

# CRAIG PROMENADE

655 - 755 W. Craig Road, North Las Vegas, NV 89032

AVAILABLE  
For Lease



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## Property Details



**\$2.00 PSF NNN**

Lease Rate



**\$0.56 PSF**

CAM Charges



**±1,517 SF**

Available Space

## Demographics

Population	1 mile	3 miles	5 miles
2025 Population	±22,881	±171,241	±456,177
Ave. Household Income	1 mile	3 miles	5 miles
2025 Ave. Household Income	\$96,710	\$95,849	\$90,540

## Property Highlights

- Prime North Las Vegas Location along the high-traffic West Craig Road corridor
- Excellent Visibility with prominent monument and building signage opportunities
- High Traffic Counts providing steady customer exposure throughout the day
- Diverse Tenant Mix including retail, dining, and service-oriented businesses
- Dense Residential Population and strong demographics in the immediate trade area
- Easy Access with multiple ingress/egress points and ample surface parking
- Established Retail Trade Area surrounded by national brands and complementary service providers
- Well-Maintained Center offering functional layouts and strong curb appeal
- Ideal for Retail, Service, and Food Users seeking a proven neighborhood center.



## CRAIG PROMENADE 655 - 755 W. Craig Road

+ Parcel ID	139-03-314-009
+ Zoning	General Commercial (C-2)
+ Year Built	2005
+ Property Size	±81,054 SF
+ Lot Size	±7.6 AC
+ Cross Streets	Craig Road & Revere Street
+ Submarket	North Las Vegas
+ Traffic Counts	Craig Road ±42,500 VPD Revere Street ±9,900 VPD

## Property Overview

Craig Promenade is a highly visible neighborhood retail center strategically positioned along the bustling West Craig Road corridor in North Las Vegas. Offering strong daily traffic counts and easy accessibility, the center serves a dense and growing residential population supported by established commercial and civic anchors in the surrounding area. The property features a diverse mix of retail, service, and dining tenants, creating a dynamic environment that attracts consistent local and commuter activity. Ample parking, multiple convenient ingress and egress points, and prominent monument signage enhance visibility and customer flow. With its prime location, stable tenant base, and excellent exposure on one of North Las Vegas's major thoroughfares, Craig Promenade presents an exceptional opportunity for retailers seeking a well-established and high-performing trade area.

## Area Overview

North Las Vegas is rapidly evolving into Southern Nevada's premier industrial and residential engine, anchored by the massive 18,000-acre Apex Industrial Park. For CRE investors, the submarket offers a strategic "live-work" synergy: abundant developable land fuels logistics and manufacturing growth (attracting major tenants like Amazon and Kroger), while master-planned communities like Valley Vista and The Villages at Tule Springs provide attainable housing inventory (median ~\$405k) for a growing workforce.

Connectivity remains a primary value driver. The I-15 corridor functions as a vital logistics artery, offering a straightforward commute of approximately 8 miles to the Las Vegas Strip and 12 miles to Harry Reid International Airport, ensuring seamless access for both freight and executive travel.

Population	1 mile	3 miles	5 miles
2010 Population	15,136	137,975	375,972
2020 Population	18,612	161,508	426,921
<b>2025 Population</b>	<b>22,881</b>	<b>171,241</b>	<b>456,177</b>
2030 Population	24,246	178,148	474,312
2010-2020 Annual Rate	2.09%	1.59%	1.28%
2020-2025 Annual Rate	4.01%	1.12%	1.27%
2025-2030 Annual Rate	1.17%	0.79%	0.78%
2025 Median Age	34.2	34.3	34.5

