

FOR LEASE DESERT OAKS — PLAZA —

3930 - 4040 W. Craig Rd.
North Las Vegas, NV 89032

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**VAIL
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GROUP**



Property Highlights

- Multiple second-generation opportunities available in premier retail shopping center!
- Strong traffic counts exceeding +/- 45,000 CPD
- Over 800 feet of Frontage on Craig Rd
- Directly across Tribeca North Luxury Apartments with +/- 312 units!
- Over 17,000 people in 1 mile and over 160,000 people in 3 miles!
- Restaurant suite available

**Multiple tenants operating, do not disturb without broker present*

Listing Snapshot



Spaces Available 1,375-4,300 SF

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	16,746	168,690	444,439

Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$90,713	\$89,311	\$90,723

Households	1-mile	3-mile	5-mile
2022 Total Households	6,094	58,637	154,012

Major Landmarks

Multi-Family Developments Power Centers Neighborhood Centers Casino Hospital School Golf Course





BUILDING 4040

Suite	Tenant	SF
101*	Iron Talon Fitness	+/- 2,876 SF
103-105	Sleep Well LV Furniture	+/- 4,301 SF
106	All Discount Vacuum & Sewing	+/- 1,410 SF
107	Legacy Event Hall	+/- 8,232 SF
111	Osha	+/- 1,348 SF
112	Lash Vegas	+/- 1,470 SF
113	Liquid	+/- 1,304 SF
114*	AVAILABLE	+/- 2,619 SF
116*	My Garage Kitchen + Bar	+/- 2,941 SF

BUILDING 3960

Suite	Tenant	SF
101	Tressessity Total Beauty	+/- 4,999 SF
105	Jiu-Jitsu Underground 702	+/- 2,179 SF
106	Leasing Office	+/- 1,410 SF
107	Tender Loving Cuts "TLC"	+/- 1,410 SF
108	Pricilla's Pantry Pet Store	+/- 1,410 SF
109	Proposed FNG	+/- 4,247 SF
110	Vista Dental	+/- 1,851 SF
111	Viva Las Vapor	+/- 1,190 SF
112	Bulwerks Security	+/- 1,190 SF
113	Fancy Nails	+/- 1,304 SF
114*	State Farm	+/- 3,016 SF
116	Mexican Restaurant	+/- 2,617 SF
KIOSK*	AVAILABLE	--

BUILDING 3930

Suite	Tenant	SF
101	Rise Dispensary	+/- 5,310 SF
105	Leasing Office	+/- 2,310 SF

*Tenant operating, do not disturb.



