



THE EQUITY GROUP

ERIC ROGOSCH

Vice President

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NV #S.52003

FOR LEASE

NORTH 5TH SHOPS

NWC Deer Springs & N 5th Street, Las Vegas, NV 89130



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	CONTACT BROKER
AVAILABLE SF:	FINAL PAD (±6,000 SF)
EST. CAMS:	±\$0.50/SF
ZONING:	C-2

PROPERTY OVERVIEW

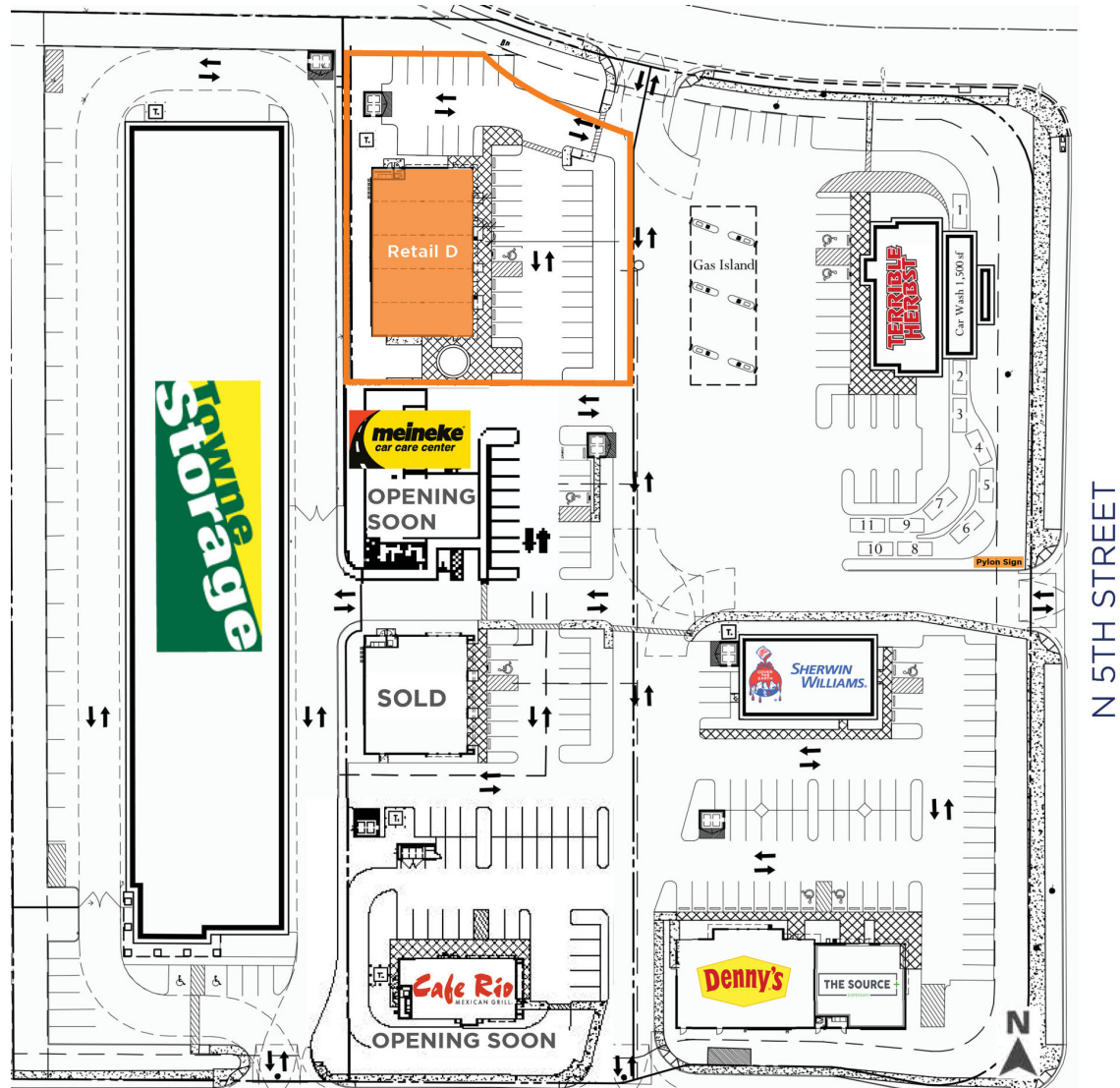
Adjacent to the master planned community of The Village at Tule Springs (± 8,600 homes), the subject property is surrounded by brand new construction with easy accessibility to 215 Beltway and the surrounding major national tenants. Landlord will consider Ground lease or BTS/RBTS options.