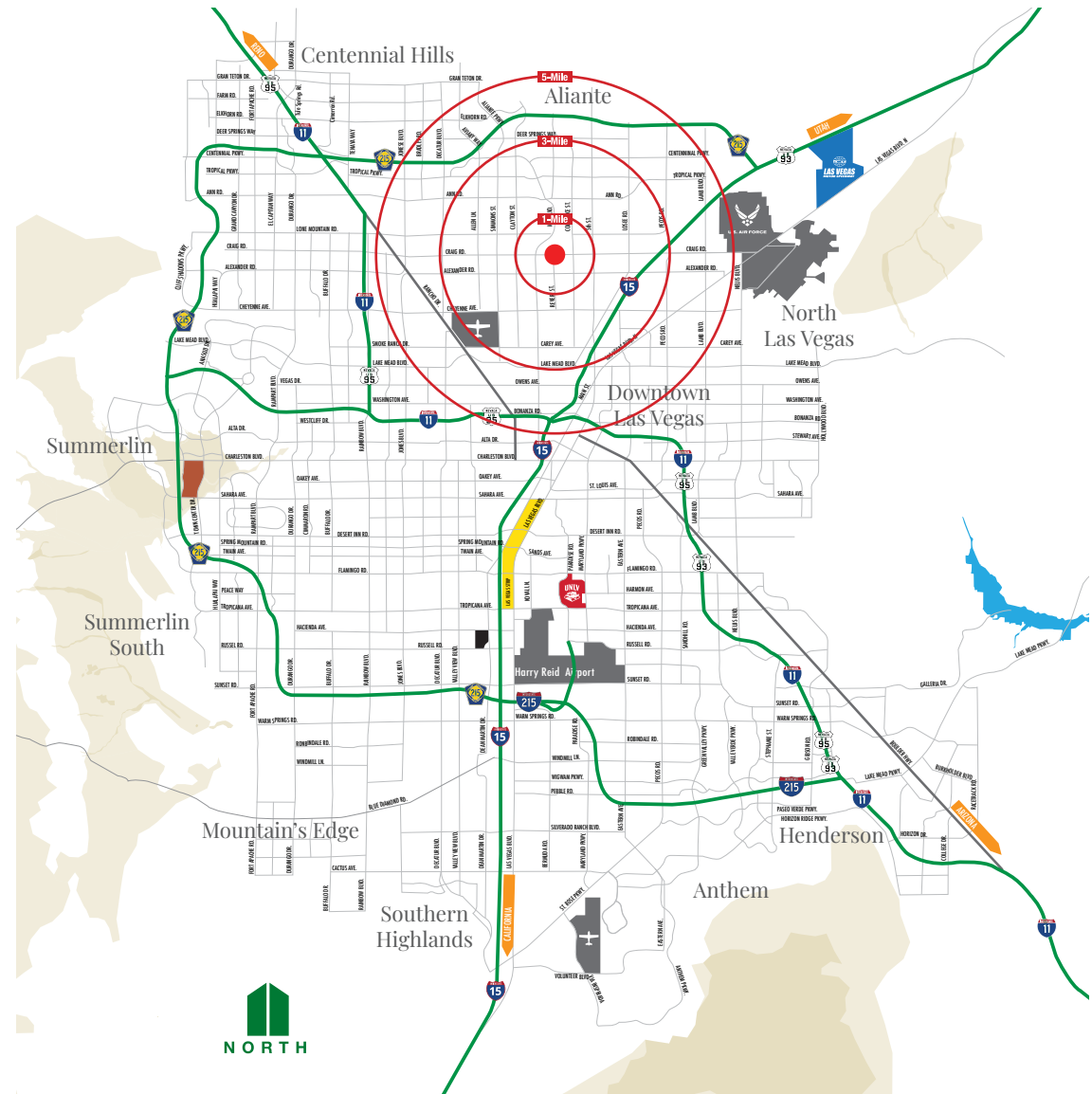
Households	1 mile	3 miles	5 miles
2025 Wealth Index	67	67	65
2010 Households	4,699	42,133	116,770
2020 Households	5,841	50,705	137,950
<b>2025 Total Households</b>	<b>7,263</b>	<b>54,570</b>	<b>150,649</b>
2030 Total Households	7,740	57,170	158,007
2010-2020 Annual Rate	2.20%	1.87%	1.68%
2020-2025 Annual Rate	4.24%	1.41%	1.69%
2025-2030 Annual Rate	1.28%	0.94%	0.96%

Average Household Income	1 mile	3 miles	5 miles
<b>2025 Average Household Income</b>	<b>\$96,710</b>	<b>\$95,849</b>	<b>\$90,540</b>
2030 Average Household Income	\$111,772	\$108,752	\$102,088
2025-2030 Annual Rate	2.94%	2.56%	2.43%

