



AVAILABLE FOR LEASE
CRAIG LOSEE PLAZA

2575 E. Craig Road, North Las Vegas, NV 89030

AREA DESCRIPTION

Craig Losee Plaza is a ±32,519 SF multi-use project with uses ranging from retail, restaurant, and professional office. The project is located on the Southeast corner of E. Craig and Losee, which is approximately 1 mile from the I-15, boasting a daily traffic count of nearly 68,000 cars per day in either direction. Craig Losee Plaza offers convenient access with a close proximity to the Cannery Hotel and Casino, as well as a diverse mix of nearby professional and retail uses.

PROPERTY DESCRIPTION

Well-maintained office/retail center located at the intersection of E. Craig and Losee. This area has great visibility by fronting the high traffic street of E. Craig Road. The property offers one (1) availability with pylon and building signage to increase exposure.

SUMMARY	
Lease Rates:	\$1.25/SF
CAMs:	\$0.35/SF
Availability:	±1,600 - ±6,750 SF
Lease Type:	NNN
APN:	139-01-301-007
Year Built:	2000
Zoning:	General Commercial (C-2)

The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

HIGHLIGHTS

- Well-maintained office/retail center with great visibility
- Building and pylon signage available
- Built out, ready to move in suite
- Surrounded by a diverse mix of businesses
- Within close proximity to the I-15 freeway

