

DECATUR TWAIN PLAZA

± 1,280 - 1,698 SF AVAILABLE

3650 S Decatur Blvd
Las Vegas, NV 89103



roicre.com

CONTACT US

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9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

Decatur Twain Plaza is located at the northeast corner of Decatur Blvd & Twain Ave with excellent visibility.

3650 S Decatur Blvd
NEC Decatur Blvd & Twain Ave
Las Vegas, NV 89103

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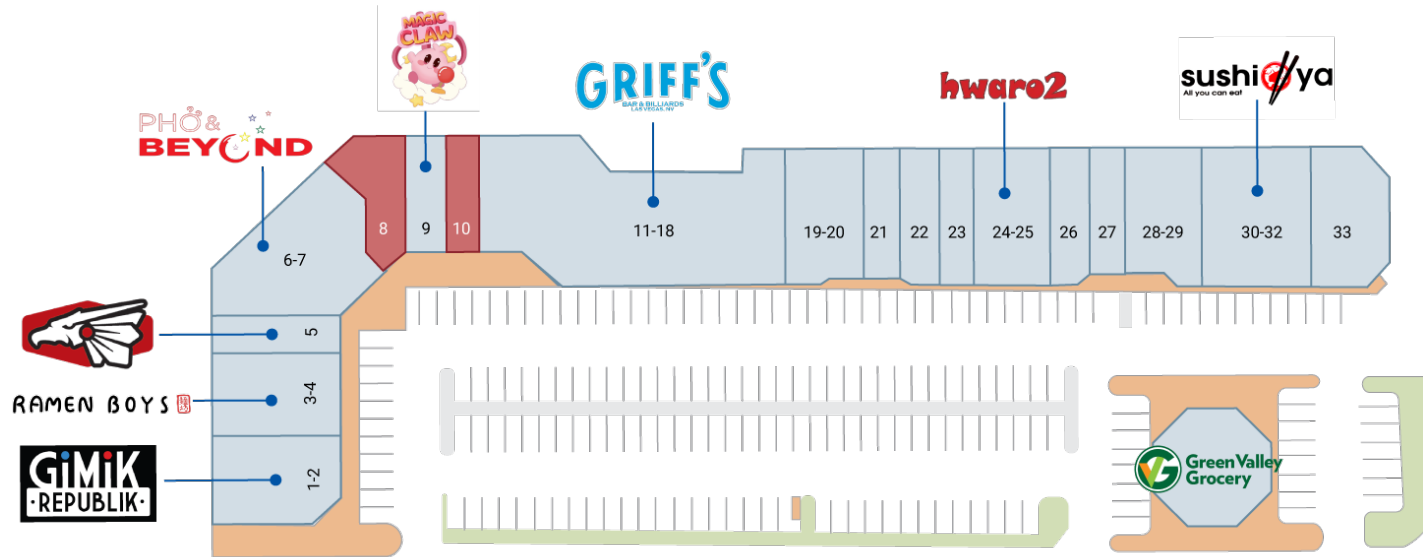
- Located within the Chinatown retail trade area
- Visibility and signage on Decatur Blvd
- Located in a densely populated neighborhood
- Plenty of parking space available

**SHOPPING CENTER
RETAILERS**



SITE PLAN

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Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
1-2	Gimik Republik	3,385	21	Nails For You	1,200
3-4	Ramen Boys	2,560	22	Kabuto Sushi	1,135
5	Sessions Tattoo Club	1,200	23	Di Hao Spa COMING SOON	1,280
6-7	Pho & Beyond	4,848	24-25	Hwara 2 Korean BBQ	2,580
8	AVAILABLE	1,698	26	Samurai BBQ	1,390
9	Magic Claw	1,280	27	Anka Jewel & Time	1,280
10	AVAILABLE	1,280	28-29	LV Shiatsu Spa	2,592
11-18	Griff's Bar & Billiards	10,840	30-32	Sushi Ya	3,840
19-20	Desert Oasis Laundromat	2,462	33	Dental Plus	1,790

