CRAIG RD & SIMMONS ST

NORTH LAS VEGAS, NV 89032

Better Buzz
COFFEE ROASTERS

SLIM CHICKENS

OUTBACK
STEAKHOUSE

OUTBACK
STEAKHOUSE

DISCOUNT
TIRE

DISCOUNT
TIRE

CRAIG RD 51,000 VPD

FOR LEASE

AVAILABLE

Better Buzz COFFEE ROASTERS

SLIM CHICKENS

PROPERTY HIGHLIGHTS

PROPERTY DETAILS

AVAILABLE SPACE: 1.92 ACRES (TWO 0.96-ACRE PARCELS)

RETAIL SPACE:	FLEXIBLE
LOT SIZE:	3.84 AC
RENT:	INQUIRE WITH BROKER
ZONING:	C-1

OPPORTUNITY BENEFITS

- Excellent opportunity in a heavy traffic area. Within close proximity to Walmart and new EOS location

- Just east of US Hwy 95

- Parcels located near rapidly growing housing area. New construction communities nearby
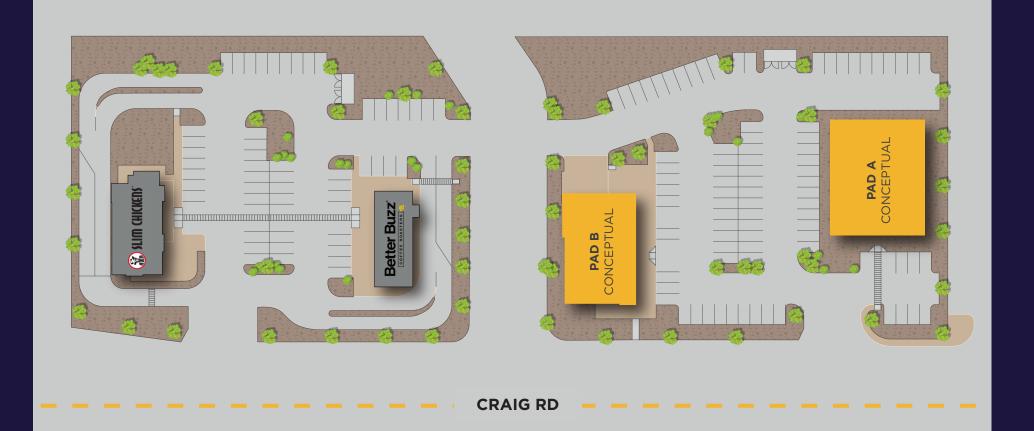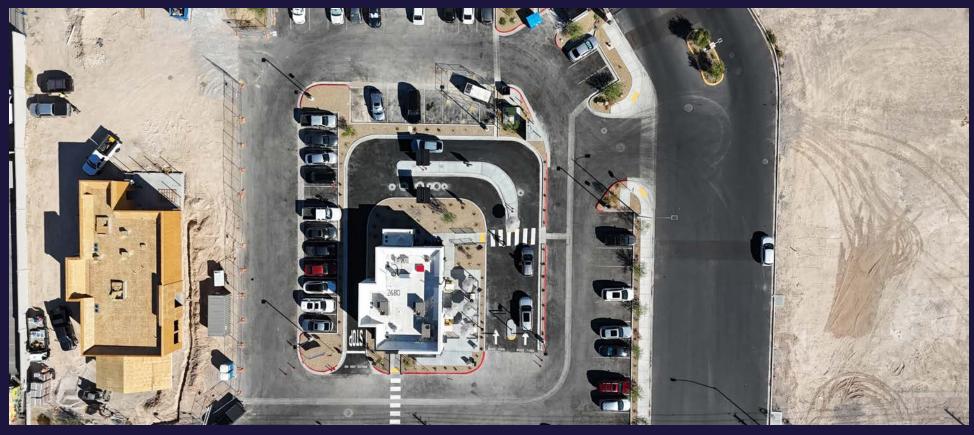
AMONGST GOOD COMPANY

Smith's

SHAKE SHACK

Starbucks

DUTCH BROS Coffee

PIER 88
BOILING SEAFOOD & BAR

Pollo CAMPERO

FIRST WATCH
THE DAYTIME CAFE

Cafe Rio
MEXICAN GRILL.

Raising Cane's
CHICKEN FINGERS

CVS pharmacy

Denny's

Albertsons

Walmart

LOWE'S

DUNKIN'

Aliante
CASINO + HOTEL + SPA

EōS FITNESS

SITE PLAN

PAD	TENANT	SQ FT
A	AVAILABLE	CONCEPTUAL
B	AVAILABLE	CONCEPTUAL
C	BETTER BUZZ COFFEE	2,400
D	SLIM CHICKENS (COMING SOON)	3,250

SLIM CHICKENS

Better Buzz
COFFEE ROASTERS

PAD B
CONCEPTUAL

PAD A
CONCEPTUAL

CRAIG RD

SITE PHOTOS

AMENITIES & TRANSIT

Aliante
CASINO + HOTEL + SPA

Clark County Rd 215

COSTCO WHOLESALE

TULES SPRING COMMUNITY PARK
NEW MASTER PLANNED COMMUNITY
UNDER CONSTRUCTION

INTERSTATE 11

DUTCH BROS

Chick-fil-A   SHAKE SHACK   Starbucks

SONIC   PANDA EXPRESS   TACO BELL

TERIYAKI MADNESS   CHUCK E. CHEESE   goodwill

Burlington

TEXAS ROADHOUSE   PANERA BREAD   Cafe Rio MEXICAN GRILL

Walgreens

the Habit BURGER GRILL   Raising Cane's CHICKEN FINGERS

Walmart

SITE

Lowe's

DUTCH BROS

McDonald's

FIVE GUYS BURGERS and FRIES   CHIPOTLE

Albertsons

Albertsons

Denny's   CVS pharmacy

PIER 88

FIRST WATCH THE DAYTIME CAFE   Steak 'n Shake   IN-N-OUT BURGER

Raising Cane's CHICKEN FINGERS   Smith's

Pollo CAMPERO

EōS FITNESS

BIG LOTS!

DUNKIN'

OLD NAVY   ROSS DRESS FOR LESS   Walmart Supercenter

GROCERY OUTLET   THE HOME DEPOT

JIMMY JOHN'S

INTERSTATE 15

DRIVE TIME & DEMOGRAPHICS

POPULATION

1 MILE	19,471
3 MILES	160,193
5 MILES	433,092

AVG HH INCOME

1 MILE	$74,173
3 MILES	$77,457
5 MILES	$75,162

OF HOUSEHOLDS

1 MILE	6,254
3 MILES	52,486
5 MILES	140,823

Source: Esri, 2024

LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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CUSHMAN & WAKEFIELD | **CRAIG RD & SIMMONS ST**