

NORTHGATE CROSSING

FOR LEASE, PADS & SHOPS



PROPERTY DETAILS

SEC of Lamb Blvd & Nexus Way, North Las Vegas, NV

- Join Domino's, Dentist, Dotty's, Chevron, and 127 Rooms TownePlace Suites Hotel
- Adjacent Hotel Parcel in Construction and other Adjacent Hotel Parcel Under Contract
- One Drive Thru Pad Remaining!! - Up to 2,200 SF
- AVAILABLE Shop Space: 950 – 4,902 SF & Drive Thru
- AVAILABLE Freeway Signage Available
- Immediate Access and Visibility from I-15/Lamb Interchange
- Hard Corner Signalized Intersection
- 38,500 Vehicles/Day (Lamb), 53,500 Vehicles/Day (I-15)
- Adjacent to Northgate Distribution Center
- 2-Million Additional SF of Distribution Space Planned

Northgate Distribution Center Tenants Include:



SEPHORA



1,000 Employees 400 Employees 900 Employees 400 Employees

2025 DEMOS



EST. POPULATION

1 MILE » **12,590**
3 MILE » **94,249**
5 MILE » **240,623**



EST. HOUSEHOLDS

1 MILE » **3,894**
3 MILE » **29,997**
5 MILE » **74,064**



EST. AVERAGE HH INCOME

1 MILE » **\$124,945**
3 MILE » **\$89,679**
5 MILE » **\$87,518**



WATCH DRONE VIDEO

NEWMARK



MOUNTAIN WEST

JEFFREY MITCHELL, CCIM

jmitchell@newmarkmw.com

direct 702.374.0211

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Las Vegas, NV 89118

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cell 702.835.2995

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241 West Charleston Blvd, Ste 103

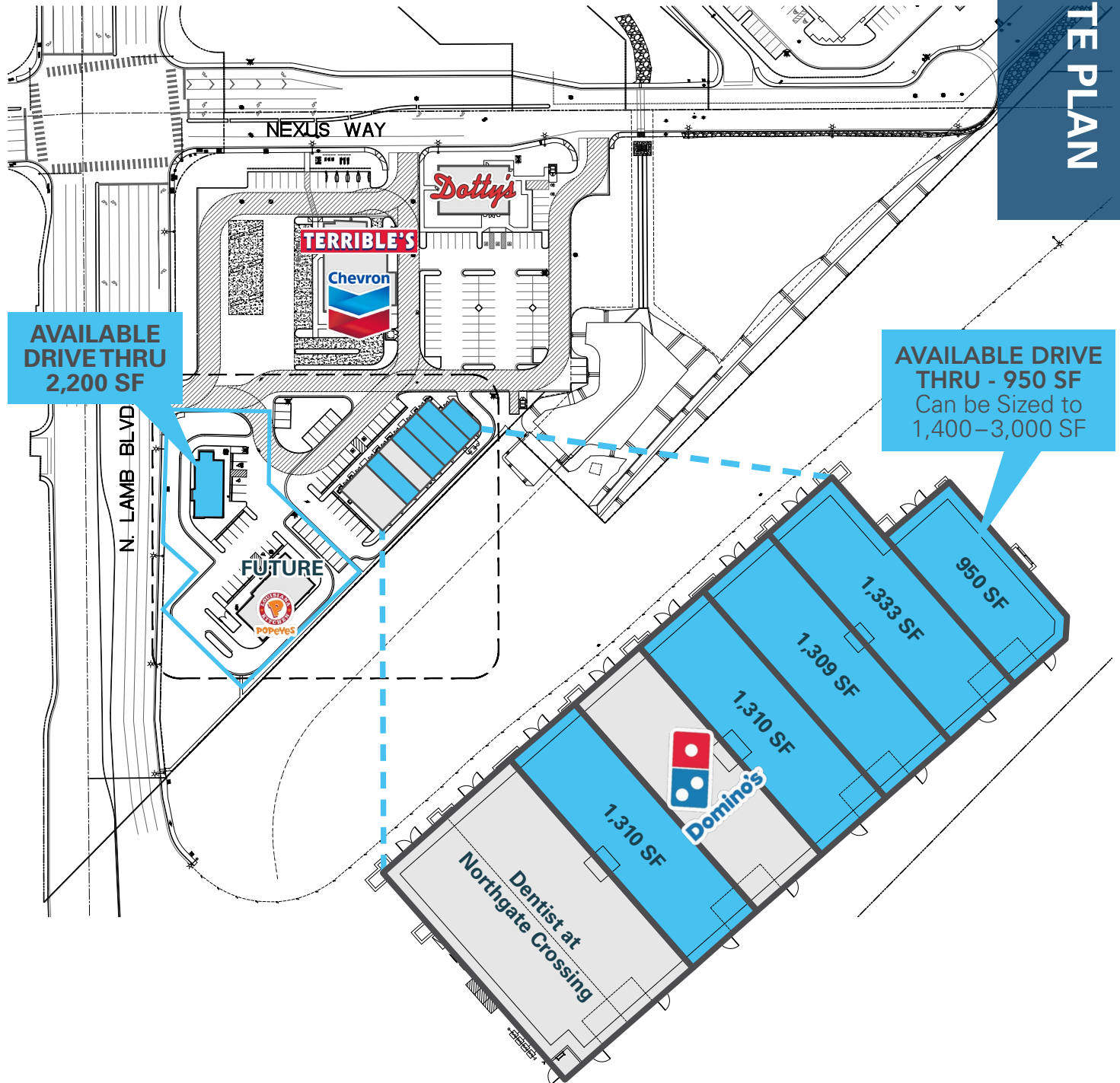
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SITE PLAN



