

# CACTUS MARKETPLACE

±1,580 SF AVAILABLE

10420 - 10470 S Decatur Blvd  
Las Vegas, NV 89141



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# CACTUS MARKETPLACE

A 33,700 SF neighborhood shopping center located in the expanding community of Southern Highlands

10410 - 10415 S DECATUR BLVD  
LAS VEGAS, NV 89141

**±1,580 SF AVAILABLE**

- Surrounded by a growing community with a high average household income higher than \$145k within a 1 mile radius of the shopping center
- Adjacent to a Smith's anchored shopping center located at Southern Highland's Marketplace
- Diverse mix of local businesses and national tenants including Papa Johns, Dairy Queen, Gotta Dance and Hound House

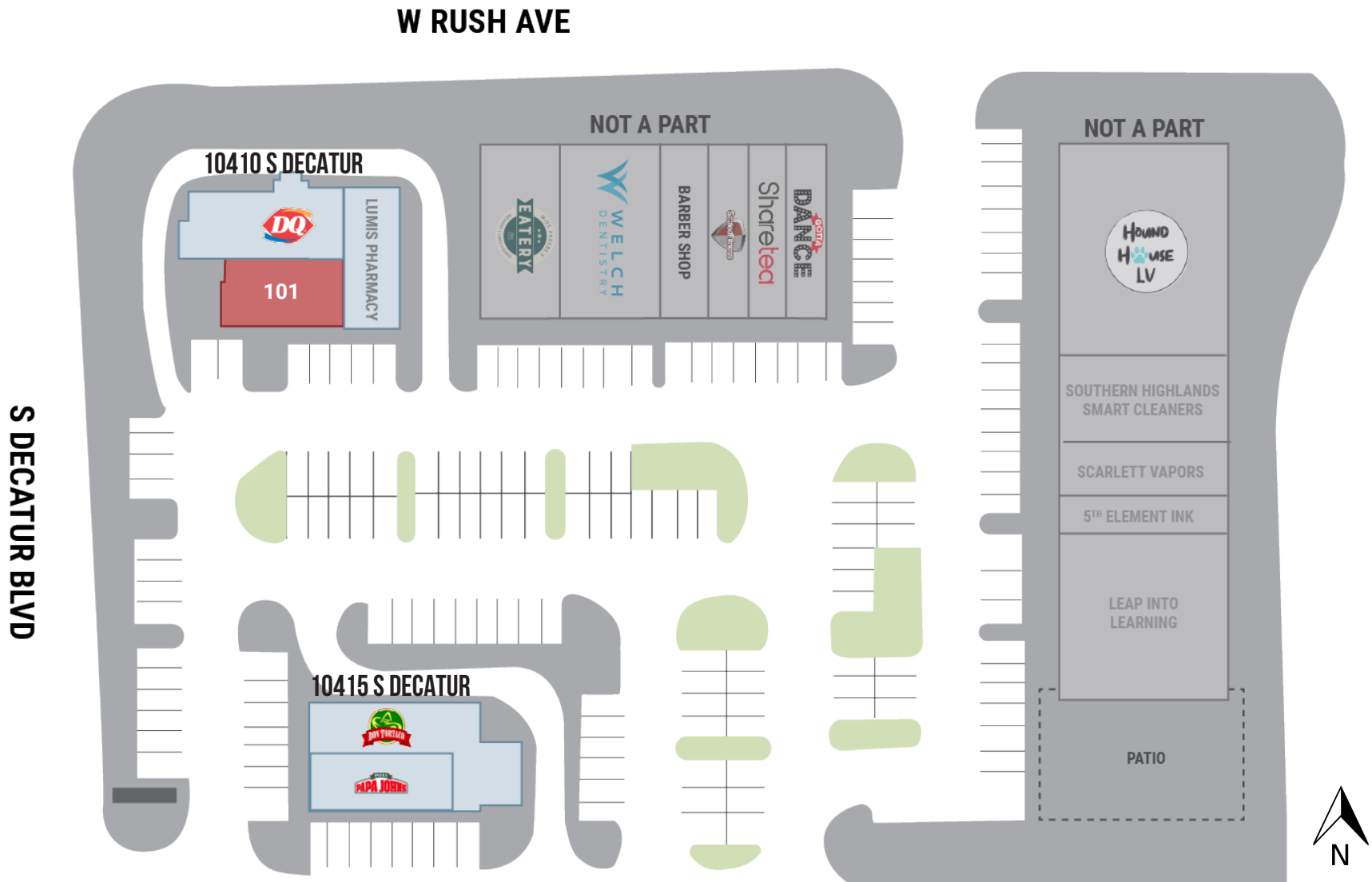
 **177-30-412-005,006**  
APN

 **GENERAL COMMERCIAL (C-2)**  
ZONING



# SITE PLAN

**CACTUS MARKETPLACE**  
 10420 - 10470 S Decatur Blvd  
 Las Vegas, NV 89141



Suite	Tenant	Size (SF)
<b>A-101</b>	<b>AVAILABLE</b>	<b>± 1,580</b>

# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
16,727	98,213	262,346



## AVERAGE HOUSEHOLD INCOME

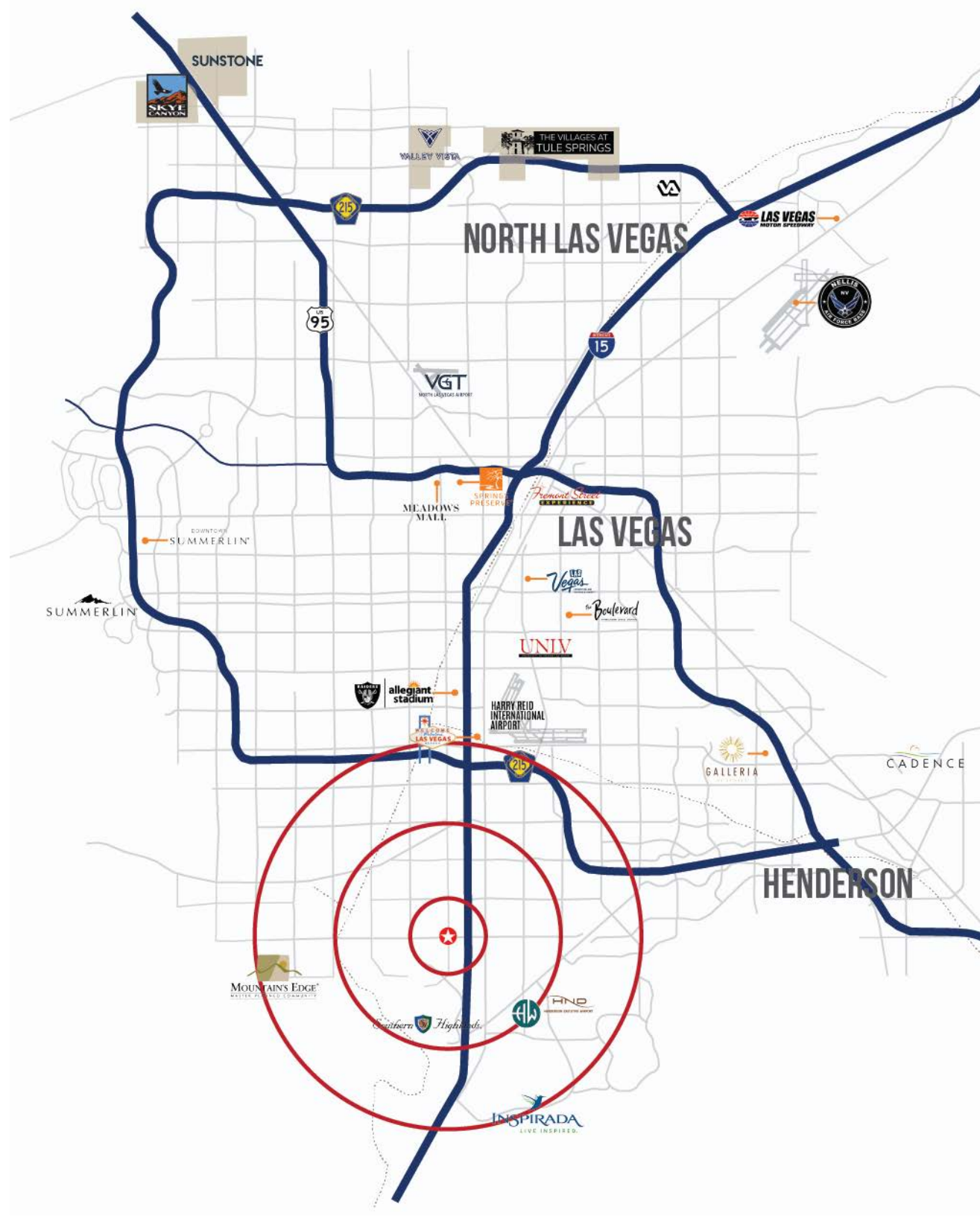
1 Mile	3 Miles	5 Miles
\$159,899	\$133,216	\$119,834



