

# FUTURE RETAIL CENTER



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

CONTACT

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**CBRE**



# PROPERTY HIGHLIGHTS

## AVAILABLE

One Pad Remaining

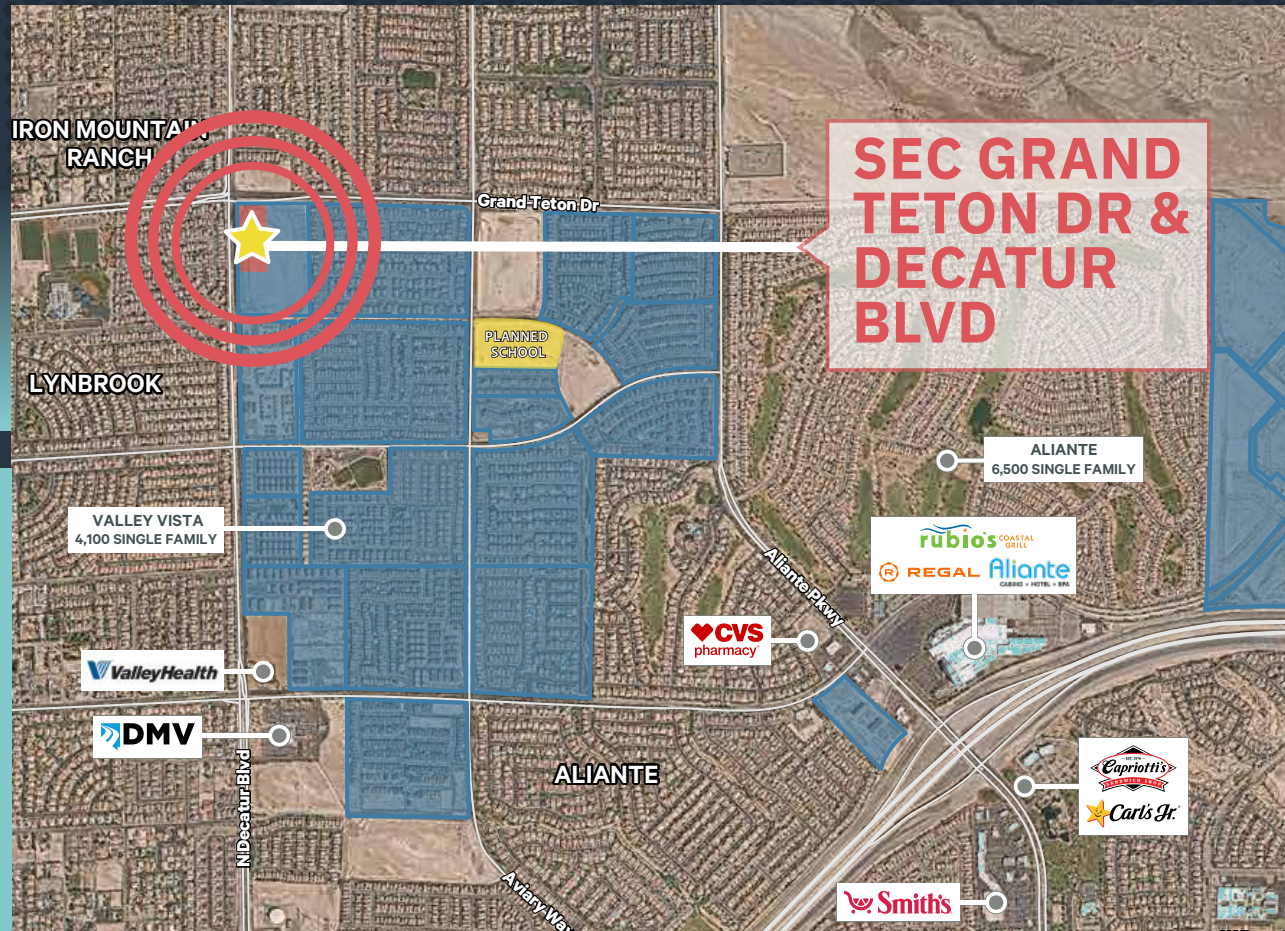
Future retail center situated within growing Valley Vista Master Planned Community

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



**SEC GRAND  
TETON DR &  
DECATUR  
BLVD**

ALIANTE  
6,500 SINGLE FAMILY

rubio's COASTAL GRILL  
REGAL Aliante  
CASINO • HOTEL • SPA

CVS  
pharmacy

ValleyHealth

DMV

ALIANTE

Capriotti's  
Carls Jr.