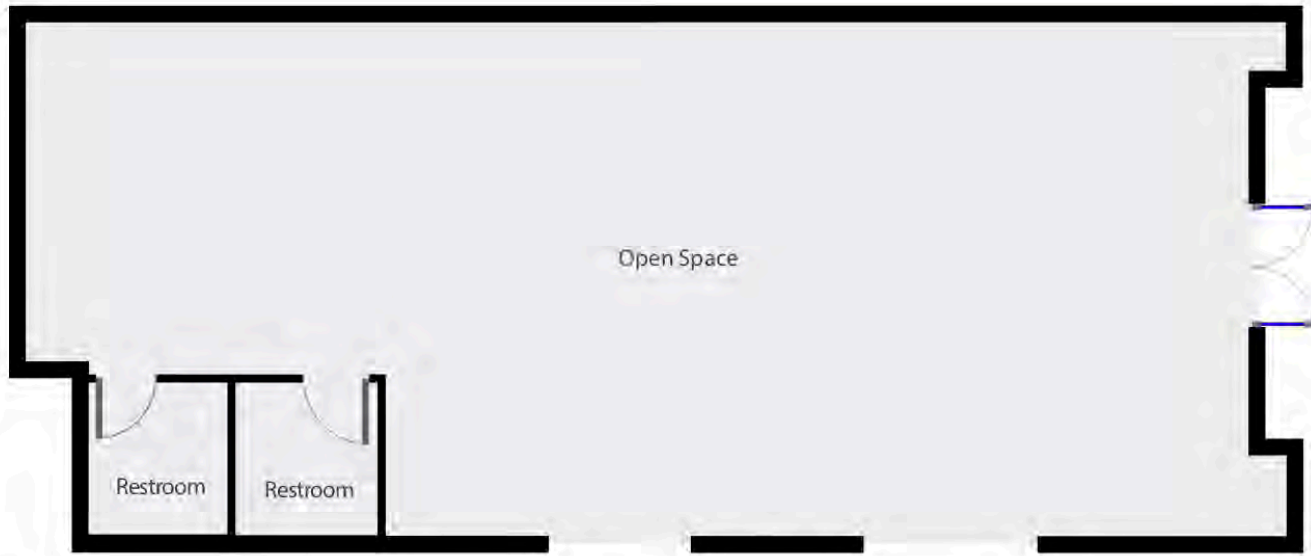
SPACES AVAILABLE

- SUITE H: ±2,000 SF
- SUITE I & J: ±3,150 SF
- SUITE K: ±1,600 SF

CONTACT TEAM	Paul Chaffee	Wil Chaffee	John Kirtley
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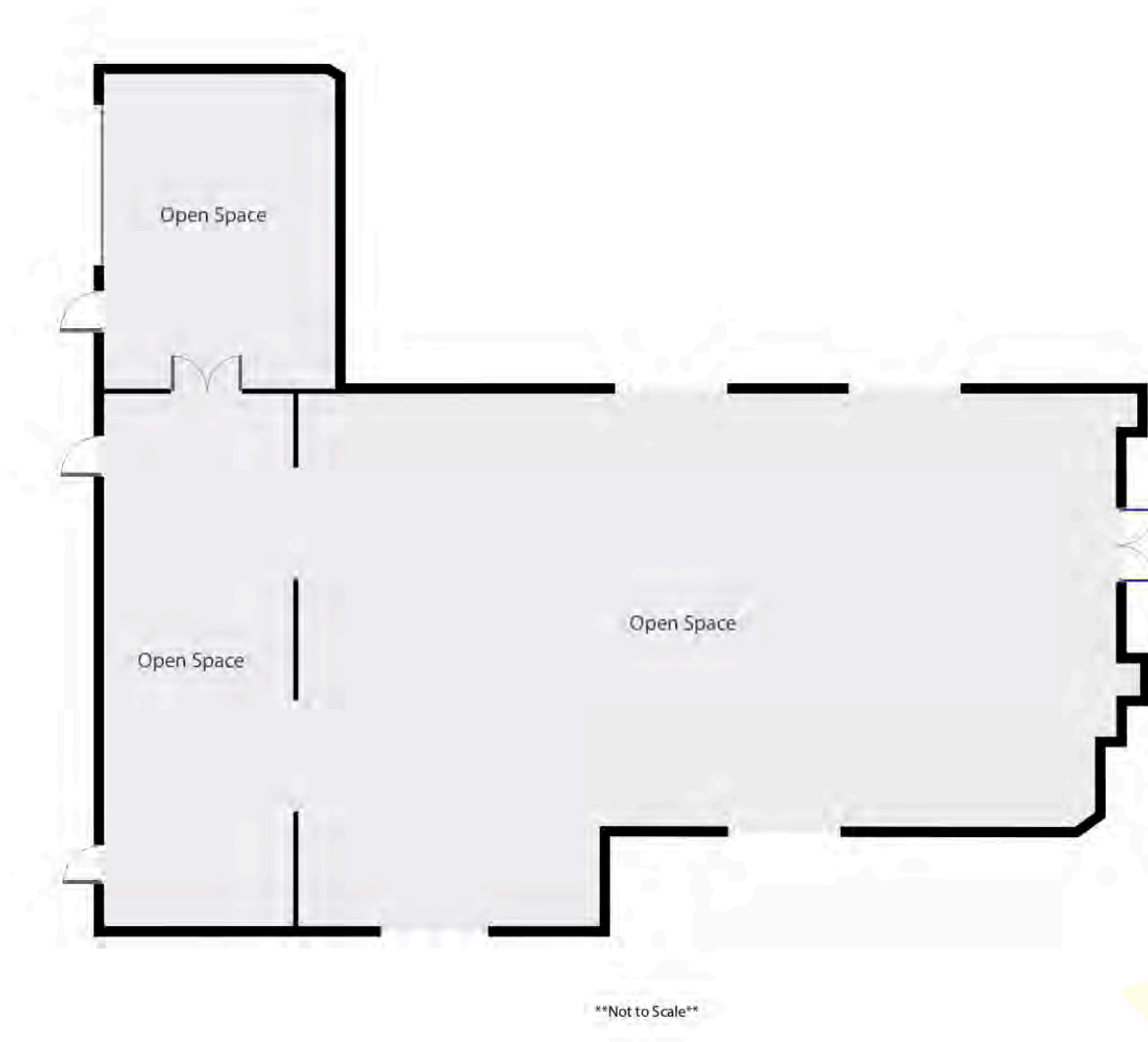


