

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 - \$2.50/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

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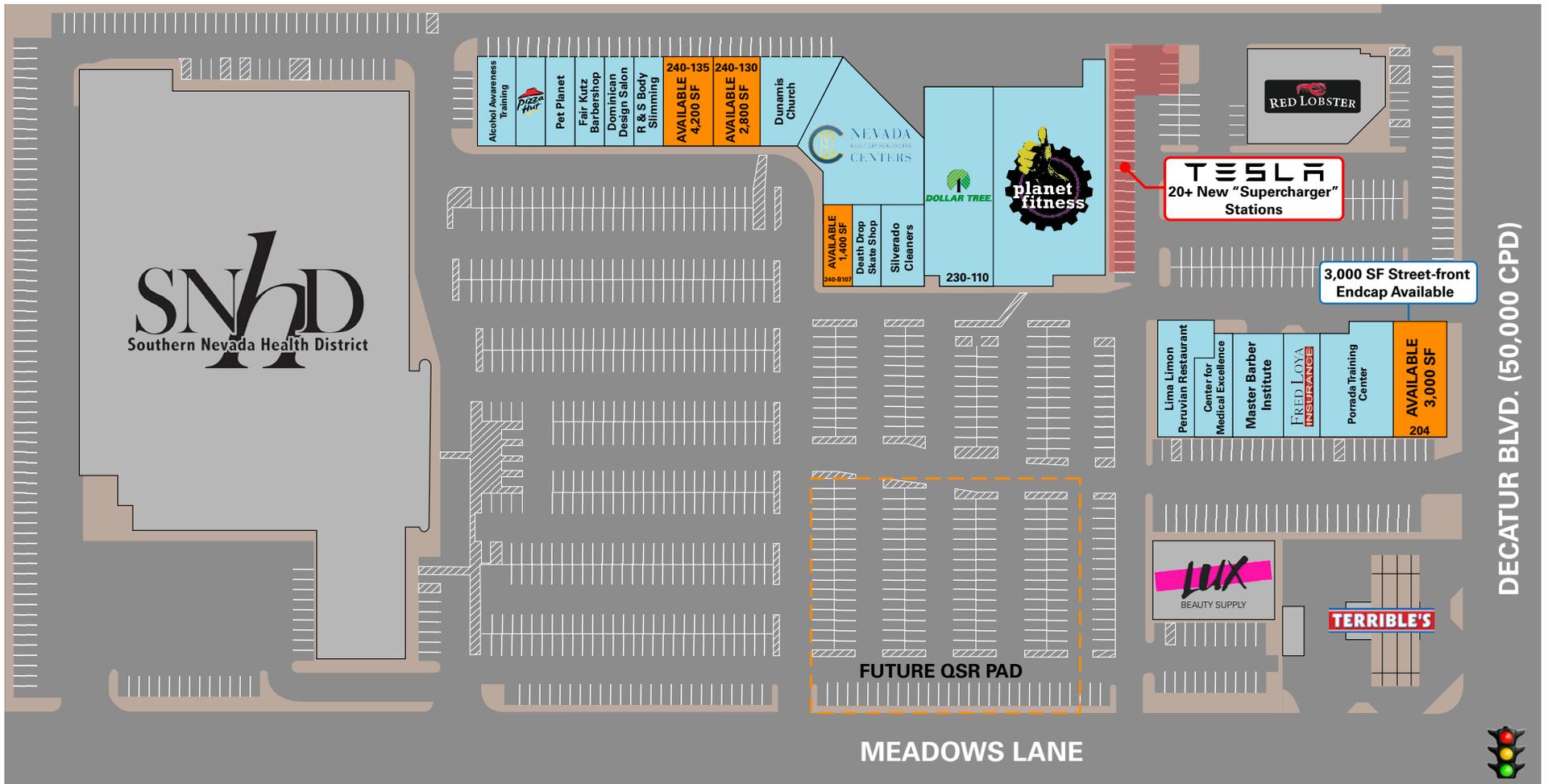
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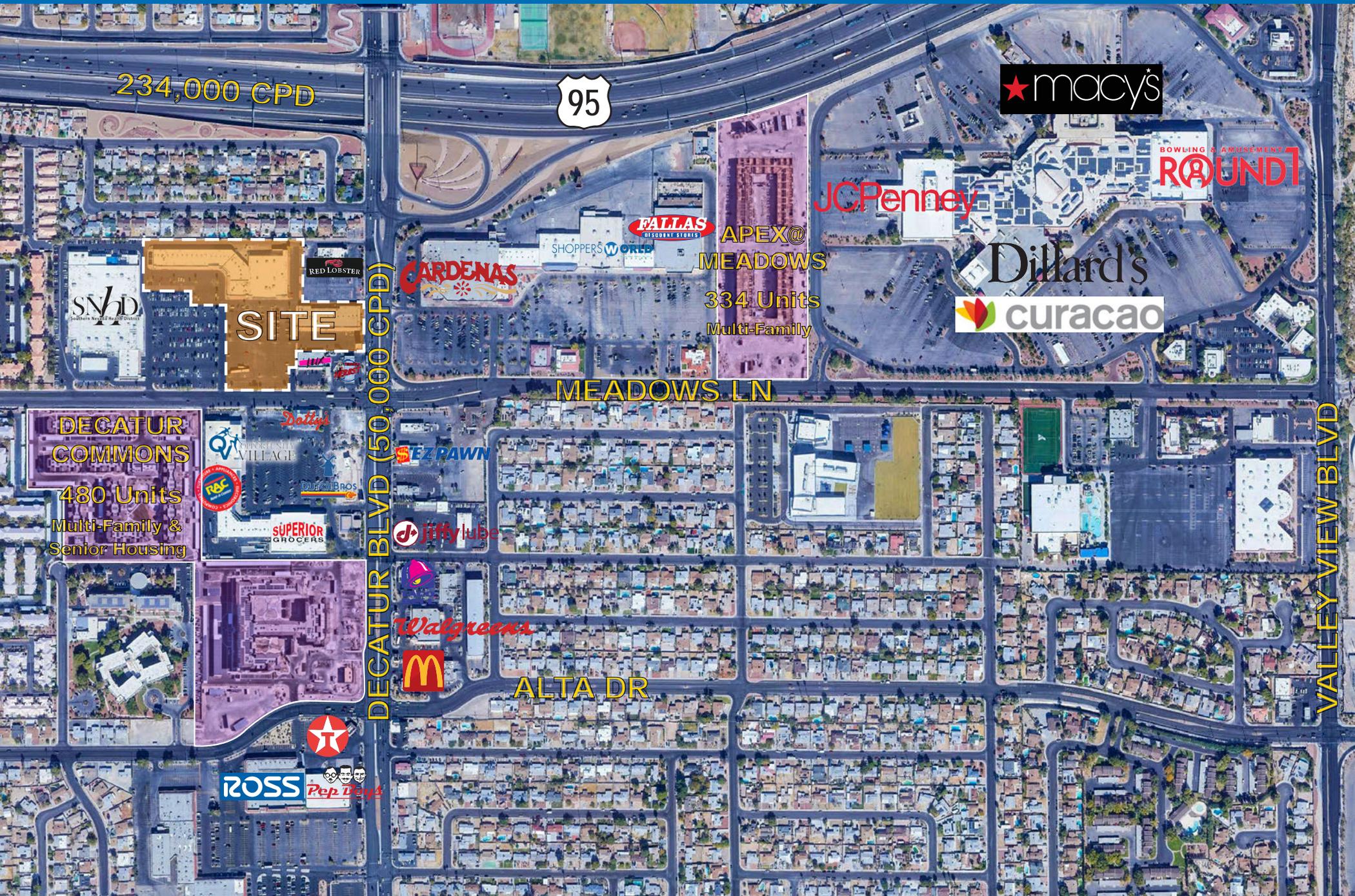
Site Plan



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234,000 CPD

95

★ macy's

BOWLING & AMUSEMENT
ROUND 1

JCPenney

Dillard's

curacao

FALLAS
DISCOUNT STORES

APEX@
MEADOWS

334 Units
Multi-Family

SHOPPERS
WORLD

CARDENAS

SITE

RED LOBSTER

MEADOWS LN

DECATUR
COMMONS

480 Units
Multi-Family &
Senior Housing

Dally's

ARTIST VILLAGE

EZ PAWN

Jiffy lube

RBC

SUPERIOR
GROCERS

Walgreens

McDonald's

ALTA DR

ROSS

Pep Boys

VALLEY VIEW BLVD