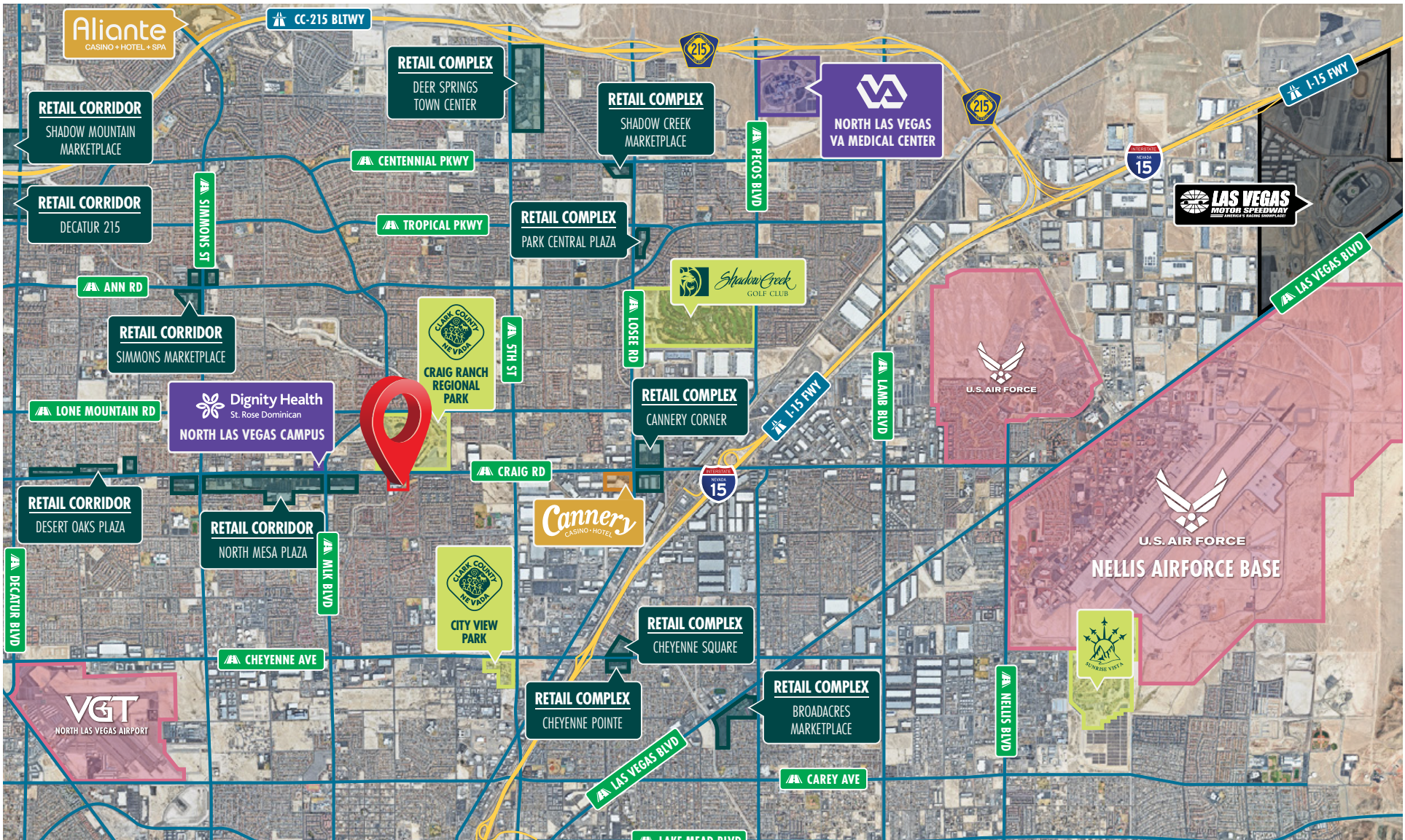
  

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,351	47,661	134,986
2020 Total Housing Units	6,027	52,715	145,707
<b>2025 Total Housing Units</b>	<b>7,634</b>	<b>56,323</b>	<b>157,525</b>
2025 Owner Occupied Housing Units	4,461	34,395	87,176
2025 Renter Occupied Housing Units	2,802	20,175	63,473
2025 Vacant Housing Units	371	1,753	6,876
2030 Total Housing Units	8,023	59,201	165,631
2030 Owner Occupied Housing Units	4,744	36,629	92,766
2030 Renter Occupied Housing Units	2,996	20,541	65,241
2030 Vacant Housing Units	283	2,031	7,624





● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Airport ● Sports





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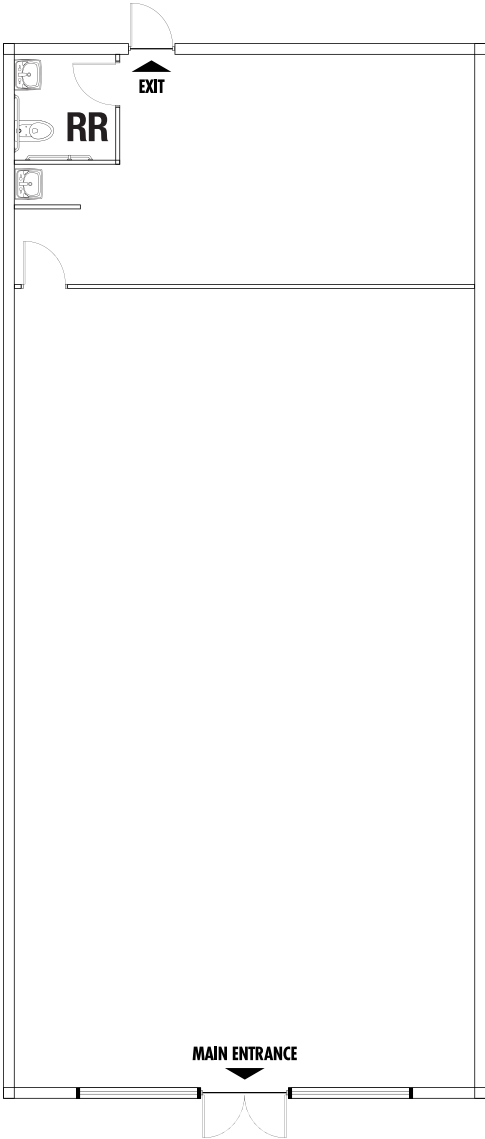
## CRAIG ROAD



● Available    ● Leased

Suite #	Tenant	SF	Lease Rate	Available
100 - 102	Metro PCS	2,888	-	Not Available
104	Vacant	1,517	\$2.00 PSF	Immediately
106	Cricket Wireless	1,300	-	Not Available
108 - 110	Zen Dry Cleaner	2,600	-	Not Available
112	Smoke Shop	1,321	-	Not Available
114	Belgio Nail & Spa	1,321	-	Not Available
116	Insurance	1,301	-	Not Available
118	Poke Express	1,354	-	Not Available
120 - 122	Dotty's	4,158	-	Not Available
124 - 130	Hibachi Supreme Buffet	14,454	-	Not Available
132	Teriyaki Madness	1,635	-	Not Available
134	160 Truck Driving Academy	1,628	-	Not Available
136-A	Goodwill	15,154	-	Not Available
136-B	Chuck E. Cheese	15,069	-	Not Available
146	Ella Ems Soulfood	1,615	-	Not Available
148	Rivas Mexican Grill	1,600	-	Not Available
150	Army National Guard	2,000	-	Not Available
152	What Dress Code	1,546	-	Not Available
154 - 160	Lux Beauty	5,617	-	Not Available
162	Tattoo Shop	1,625	-	Not Available
164	H&L Spa	1,300	-	Not Available





Lease Details



**\$2.00 PSF NNN**  
Monthly Lease Rate



**\$0.56 PSF**  
CAM Charges



**\$3,883.52**  
Monthly Rent

Suite Details

**+ Total SF** ±1,517

**+ Availability** Immediately

*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



## Plaza Photos





## Available Suite Photos - Unit 104





# Clark County Nevada


## Synopsis


As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**  
Land Area  
(Square Miles)

 **2,265,461**  
Population

 **298**  
Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# City of North Las Vegas




## Synopsis


The City of North Las Vegas is proud of its longstanding tradition of maintaining a business-friendly environment. North Las Vegas's "fast and faster" approach to doing business has made the City one of the best in the country for development opportunities. The City is a hub for new job creation and economic diversification that attracts global brands, innovative industries, and manufacturing, e-commerce, and distribution centers.