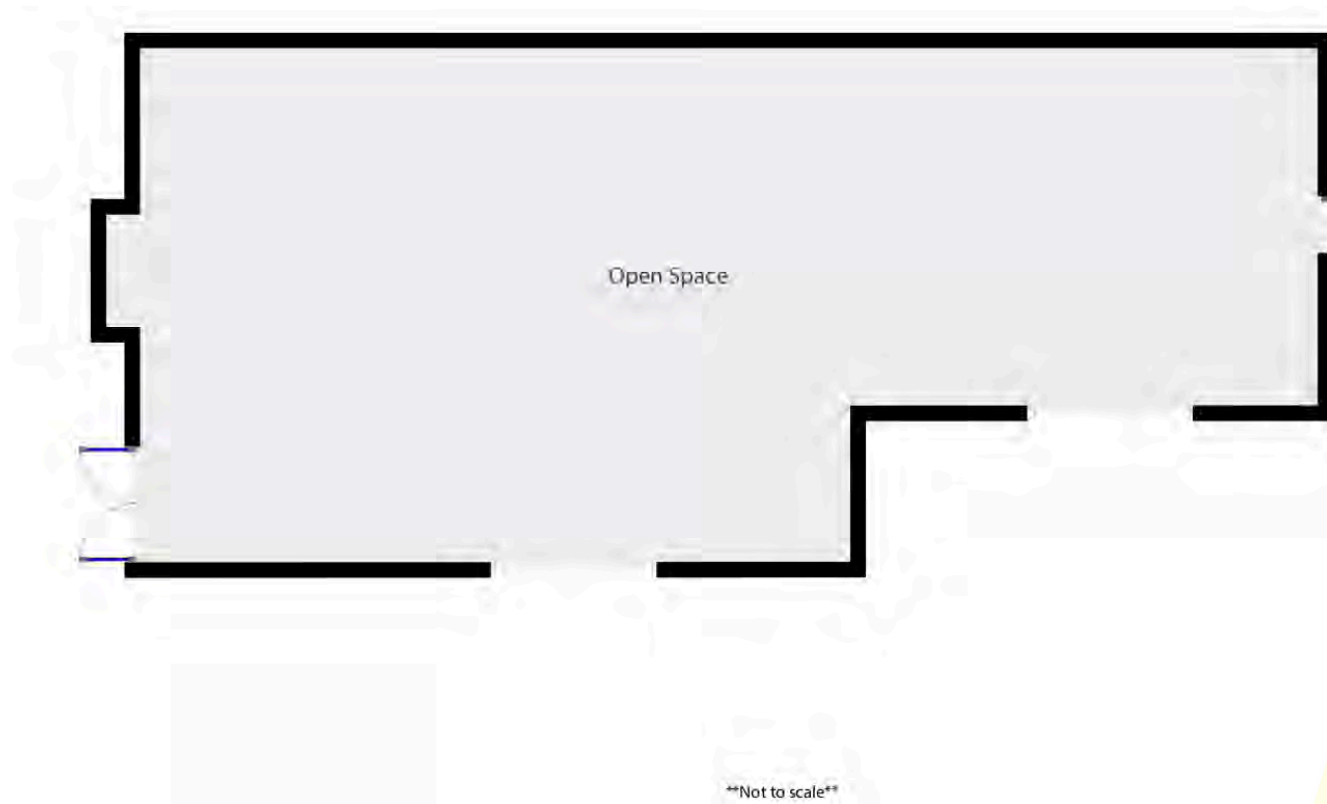


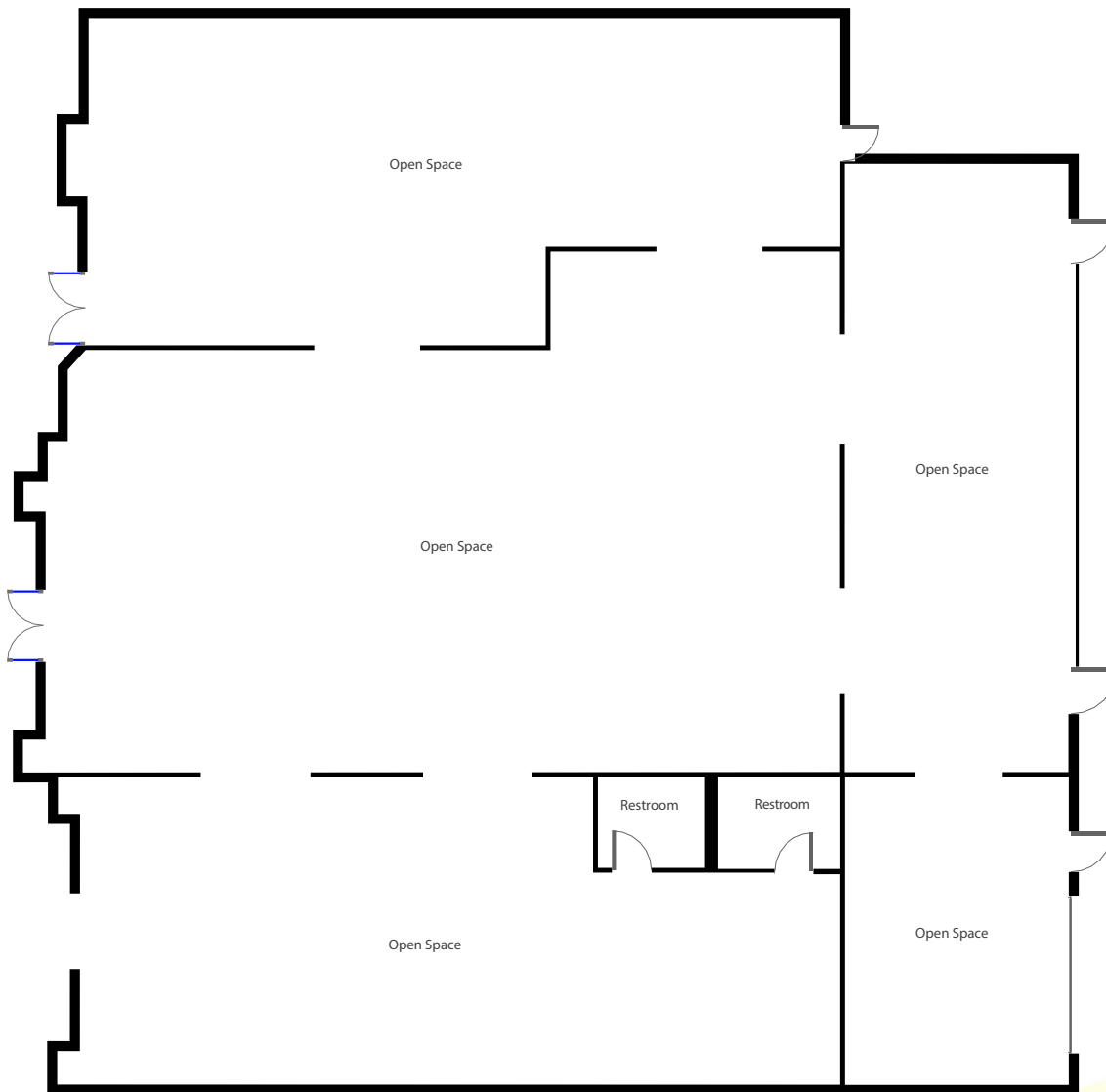


Not to scale





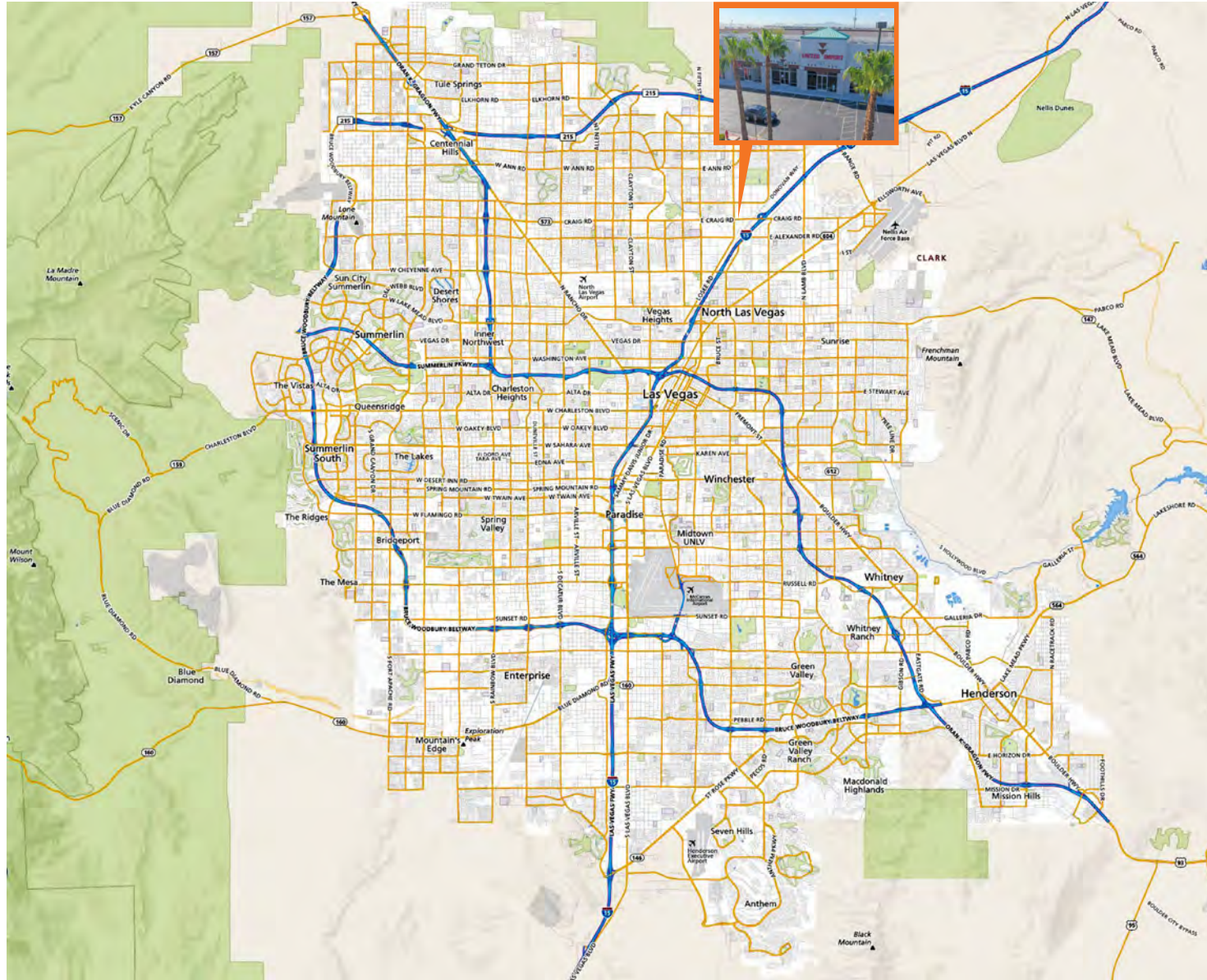




NOT TO SCALE







Summary	Census 2010	2018	2023
Population	4,897	6,039	6,747
Households	1,703	2,084	2,328
Families	1,239	1,510	1,685
Average Household Size	2.87	2.90	2.90
Owner Occupied Housing Units	902	1,137	1,304
Renter Occupied Housing Units	801	947	1,024
Median Age	29.6	30.9	31.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.24%	1.59%	0.83%
Households	2.24%	1.48%	0.79%
