

# Decatur Crossing

204 - 294 SOUTH DECATUR BOULEVARD  
LAS VEGAS, NV 89107



## Highlights

- 84,425 square foot retail center located directly off the US-95 at Decatur Blvd.
- The center is anchored by the Southern Nevada Health District headquarters and other notable tenants include Dollar Tree, Planet Fitness, and Pizza Hut.
- Tesla Motors just completed the installation of more than 20 Tesla “Supercharger” stations at the center, creating a captive, daily customer base
- Centrally located in an established infill area of the Las Vegas valley
- Surrounding area retailers include Dutch Bros, Dillard’s, Macy’s, Cardenas, Curacao, Ross, Red Lobster and more
- 480 new multi-family and senior housing units directly adjacent to center and another 334 multi-family units under construction across Decatur Blvd.
- Landlord just completed renovations on the center’s 55’ pylon sign on Decatur Blvd.
- Future two-tenant QSR pad, adding restaurant options to the center

**Building Type:** Anchored Retail Center

**Available Space:** 1,400 - 7,000 SF

**Lease Rate:** \$1.35 - \$1.95/SF/mo. NNN

**NNN:** \$0.46/SF/mo.

**Zoning:** C-1 (City of Las Vegas)

### Residential Population

One Mile Radius	20,584 residents
Three Mile Radius	181,003 residents

### Total Daytime Population

One Mile Radius	6,012
Three Mile Radius	79,762

### Annual Household Income

One Mile Radius	\$81,818
Three Mile Radius	\$82,483

2025 Estimated Demographics

**Mike Zobrist**  
Managing Director  
t 702-405-1755  
mike.zobrist@nrmk.com  
S.70489

**Lauren Tabeeek, CCIM**  
Managing Director  
t 702-405-1707  
lauren.tabeeek@nrmk.com  
S.74477.LLC

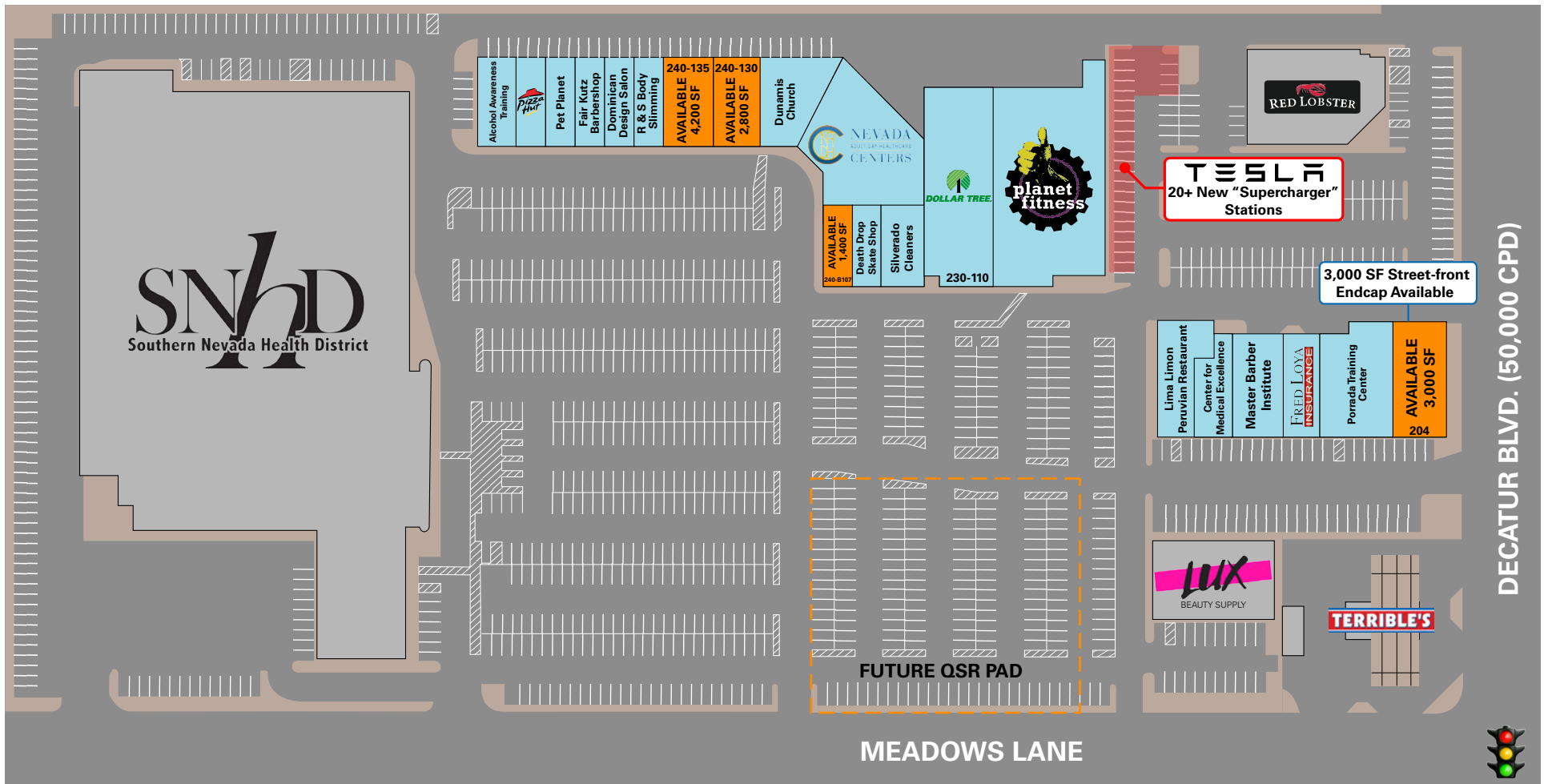
**Scott Price**  
Associate  
t 702-405-1728  
scott.price@nrmk.com  
S.174018