Smith's

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

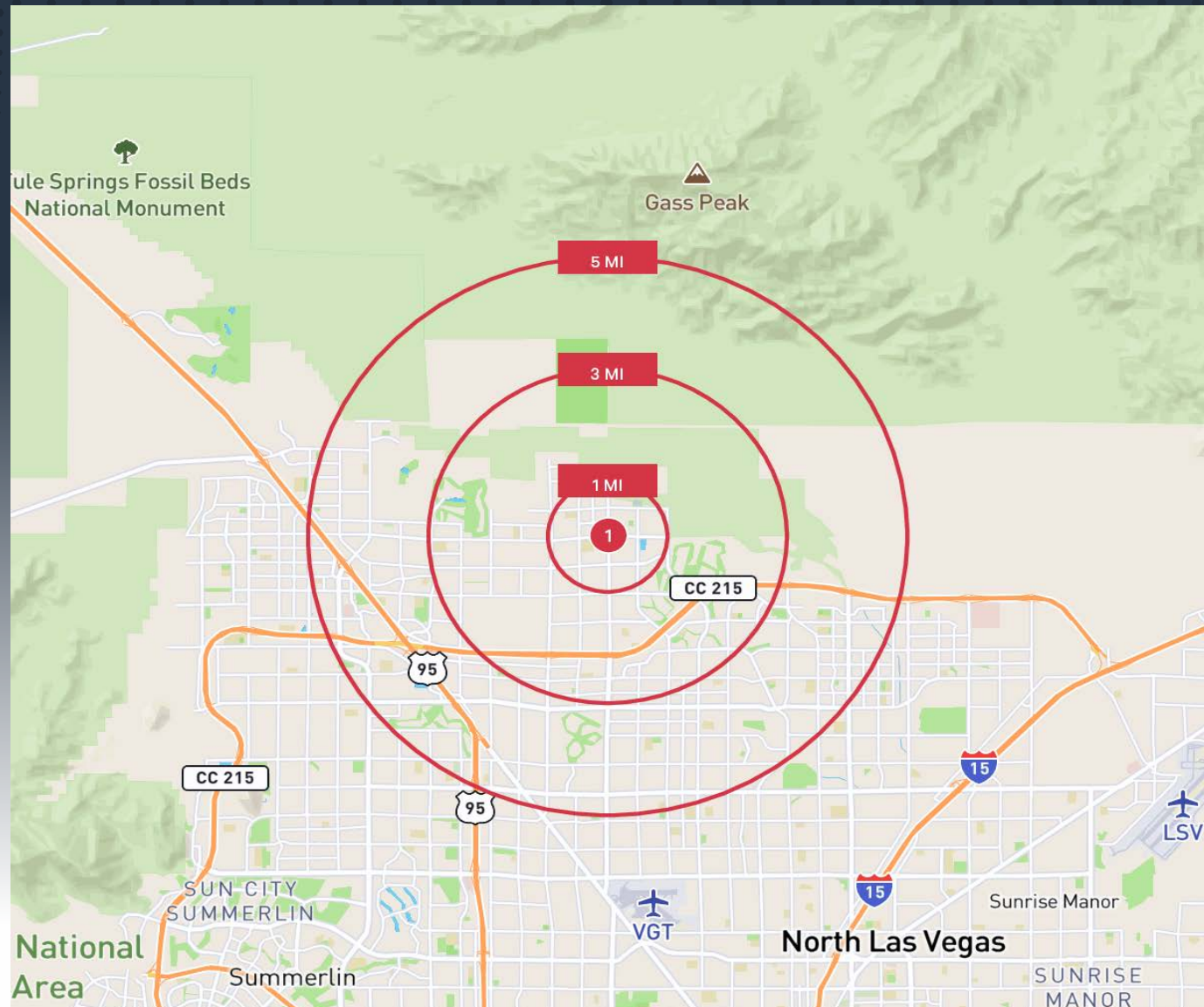
1 Mile	\$135,528
3 Miles	\$125,316
5 Miles	\$109,157



## TRAFFIC COUNTS

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

\* Sources: TRINA NV DOT 2022 SITESUSA 2023



A photograph of two women wearing cowboy hats sitting at an outdoor cafe table. One woman is holding a small sandwich, and the other is holding a fork with a bite of food. They are both smiling. The background shows an outdoor seating area with umbrellas and tables.

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