Families	2.22%	1.44%	0.71%
Owner HHs	2.78%	2.06%	1.16%
Median Household Income	3.38%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	170	8.2%	151	6.5%
\$15,000 - \$24,999	281	13.5%	261	11.2%
\$25,000 - \$34,999	187	9.0%	185	7.9%
\$35,000 - \$49,999	338	16.2%	330	14.2%
\$50,000 - \$74,999	379	18.2%	397	17.1%
\$75,000 - \$99,999	255	12.2%	314	13.5%
\$100,000 - \$149,999	367	17.6%	543	23.3%
\$150,000 - \$199,999	47	2.3%	63	2.7%
\$200,000+	59	2.8%	83	3.6%

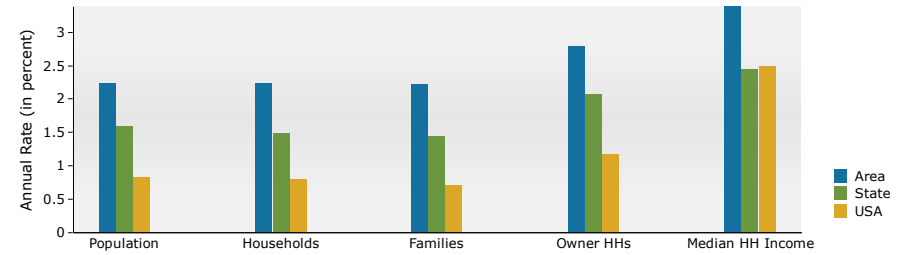
Median Household Income	\$53,039	\$62,615
Average Household Income	\$67,506	\$79,523
Per Capita Income	\$21,785	\$25,508

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	466	9.5%	543	9.0%	624	9.2%
5 - 9	429	8.8%	518	8.6%	588	8.7%
10 - 14	408	8.3%	476	7.9%	551	8.2%
15 - 19	357	7.3%	417	6.9%	481	7.1%
20 - 24	379	7.7%	426	7.1%	437	6.5%
25 - 34	836	17.1%	1,086	18.0%	1,215	18.0%
35 - 44	746	15.2%	893	14.8%	1,113	16.5%
45 - 54	633	12.9%	713	11.8%	703	10.4%
55 - 64	396	8.1%	527	8.7%	526	7.8%
65 - 74	178	3.6%	326	5.4%	365	5.4%
75 - 84	60	1.2%	98	1.6%	126	1.9%
85+	9	0.2%	16	0.3%	19	0.3%