## TRAFFIC COUNTS

Cactus Ave	Decatur Blvd
24,300 VPD	16,200 VPD

Sources:  
SitesUSA 2024  
TRINA, NV DOT, 2023





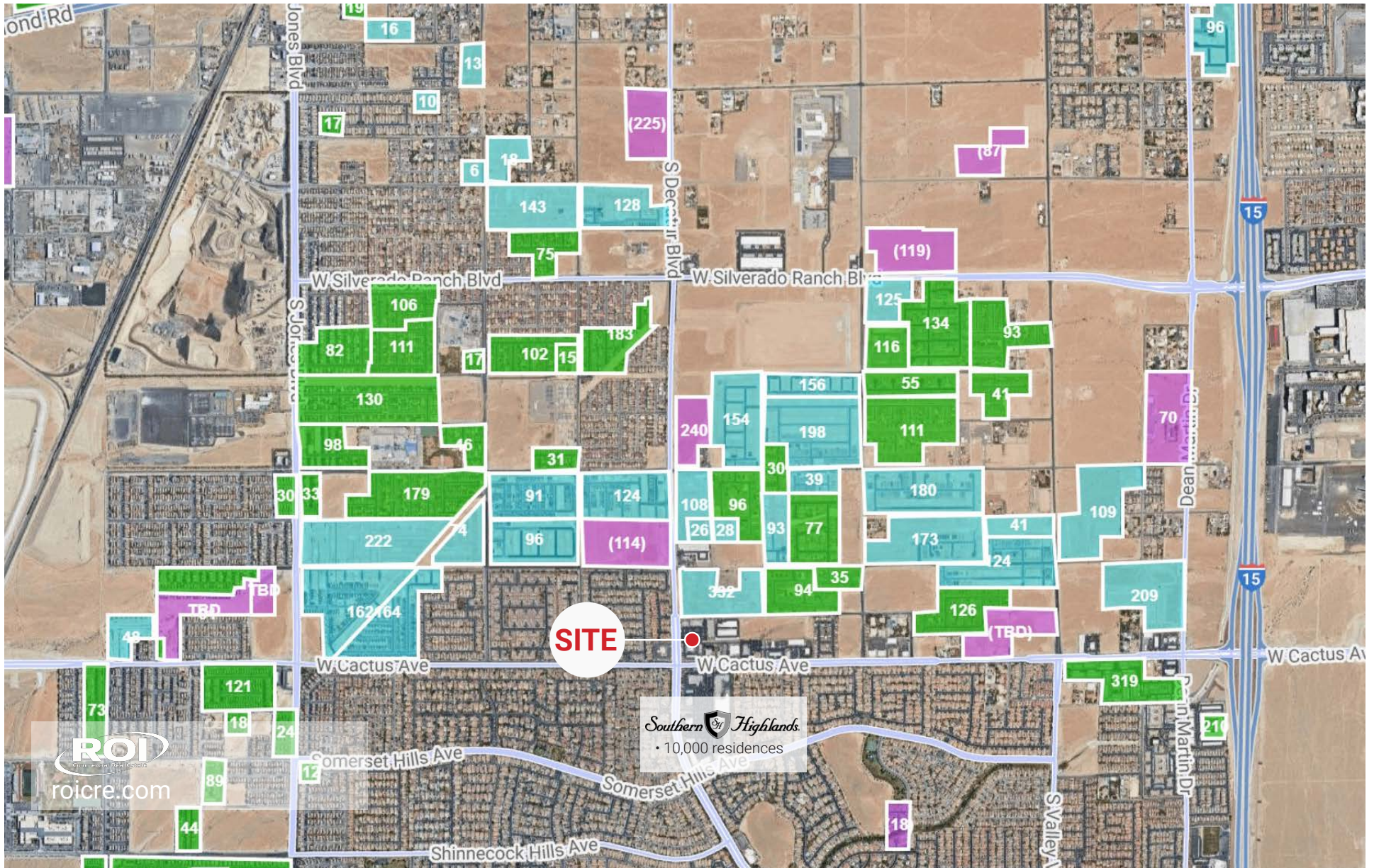
# HOUSING GROWTH

UNDER CONSTRUCTION

PLANNED

COMPLETED

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# Cactus Marketplace






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## CALL US FOR MORE INFO




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