AREA DEMOGRAPHICS

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POPULATION

1 Mile	3 Miles	5 Miles
31,987	146,569	421,643



AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$62,417	\$84,458	\$81,537



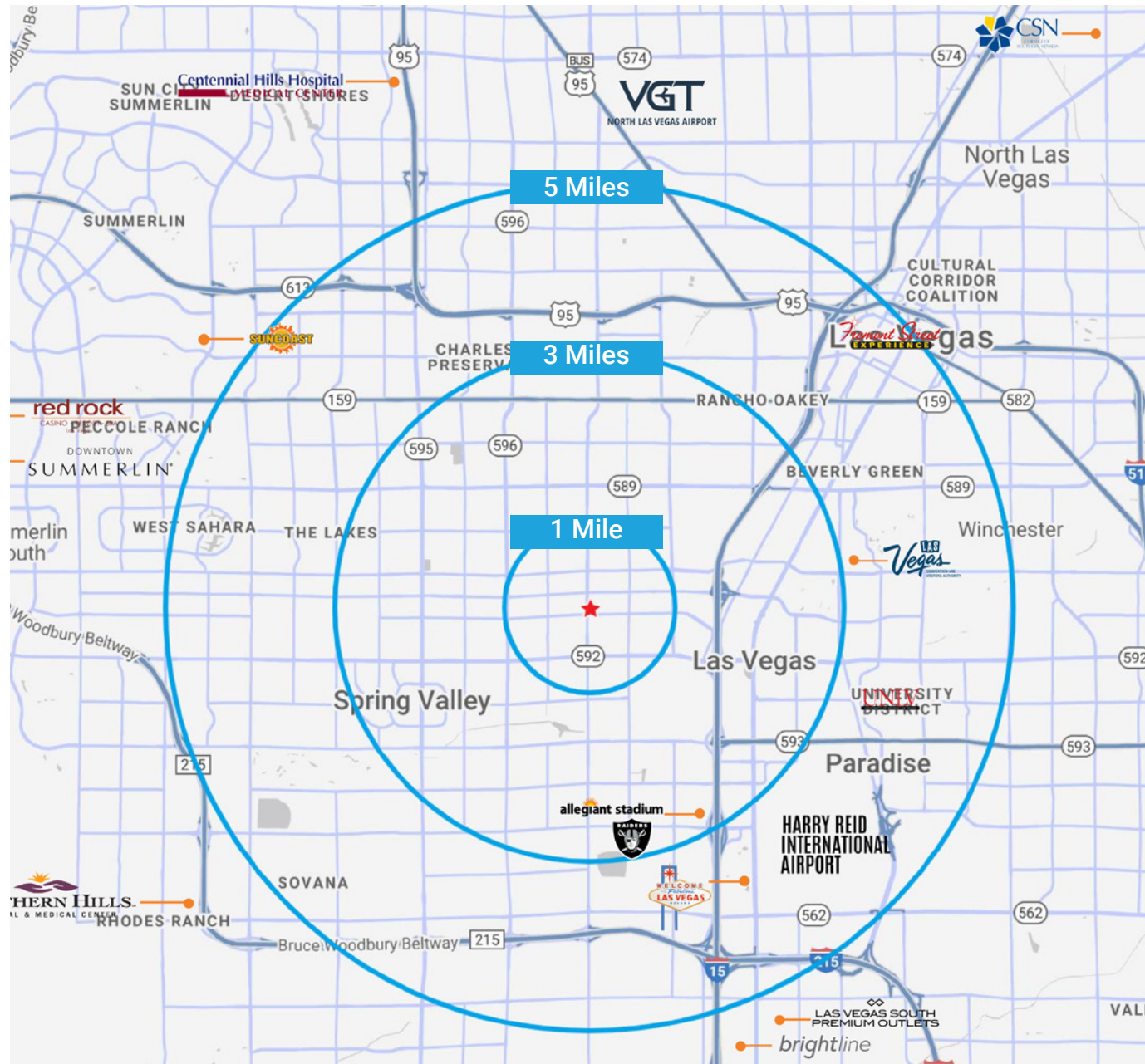
TRAFFIC COUNTS

Decatur Blvd - 37,500 VPD
 Twain Ave - 7,350 VPD

Source:
 TRINA, NV DOT 2022
 SitesUSA 2023

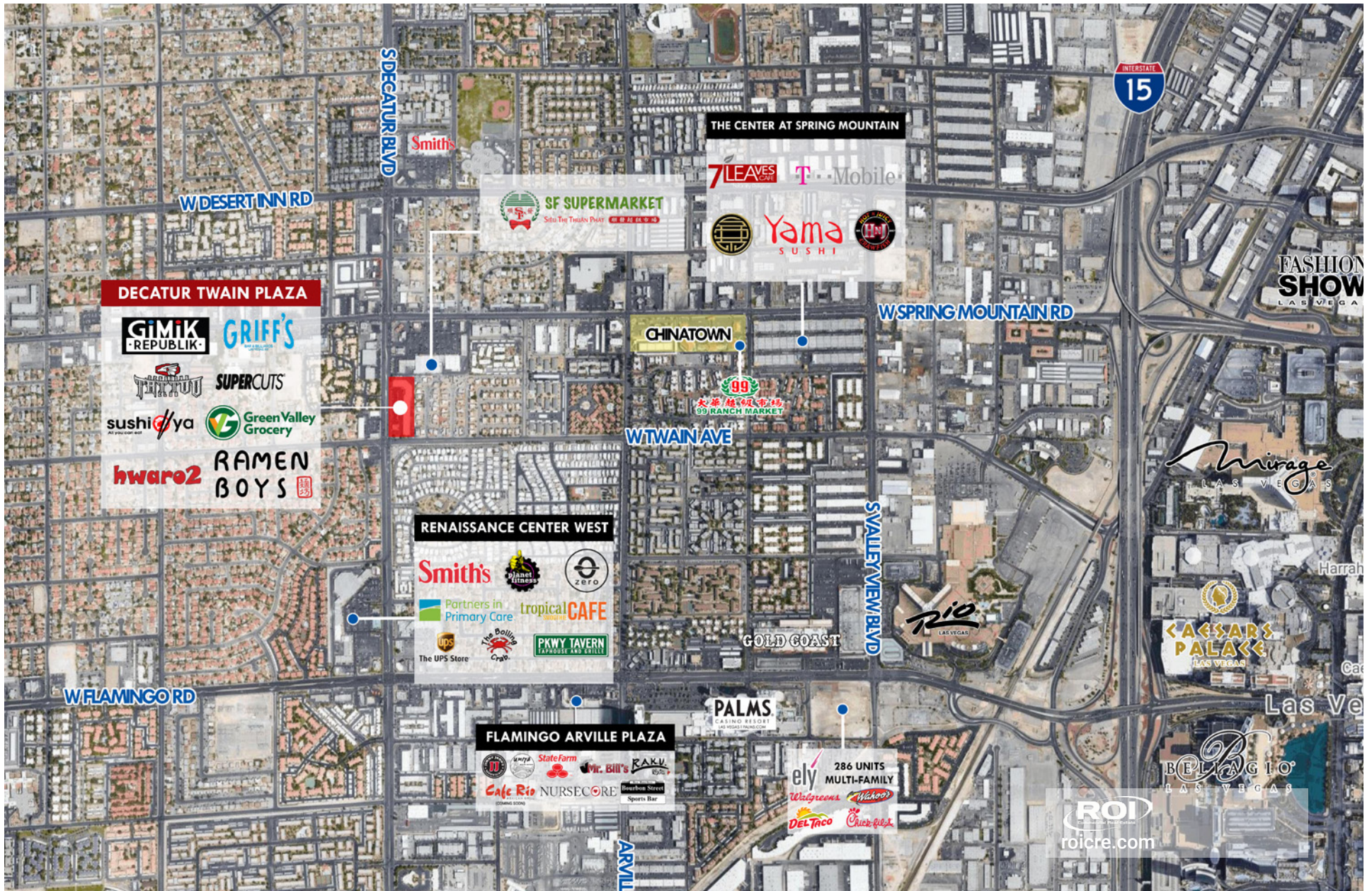
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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



TRADE AREA

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FOR MORE INFORMATION


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