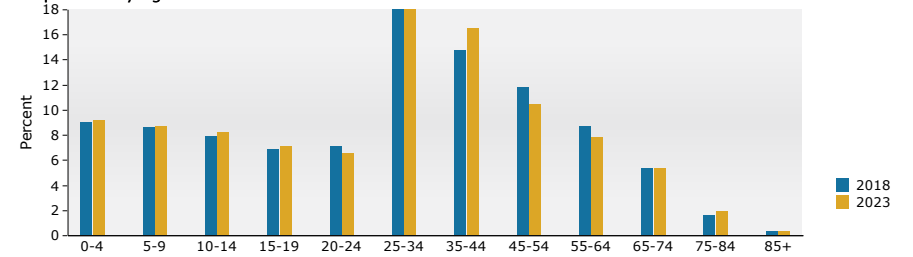
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,234	45.6%	2,395	39.7%	2,426	36.0%
Black Alone	1,002	20.5%	1,422	23.5%	1,677	24.9%
American Indian Alone	29	0.6%	37	0.6%	38	0.6%
Asian Alone	302	6.2%	410	6.8%	494	7.3%
Pacific Islander Alone	55	1.1%	74	1.2%	87	1.3%
Some Other Race Alone	943	19.3%	1,248	20.7%	1,492	22.1%
Two or More Races	331	6.8%	453	7.5%	533	7.9%
Hispanic Origin (Any Race)	1,858	37.9%	2,433	40.3%	2,838	42.1%

Data Note: Income is expressed in current dollars.

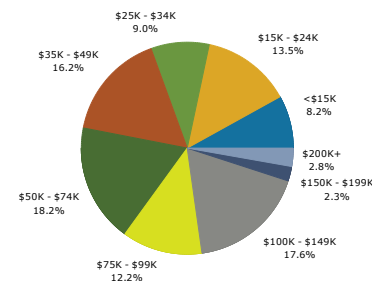
Trends 2018-2023



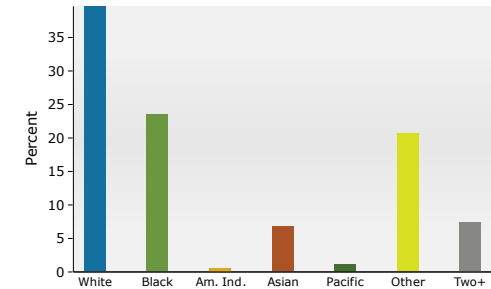
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 40.3%

Summary	Census 2010	2018	2023
Population	140,641	158,282	172,326
Households	41,120	45,316	49,157
Families	31,247	34,242	37,083
Average Household Size	3.37	3.43	3.45
Owner Occupied Housing Units	21,447	22,727	25,777
Renter Occupied Housing Units	19,673	22,589	23,380
Median Age	28.3	29.6	30.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.71%	1.59%	0.83%
Households	1.64%	1.48%	0.79%
Families	1.61%	1.44%	0.71%
Owner HHs	2.55%	2.06%	1.16%
Median Household Income	2.54%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	4,742	10.5%	4,119	8.4%
\$15,000 - \$24,999	5,415	11.9%	5,037	10.2%
\$25,000 - \$34,999	5,872	13.0%	5,769	11.7%
\$35,000 - \$49,999	7,460	16.5%	7,400	15.1%
\$50,000 - \$74,999	9,023	19.9%	9,603	19.5%
\$75,000 - \$99,999	5,566	12.3%	6,940	14.1%
\$100,000 - \$149,999	5,127	11.3%	7,481	15.2%
\$150,000 - \$199,999	1,357	3.0%	1,752	3.6%
\$200,000+	755	1.7%	1,058	2.2%

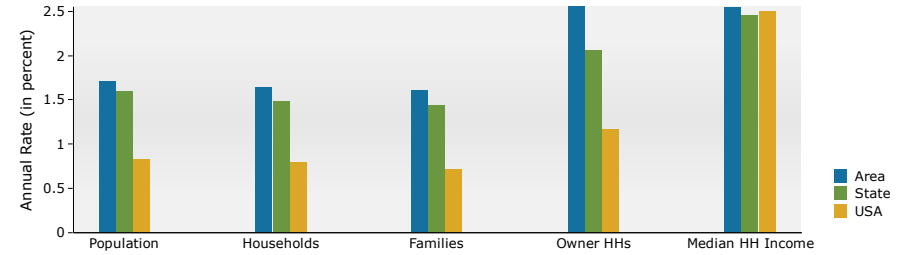
Median Household Income	\$47,785	\$54,182
Average Household Income	\$60,458	\$70,669
Per Capita Income	\$17,959	\$20,764