PROPERTY HIGHLIGHTS

- Close proximity to 215/N. 5th On Ramp & Off Ramp and The Master Planned Community of "The Village at Tule Springs"
- Co Tenants include Terrible Herbst, Sherwin Williams, Denny's, Uhaul, and The Source
- Cafe Rio and Meineke opening soon!
- Directly Across from Target, Kohls, and Home Depot. As well as In-n-Out, Panda Express, McDonald's, and More!
- C-2 Zoning in the N. Las Vegas Jurisdiction

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SITE PLAN



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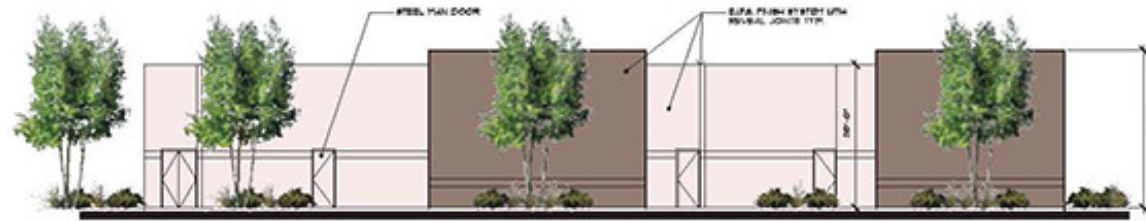
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ELEVATIONS (RETAIL D)



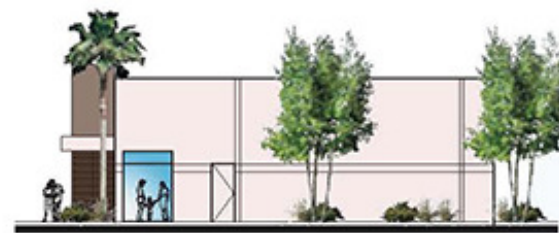
South Elevation Retail D (Facing Deer Springs Way)

Scale: 1/8" = 1'-0"



East Elevation Retail D (Facing N. 5th St.)

Scale: 1/8" = 1'-0"



West Elevation Retail D

Scale: 1/8" = 1'-0"



North Elevation Retail D

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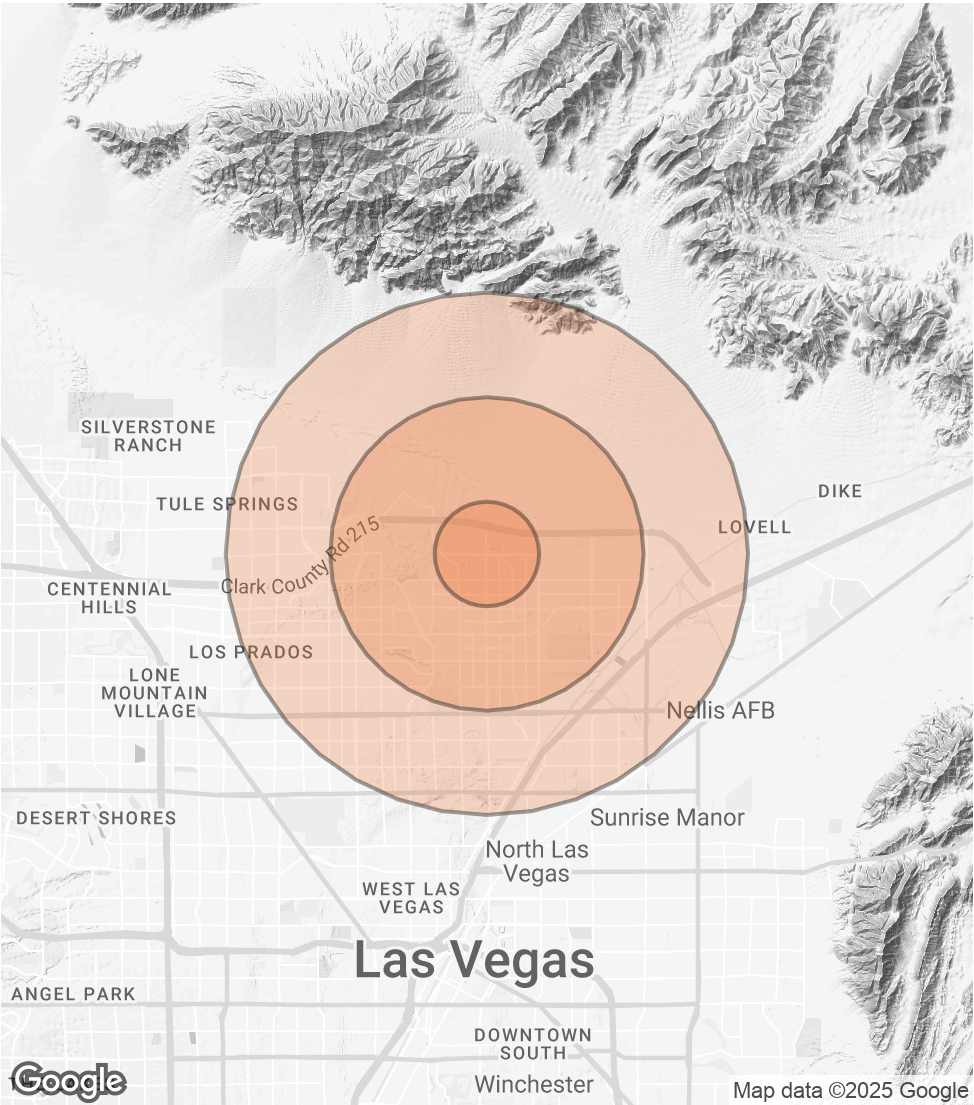
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,377	117,104	256,995
AVERAGE AGE	34	37	37
AVERAGE AGE (MALE)	33	36	36
AVERAGE AGE (FEMALE)	35	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,538	37,998	83,472
# OF PERSONS PER HH	3	3.1	3.1
AVERAGE HH INCOME	\$91,181	\$98,000	\$96,199
AVERAGE HOUSE VALUE	\$403,659	\$412,554	\$408,435

Demographics data derived from AlphaMap



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