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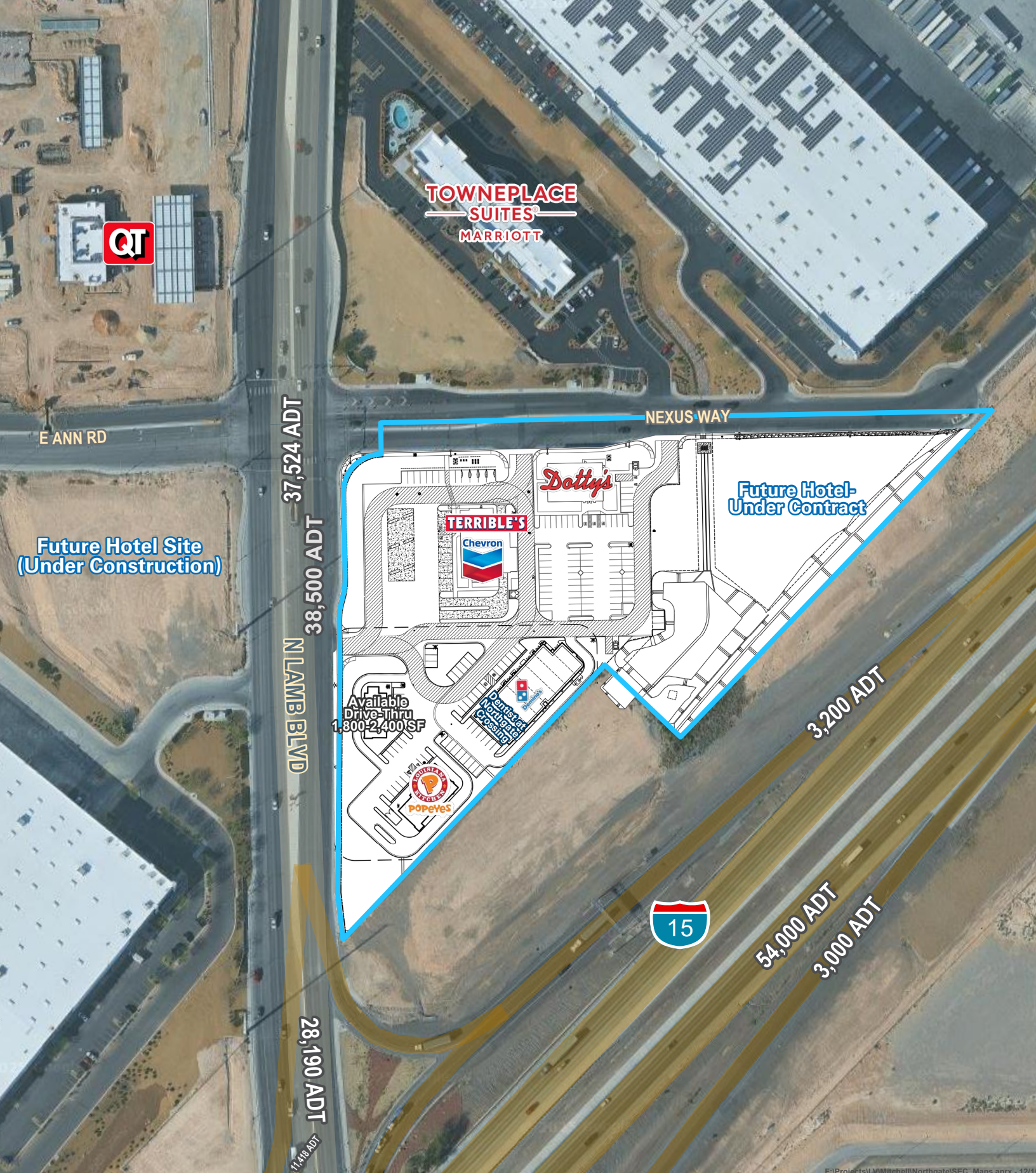
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