

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:



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

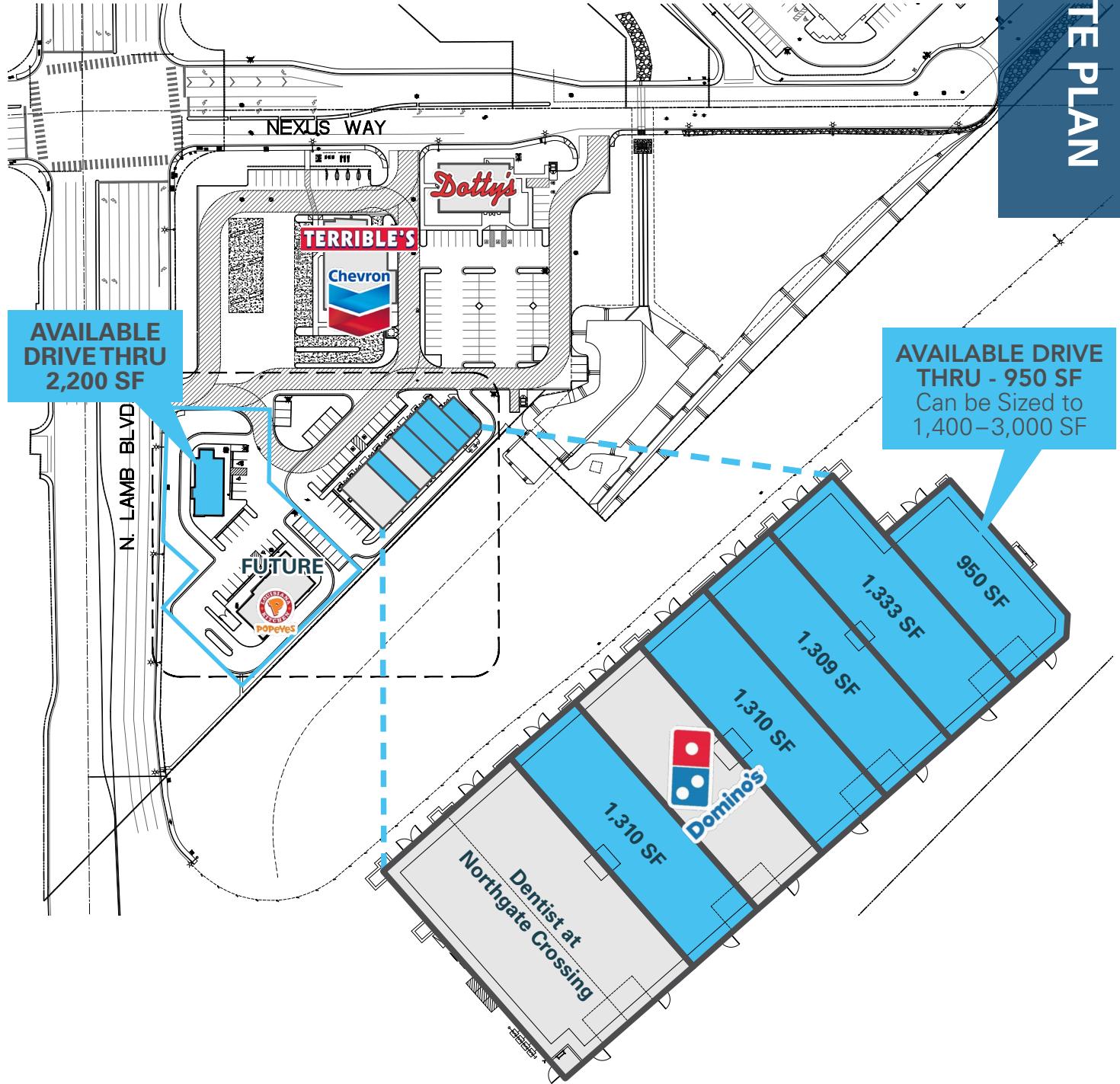
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NORTHGATE CROSSING

