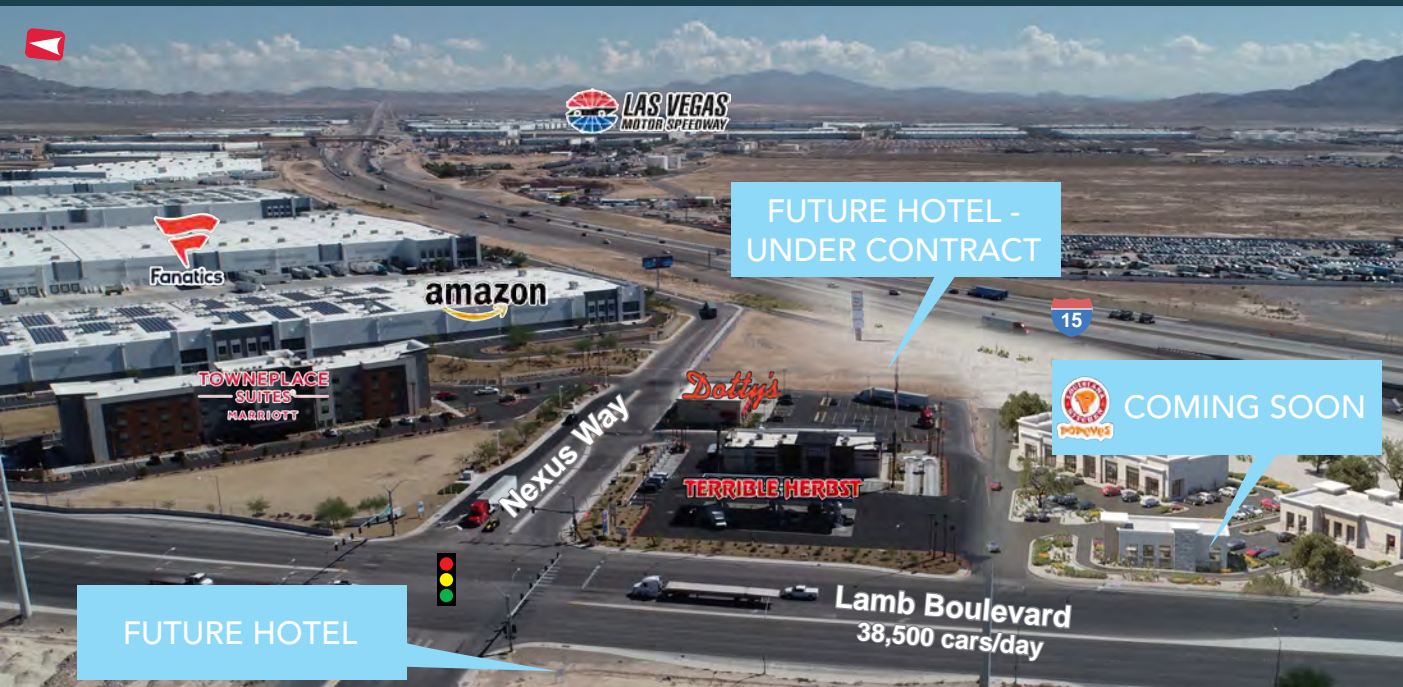


NORTHGATE CROSSING



FOR LEASE, PADS & SHOPS

PROPERTY DETAILS

SEC OF LAMB BLVD & NEXUS WAY, NORTH LAS VEGAS, NV

- Now Open - Dotty's, Chevron, and 127 Rooms TownePlace Suites Hotel
- Adjacent Hotel Parcel Under Contract
- One Pad Remaining!! - Up to 2,200 SF
- **AVAILABLE SHOP SPACE: 1,297 - 7,693 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

2023 DEMOS

EST. POPULATION



1 MILE » 11,875
3 MILE » 85,562
5 MILE » 227,497

EST. HOUSEHOLDS



1 MILE » 3,690
3 MILE » 27,967
5 MILE » 69,315

EST. AVERAGE HH INCOME



1 MILE » \$88,403
3 MILE » \$77,700
5 MILE » \$77,371



WATCH DRONE VIDEO



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COMMERCIAL REAL ESTATE

JEFF MITCHELL, CCIM, CRRP

jmittell@mtwest.com
direct 702.374.0211
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Las Vegas, NV 89118
af@sagebrushcre.com
cell 702.835.2995

