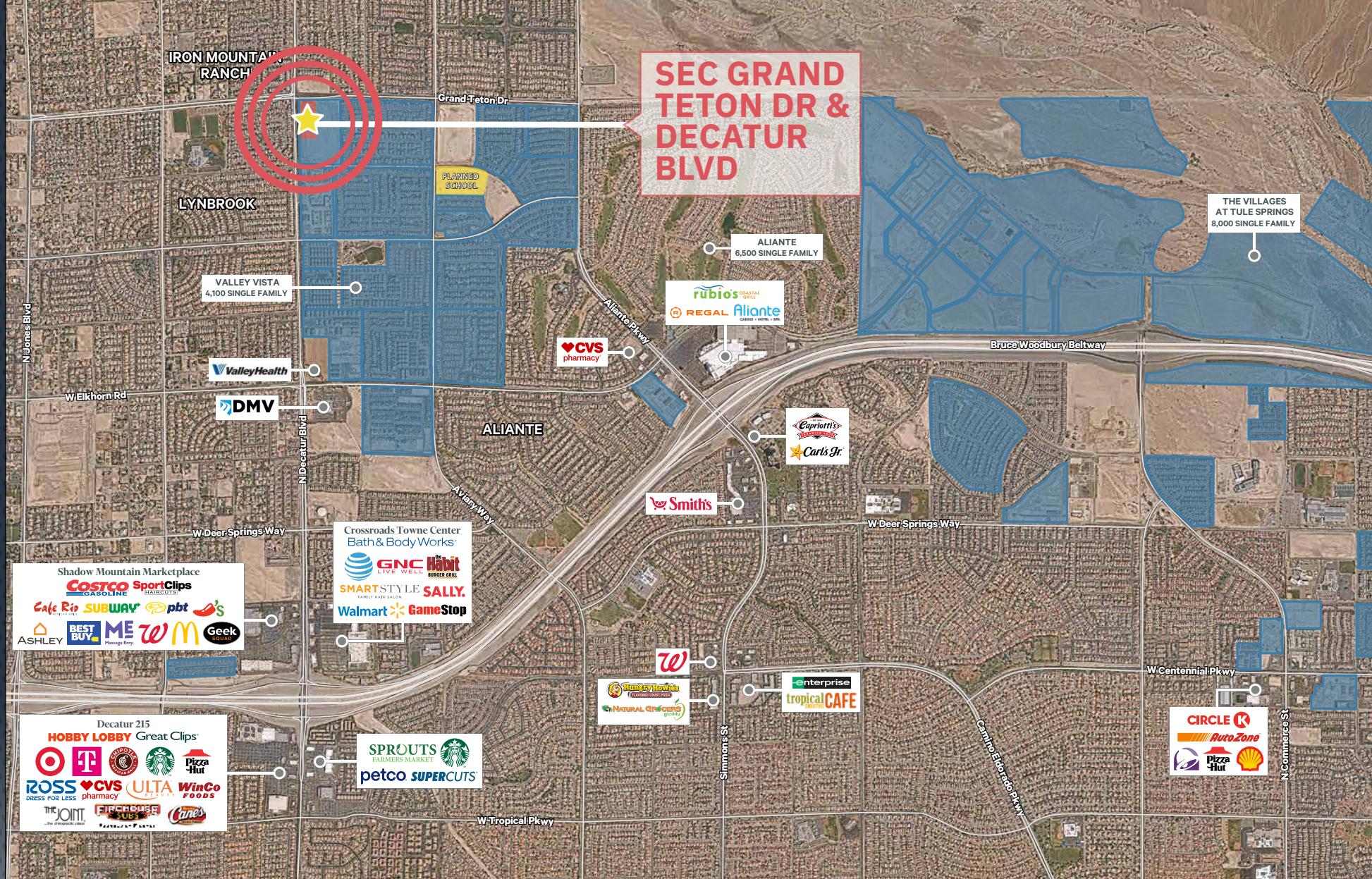


FUTURE RETAIL CENTER



SEC GRAND TETON DR
& DECATUR BLVD
NORTH LAS VEGAS, NV 89084

CONTACT

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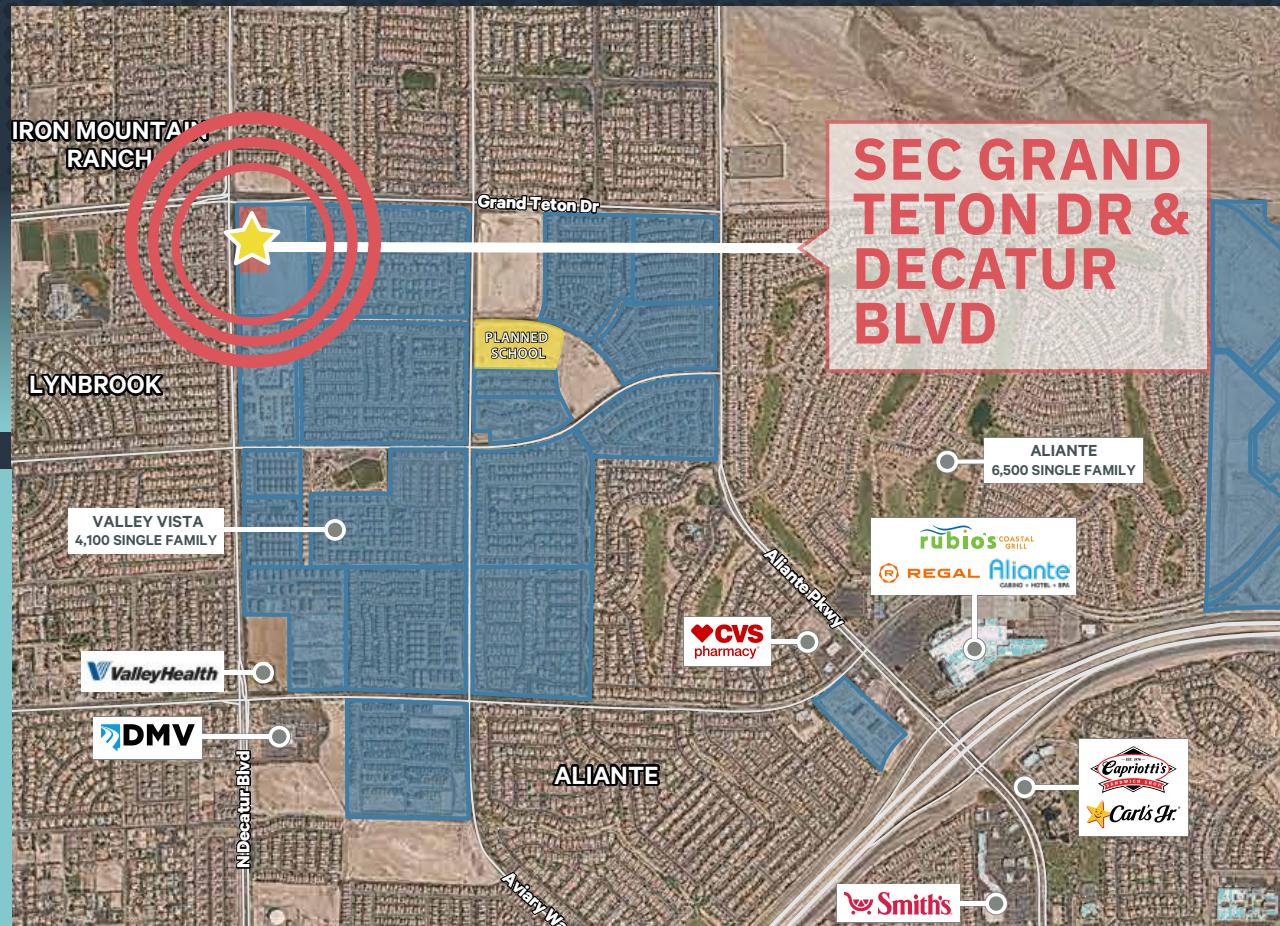
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PROPERTY HIGHLIGHTS

AVAILABLE

One Pad Remaining

- ▶ Future retail center situated within growing Valley Vista Master Planned Community
- ▶ Valley Vista will have approximately 4,100 homes at build-out and is bordered by high-income residential neighborhoods of Aliante and El Dorado
- ▶ Nearby amenities include Aliante Casino, DMV, and local & state parks
- ▶ Immediate access to I-215 Beltway to the south of the property via Decatur Blvd and Aliante Pkwy interchange
- ▶ Under construction



Size 4.84 AC
APN 124-18-110-009
Zoning: North Las Vegas C-1



SITE PLAN

SUITE	TENANT	SIZE
Retail 1	Lucky's Lounge & Restaurant	5,000 SF
Retail 2	Auto Zone	7,300 SF
Pad A	Taco Bell	TBD SF
Pad B	AVAILABLE	2,600 SF
C-Store	7-11	4,100 SF
Retail 3	Multi-Tenant	
101	Gentle Dental	2,929 SF
102	Marco's Pizza	1,316 SF
103	Valley Smokes & Vapes	1,034 SF
104	Grand Teton Pet Hospital	2,000 SF



