

LONE MOUNTAIN PLAZA

Anchor & Pad Space Available

LONE MOUNTAIN & DECATUR NWC | LAS VEGAS, NV 89130



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PROPERTY HIGHLIGHTS

- Located in rapidly growing Northwest Las Vegas submarket
- Serves the Los Prados Master Planned Community and surrounded by mature residential neighborhoods
- Close proximity and easy access to both US-95 and CC 215 Beltway
- Excellent visibility with exposure to over 24,100 VPD along Decatur Blvd - a major north-south arterial

±5,260 SF

PAD SPACE AVAILABLE

- Proposed Drive Thru or Supper Club
- Pad has cross access with McDonald's
- Site plan moldable based on qualified tenant's needs.
- Ground Lease, Build to Suit, Reverse Build to Suit options available

±55,880 SF

ANCHOR SPACE AVAILABLE

- Second generation retail space
- Former discount furniture retailer showroom

SHOPPING CENTER RETAILERS



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125-36-818-001
APN

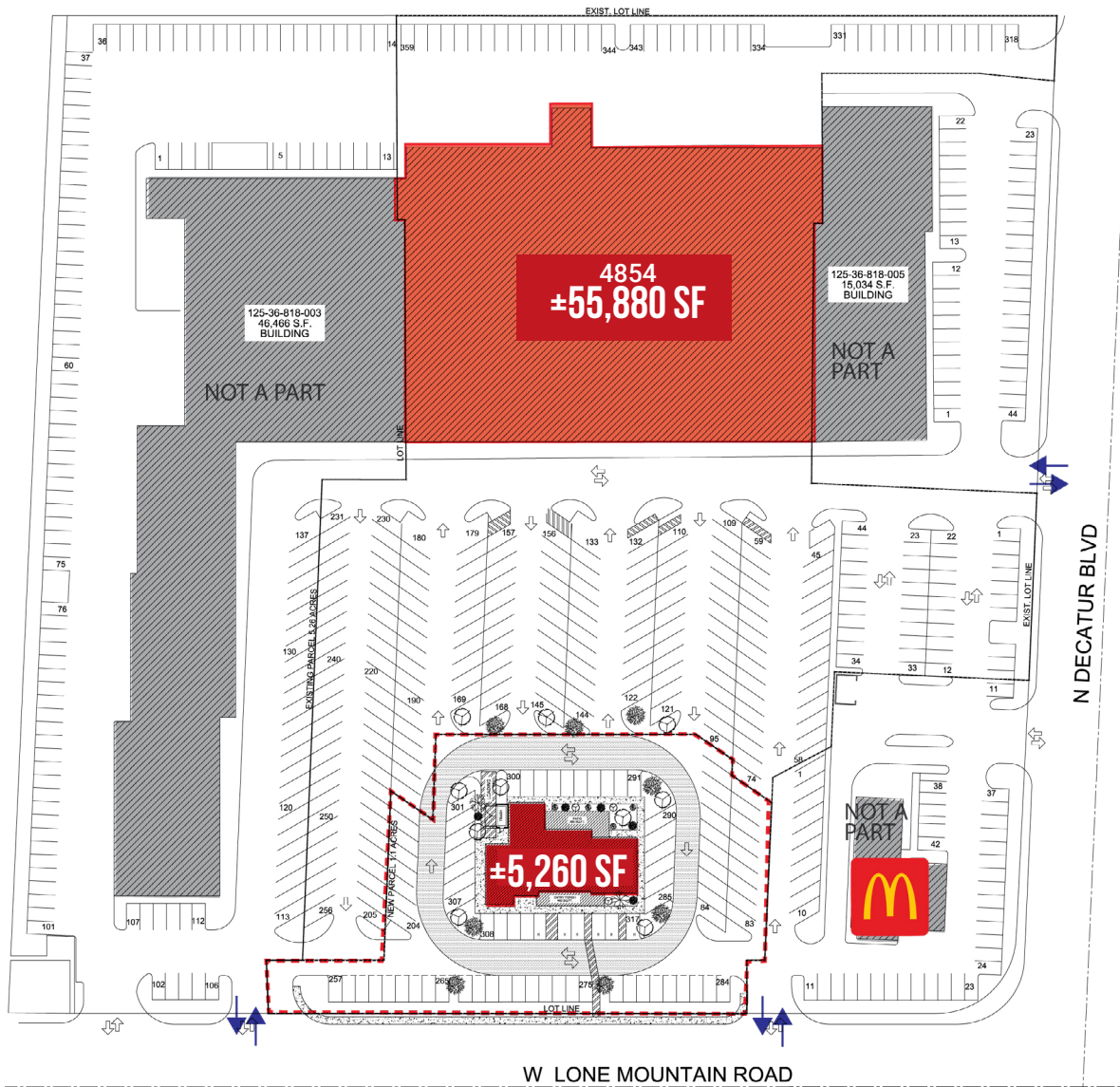


LIMITED COMMERCIAL (C-1)
ZONING

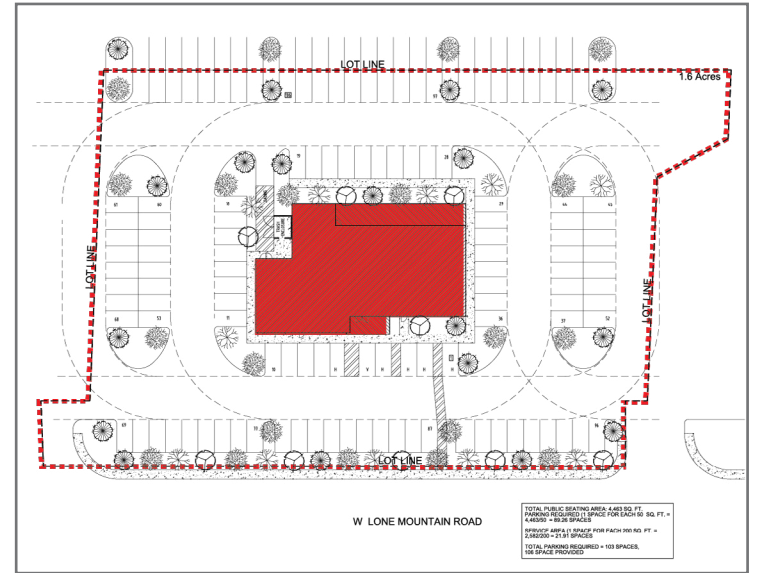


PROPOSED SITE PLAN

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DESIGN OPTION



| BLDG | TENANT | SQ. FT. |
|------|------------------------|----------|
| 4854 | AVAILABLE ANCHOR SPACE | ± 55,880 |
| PAD | OPTIONS AVAILABLE | ± 5,260 |

CLICK OR SCAN



INTERACTIVE
VIRTUAL TOUR

TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 15,898 | 161,411 | 427,833 |



AVERAGE HOUSEHOLD INCOME

| 1 Mile | 3 Miles | 5 Miles |
|-----------|-----------|-----------|
| \$110,767 | \$104,737 | \$103,106 |



TRAFFIC COUNTS

| Lone Mountain Rd | Decatur Blvd |
|------------------|--------------|
| 7,100 VPD | 24,100 VPD |

Sources:
SitesUSA 2024
TRINA, NV DOT, 2023



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CALL US FOR MORE INFO

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