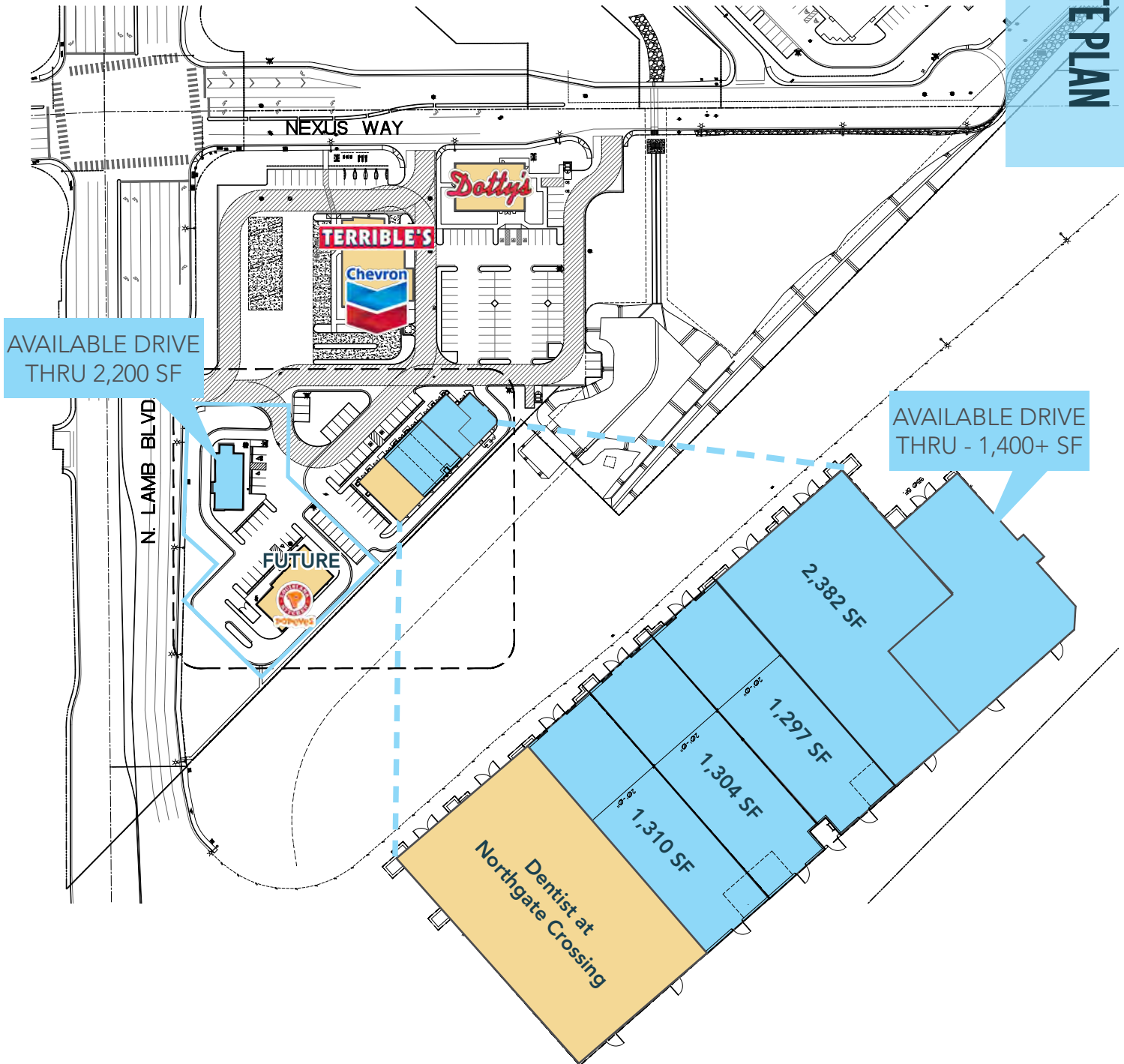
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NORTHGATE CROSSING