North Las Vegas also enjoys close proximity to major transportation corridors, railways and two airports (North Las Vegas Airport and Harry Reid International). This gives North Las Vegas businesses easy access to large and growing markets across the Western United States, including California, Arizona and Utah. The City has become the epicenter of e-commerce and logistics for Southwestern United States due to its proximity to interstate, rail and Southern California ports and high demand from manufacturing, food production and cold storage users.

## Quick Facts

 **±102**  
Size (Sq. Mi.)

 **280,543**  
Population as of 2024

 **2,565**  
Pop. Density (Per Sq. Mi.)



## Market Overview

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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# Nevada Tax Advantages

## NEVADA

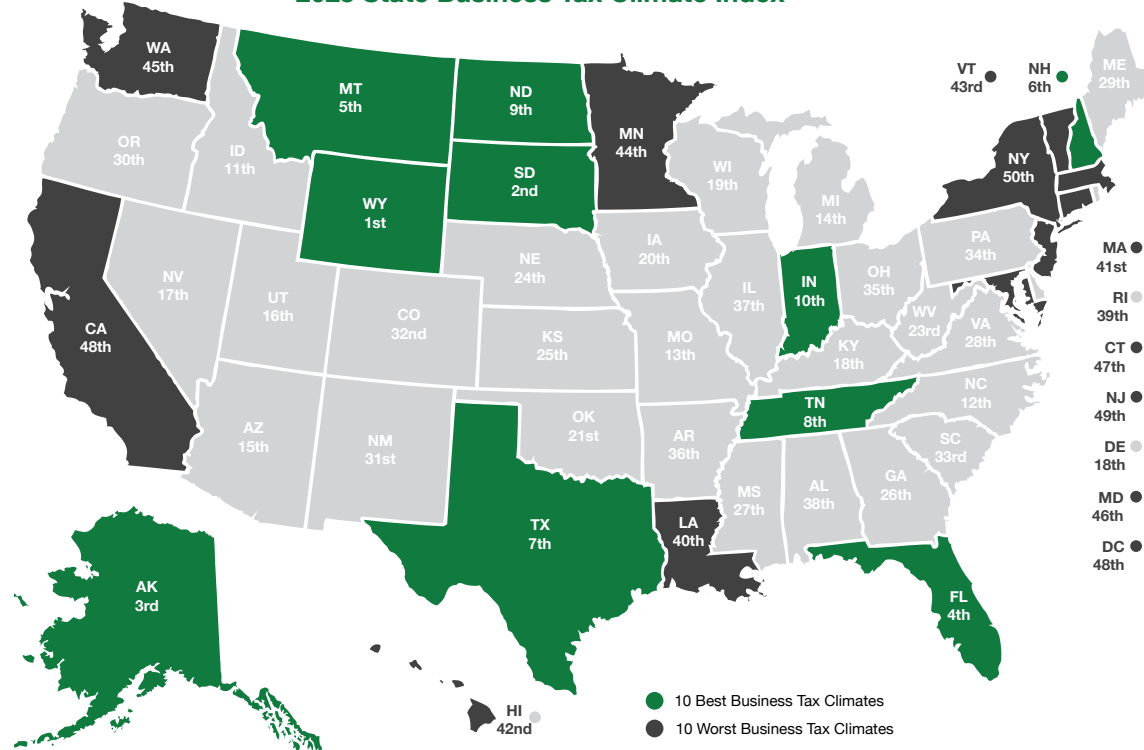
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

*Source: Nevada Governor's Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)*



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs  
added between  
2011 and 2019.

7,500+

Number of new  
businesses added  
between 2011 and 2019.

85%

Milestone graduation  
rate for Clark County  
school district in 2019.



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*