| SITE PLAN



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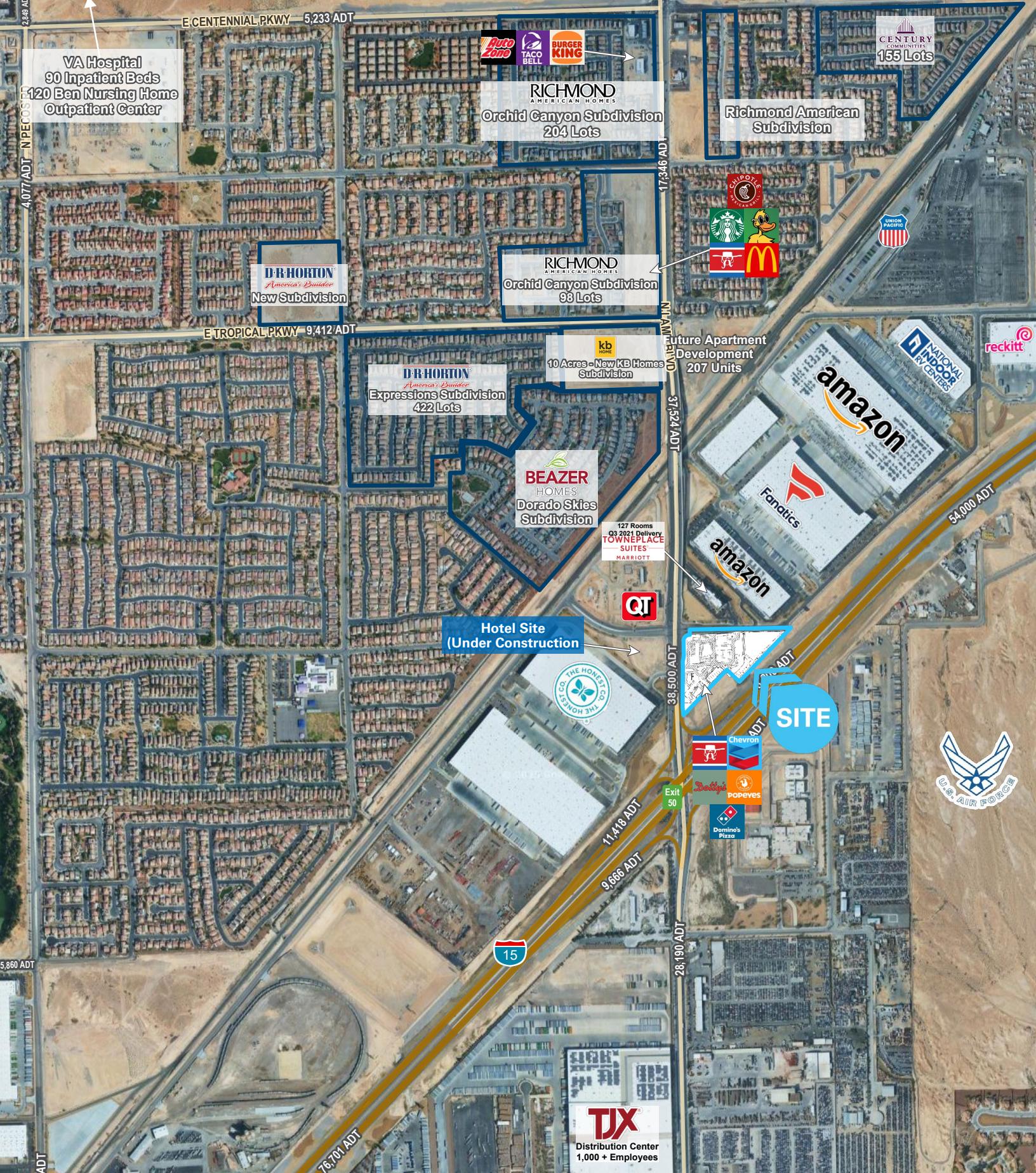


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