

### JAKKE FARLEY, CCIM

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## PROPERTY DETAILS

4805-4945 WEST CRAIG ROAD LAS VEGAS, NEVADA 89130

- Available Space: 900 SF
- Rents Starting at \$1.50/SF plus \$0.55/SF NNN
- At the Hard Corner of Craig and Decatur
- Ample Parking
- Pylon Signage on Both Craig and Decatur
- Less Than 2 Miles to the US 95 Freeway

### **NOTABLE TENANTS**







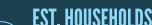




# **2025 DEMOS**

# EST. POPULATION 1 MILE » 15,734

1 MILE » **15,734** 3 MILE » **167,296** 5 MILE » **446,969** 





1 MILE » **5,850** 3 MILE » **60,098** 5 MILE » **159,838** 

# EST. AVERAGE HH INCOME 1 MILE » \$112,395

1 MILE » **\$112,395** 3 MILE » **\$100,553** 5 MILE » **\$103,211** 

#### FULL SERVICE Commercial real estate

241 West Charleston Blvd, Ste 103 Las Vegas, NV 89102 Office 702.374.0211 www.mwcre.com





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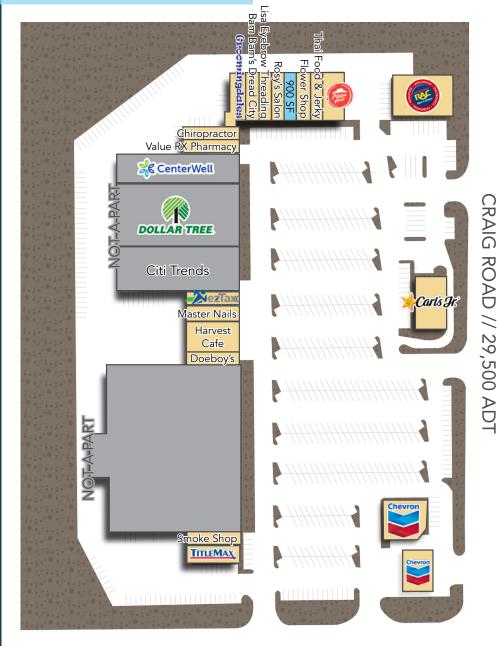
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be rel



SPACE	TENANT	SF
4811	Title Max	1,800
4815	D&M Smoke Shop	1,255
4831	Doeboy's Men's Clothing	1,176
4835	Harvest Cafe	3,024
4839	Master Nails	1,200
4841	EZ Tax Services	1,200
4921	Value RX Pharmacy	1,200
4925	Chiropractor	1,200
4929	Groomingdales	900
4931	Bam Bam's Dread City	900
4933	Lisa Eyebrow Threading	1,200
4935	Rosy's Salon	1,200
4937	AVAILABLE	900
4939	L&G Flower Shop	900
4941	Sun's Thai Food & Jerky	1,800
4945	Pizza Hut	1,200

**AVAILABLE SPACES** 

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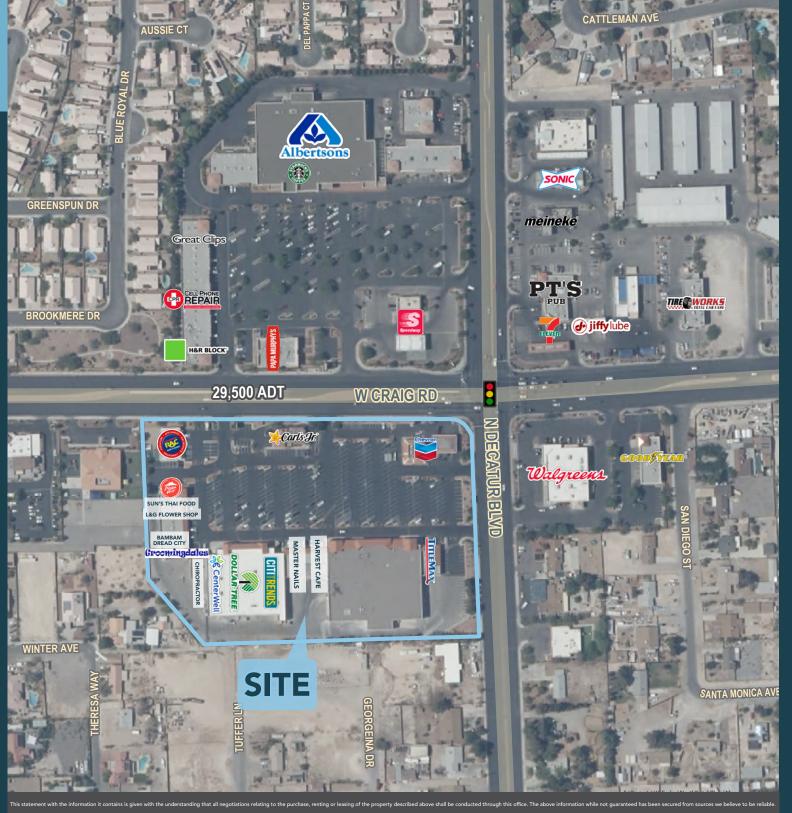
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DECATUR BOULEVARD // 55,000 ADT





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