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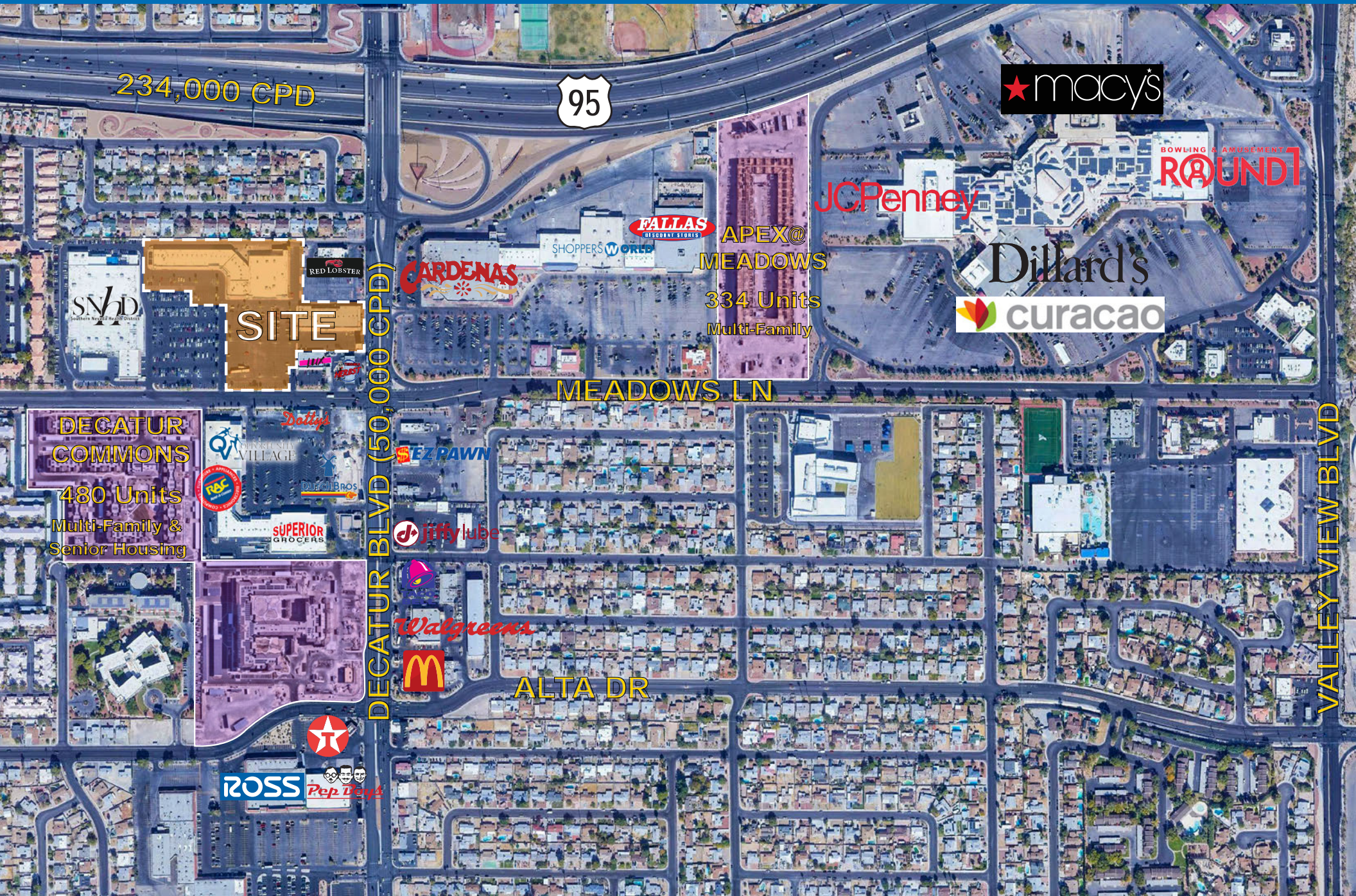
## Site Plan



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234,000 CPD

95

macy's

ROUND1

JCPenney

FALLAS DISCOUNT STORES

APEX@ MEADOWS

334 Units  
Multi-Family

SHOPPERS WORLD

CARDENAS

Dillard's

curacao

SITE

RED LOBSTER

SNHD

DECATUR COMMONS

480 Units  
Multi-Family &  
Senior Housing

MEADOWS LN

DECATUR BLVD (50,000 CPD)

VALLEY VIEW BLVD

ALTA DR

DOLLIE'S  
DUGG BROS  
SUPERIOR GROCERS

EZ PAWN

Jiffy lube

Walgreens

McDonald's

ROSS  
Pep Boys