SITE PLAN



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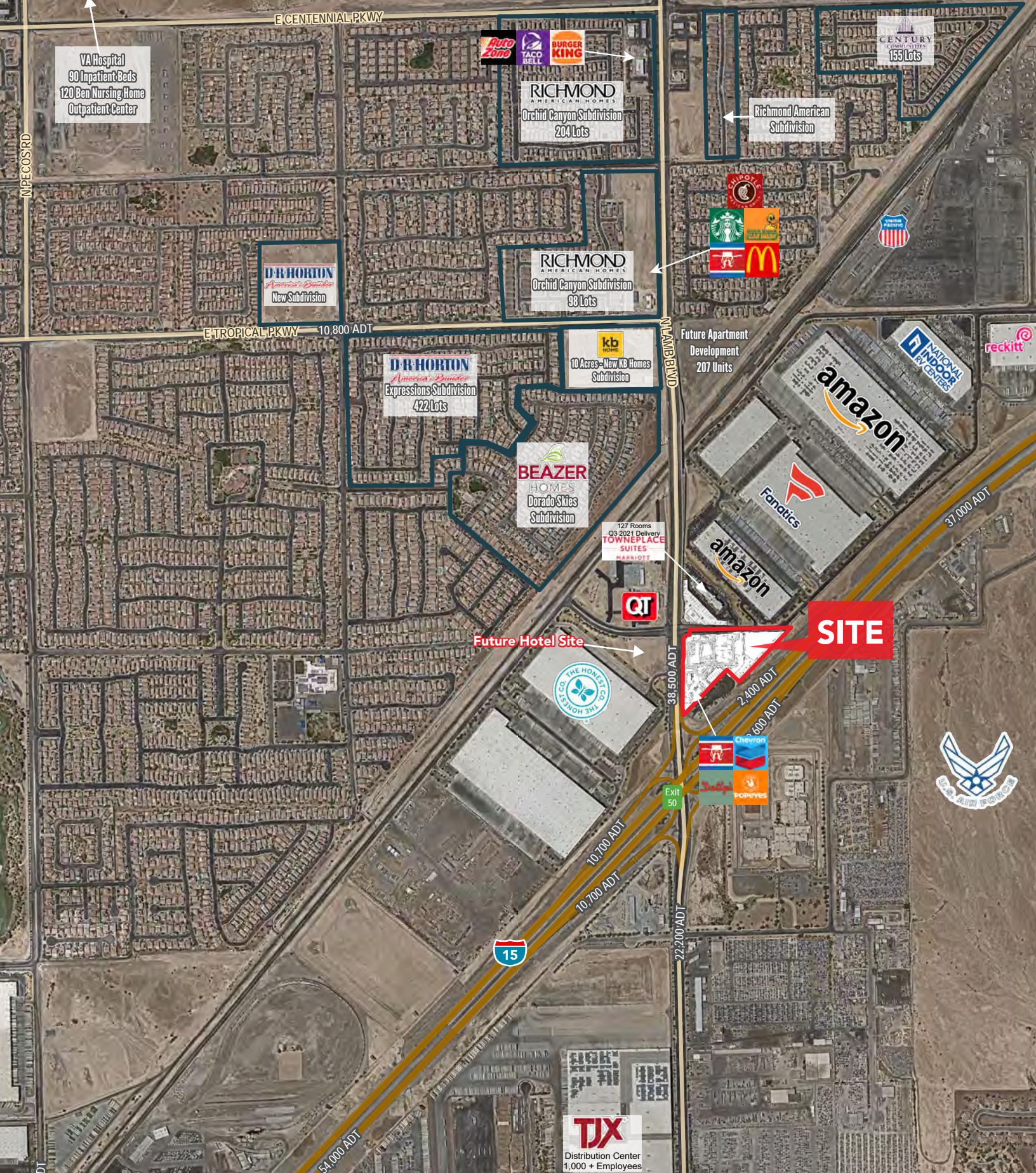
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