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,086	10.0%	14,953	9.4%	16,548	9.6%
5 - 9	13,351	9.5%	14,035	8.9%	15,370	8.9%
10 - 14	12,509	8.9%	12,949	8.2%	14,269	8.3%
15 - 19	11,688	8.3%	11,577	7.3%	12,427	7.2%
20 - 24	10,776	7.7%	12,400	7.8%	12,408	7.2%
25 - 34	23,688	16.8%	27,848	17.6%	31,378	18.2%
35 - 44	20,912	14.9%	22,531	14.2%	25,825	15.0%
45 - 54	15,828	11.3%	17,672	11.2%	17,846	10.4%
55 - 64	10,180	7.2%	12,963	8.2%	13,398	7.8%
65 - 74	5,175	3.7%	7,730	4.9%	8,476	4.9%
75 - 84	1,934	1.4%	2,926	1.8%	3,578	2.1%
85+	514	0.4%	696	0.4%	803	0.5%

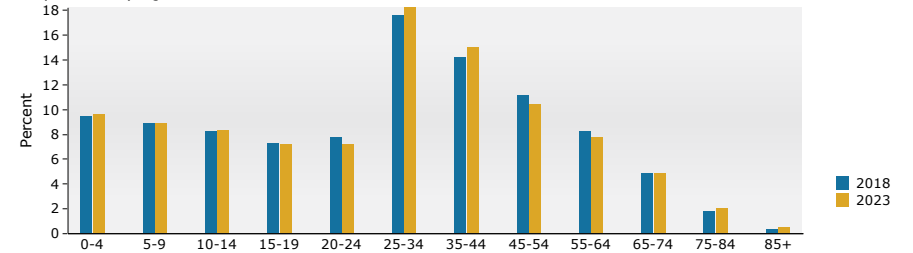
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,511	41.6%	58,850	37.2%	58,876	34.2%
Black Alone	29,591	21.0%	36,798	23.2%	41,785	24.2%
American Indian Alone	1,185	0.8%	1,266	0.8%	1,308	0.8%
Asian Alone	7,100	5.0%	8,765	5.5%	10,336	6.0%
Pacific Islander Alone	1,207	0.9%	1,399	0.9%	1,571	0.9%
Some Other Race Alone	35,024	24.9%	41,433	26.2%	47,373	27.5%
Two or More Races	8,023	5.7%	9,772	6.2%	11,078	6.4%
Hispanic Origin (Any Race)	66,331	47.2%	77,191	48.8%	86,255	50.1%

Data Note: Income is expressed in current dollars.

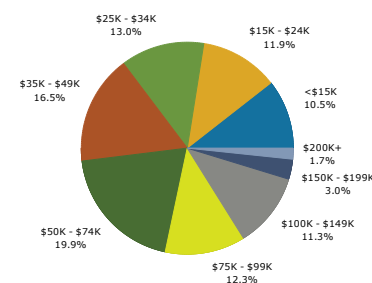
Trends 2018-2023



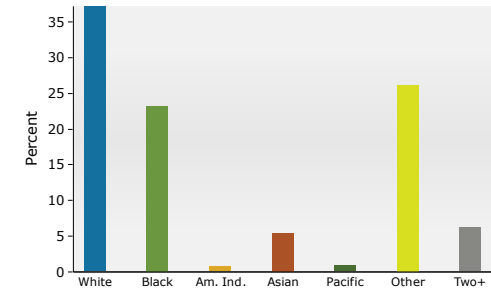
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 48.8%

Summary	Census 2010	2018	2023
Population	329,256	362,758	391,574
Households	98,070	105,937	113,908
Families	73,040	78,539	84,304
Average Household Size	3.30	3.36	3.38
Owner Occupied Housing Units	51,288	53,049	59,245
Renter Occupied Housing Units	46,782	52,888	54,664
Median Age	29.3	30.3	30.8
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.54%	1.59%	0.83%
Households	1.46%	1.48%	0.79%
Families	1.43%	1.44%	0.71%
Owner HHs	2.23%	2.06%	1.16%
Median Household Income	2.67%	2.45%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	13,578	12.8%	11,865	10.4%
\$15,000 - \$24,999	12,539	11.8%	11,730	10.3%
\$25,000 - \$34,999	13,594	12.8%	13,373	11.7%
\$35,000 - \$49,999	16,534	15.6%	16,602	14.6%
\$50,000 - \$74,999	20,405	19.3%	21,725	19.1%
\$75,000 - \$99,999	12,837	12.1%	15,864	13.9%
\$100,000 - \$149,999	11,738	11.1%	16,667	14.6%
\$150,000 - \$199,999	2,854	2.7%	3,560	3.1%
\$200,000+	1,848	1.7%	2,512	2.2%

