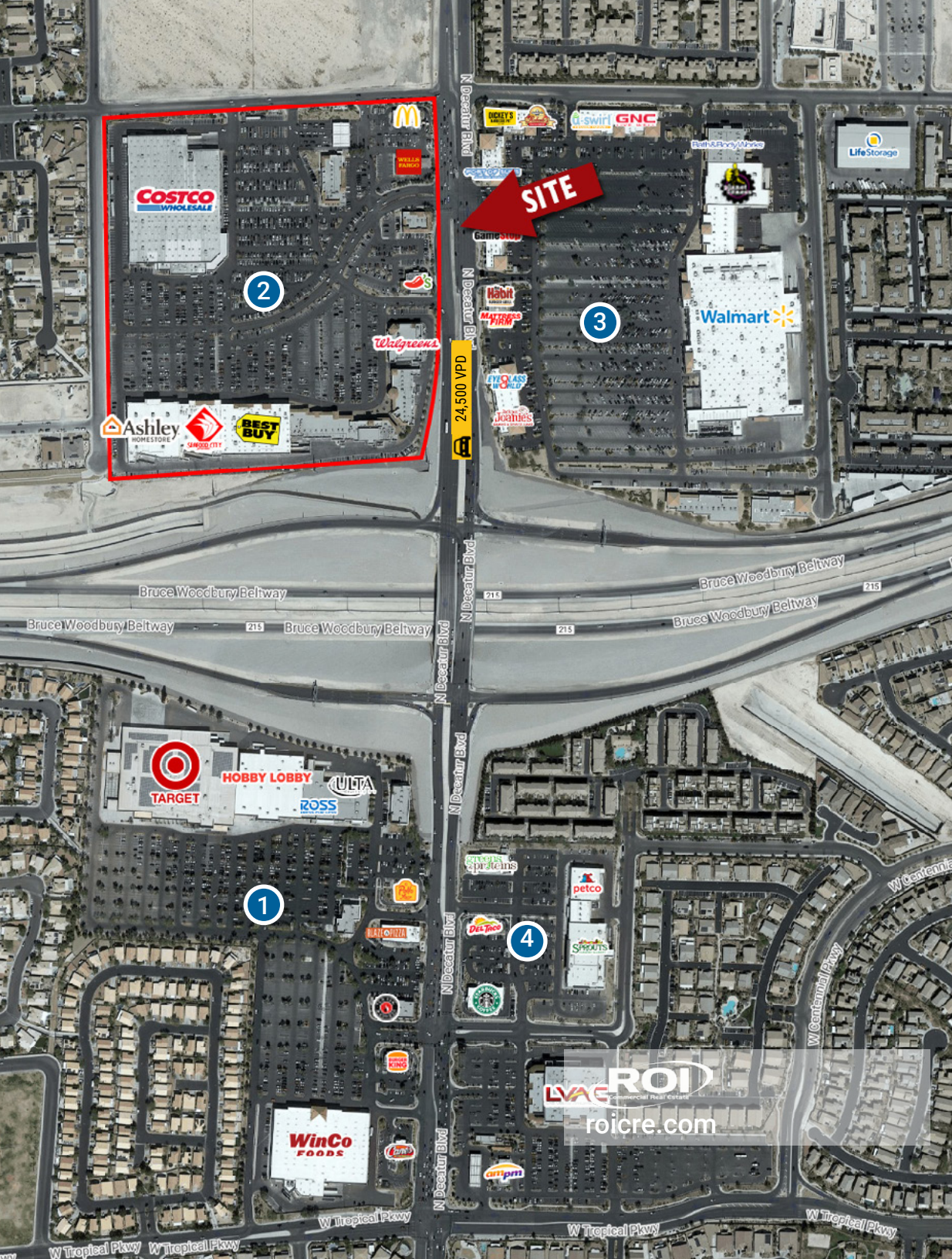


DECATUR RETAIL CORRIDOR

- 1 DECATUR 215**
WINCO
TARGET
HOBBY LOBBY
ROSS
ULTA
- 2 SHADOW MOUNTAIN MARKETPLACE**
COSTCO
ASHLEY FURNITURE
BEST BUY
SEAFOOD CITY
- 3 CROSSROADS TOWNE CENTRE**
WALMART
PLANET FITNESS
EZPAWN
EYEGLOSSWORLD
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



TRADE AREA AERIAL

SHADOW MOUNTAIN MARKETPLACE
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PROPERTY PHOTOS

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Shadow Mountain Marketplace



www.roicre.com

 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

FOR MORE INFORMATION


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