AREA DEMOGRAPHICS



POPULATION

1 Mile	20,753
3 Miles	92,468
5 Miles	254,433



AVERAGE HOUSE HOLD INCOME

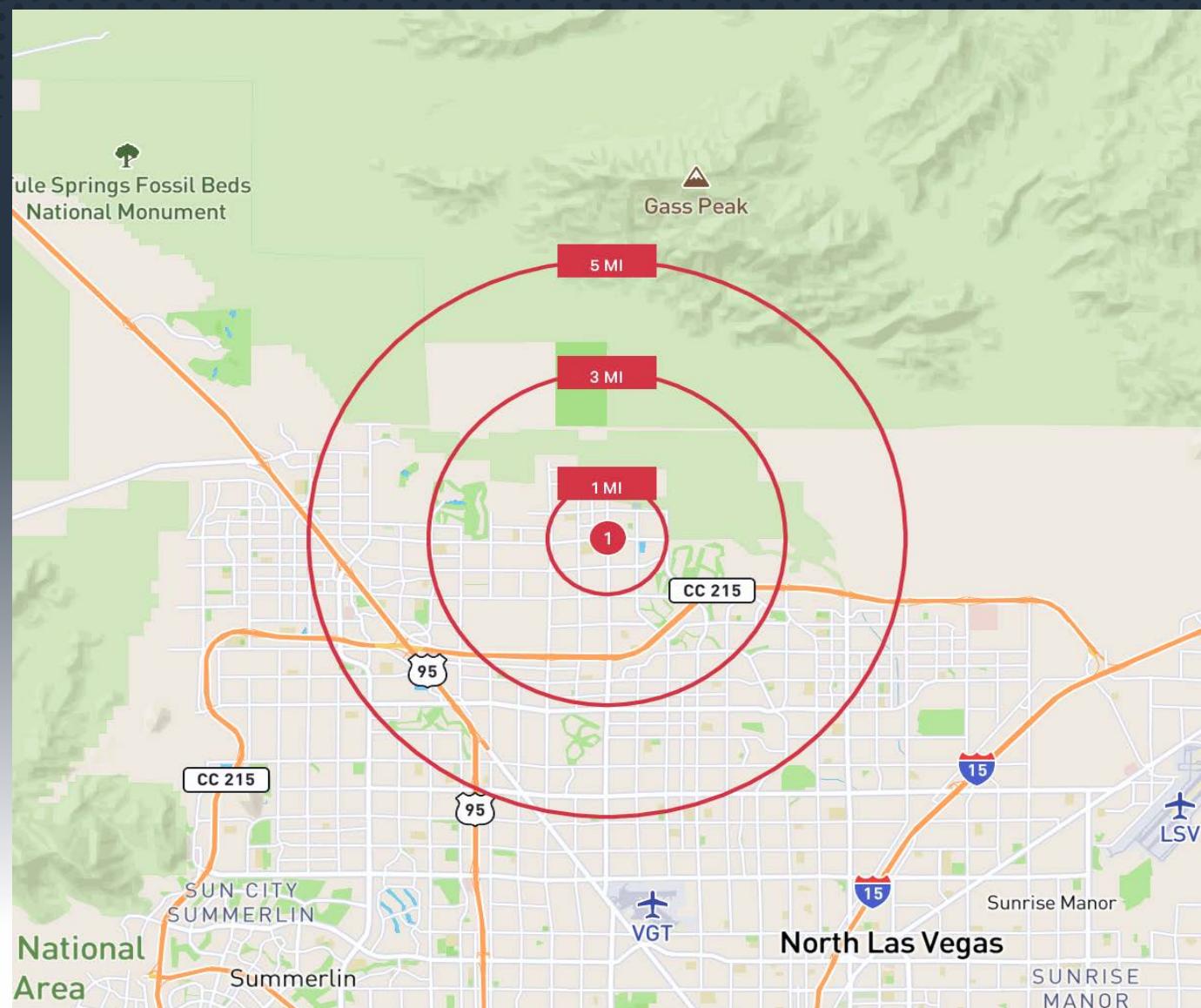
1 Mile	\$135,528
3 Miles	\$125,316
5 Miles	\$109,157



TRAFFIC COUNTS

Decatur at Rome:	23,500 ADT
Grand Teton at Jones	7,600 ADT

* Sources: TRINA NV DOT 2022 SITESUSA 2023



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