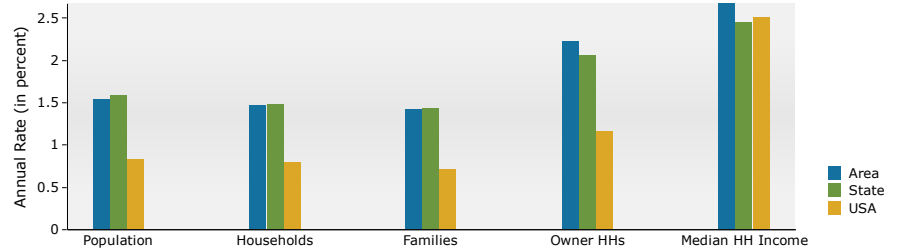
Median Household Income	\$46,183	\$52,687
Average Household Income	\$59,138	\$68,841
Per Capita Income	\$17,817	\$20,531

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	31,580	9.6%	32,851	9.1%	35,959	9.2%
5 - 9	30,350	9.2%	30,825	8.5%	33,365	8.5%
10 - 14	28,612	8.7%	28,836	7.9%	31,053	7.9%
15 - 19	27,434	8.3%	26,925	7.4%	28,113	7.2%
20 - 24	24,397	7.4%	28,472	7.8%	28,241	7.2%
25 - 34	51,816	15.7%	60,067	16.6%	68,051	17.4%
35 - 44	48,369	14.7%	49,438	13.6%	55,636	14.2%
45 - 54	39,194	11.9%	42,120	11.6%	41,939	10.7%
55 - 64	26,024	7.9%	32,666	9.0%	33,921	8.7%
65 - 74	14,078	4.3%	20,374	5.6%	22,881	5.8%
75 - 84	5,912	1.8%	8,111	2.2%	10,047	2.6%
85+	1,491	0.5%	2,073	0.6%	2,368	0.6%

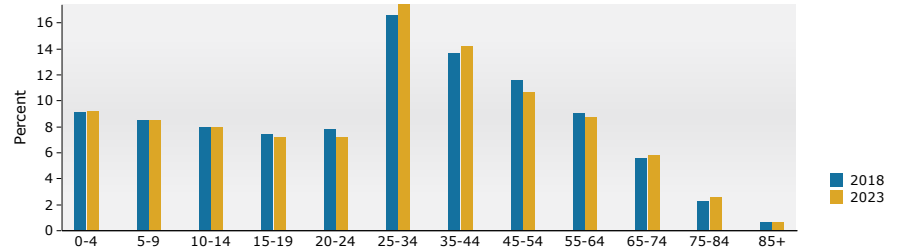
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	143,914	43.7%	142,823	39.4%	142,354	36.4%
Black Alone	64,936	19.7%	78,766	21.7%	88,667	22.6%
American Indian Alone	2,775	0.8%	2,929	0.8%	3,017	0.8%
Asian Alone	15,437	4.7%	18,777	5.2%	22,071	5.6%
Pacific Islander Alone	2,354	0.7%	2,671	0.7%	2,974	0.8%
Some Other Race Alone	81,992	24.9%	95,426	26.3%	108,384	27.7%
Two or More Races	17,849	5.4%	21,367	5.9%	24,107	6.2%

Hispanic Origin (Any Race)	157,578	47.9%	180,426	49.7%	200,266	51.1%
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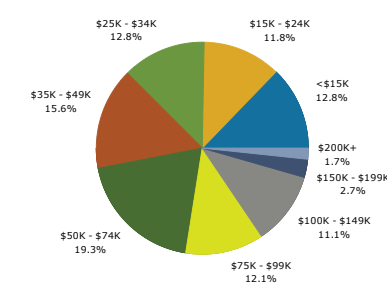
Trends 2018-2023



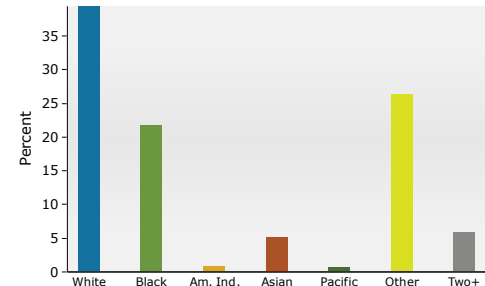
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 49.7%