

Decatur Crossing

204 - 294 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89107



Highlights

- 84,425 square foot retail center located directly off the US-95 at Decatur Blvd.
- The center is anchored by the Southern Nevada Health District headquarters and other notable tenants include Dollar Tree, Planet Fitness, and Pizza Hut.
- Tesla Motors just completed the installation of more than 20 Tesla "Supercharger" stations at the center, creating a captive, daily customer base
- Centrally located in an established infill area of the Las Vegas valley
- Surrounding area retailers include Dutch Bros, Dillard's, Macy's, Cardenas, Curacao, Ross, Red Lobster and more
- 480 new multi-family and senior housing units directly adjacent to center and another 334 multi-family units under construction across Decatur Blvd.
- Pylon signage available on Decatur Boulevard
- Future two-tenant QSR pad, adding restaurant options to the center



Building Type: Anchored Retail Center

Available Space: 1,400 - 4,200 SF

Lease Rate: \$1.35 - \$2.50/SF/mo. NNN

NNN: \$0.46/SF/mo.

Zoning: C-1 (City of Las Vegas)

Residential Population

One Mile Radius	20,584 residents
Three Mile Radius	181,003 residents

Total Daytime Population

One Mile Radius	6,012
Three Mile Radius	79,762

Annual Household Income

One Mile Radius	\$81,818
Three Mile Radius	\$82,483

2025 Estimated Demographics

Mike Zobrist

Managing Director
t 702-405-1755
mike.zobrist@nrmk.com
S.70489

Lauren Tabeeek, CCIM

Managing Director
t 702-405-1707
lauren.tabeeek@nrmk.com
S.74477.LLC

Scott Price

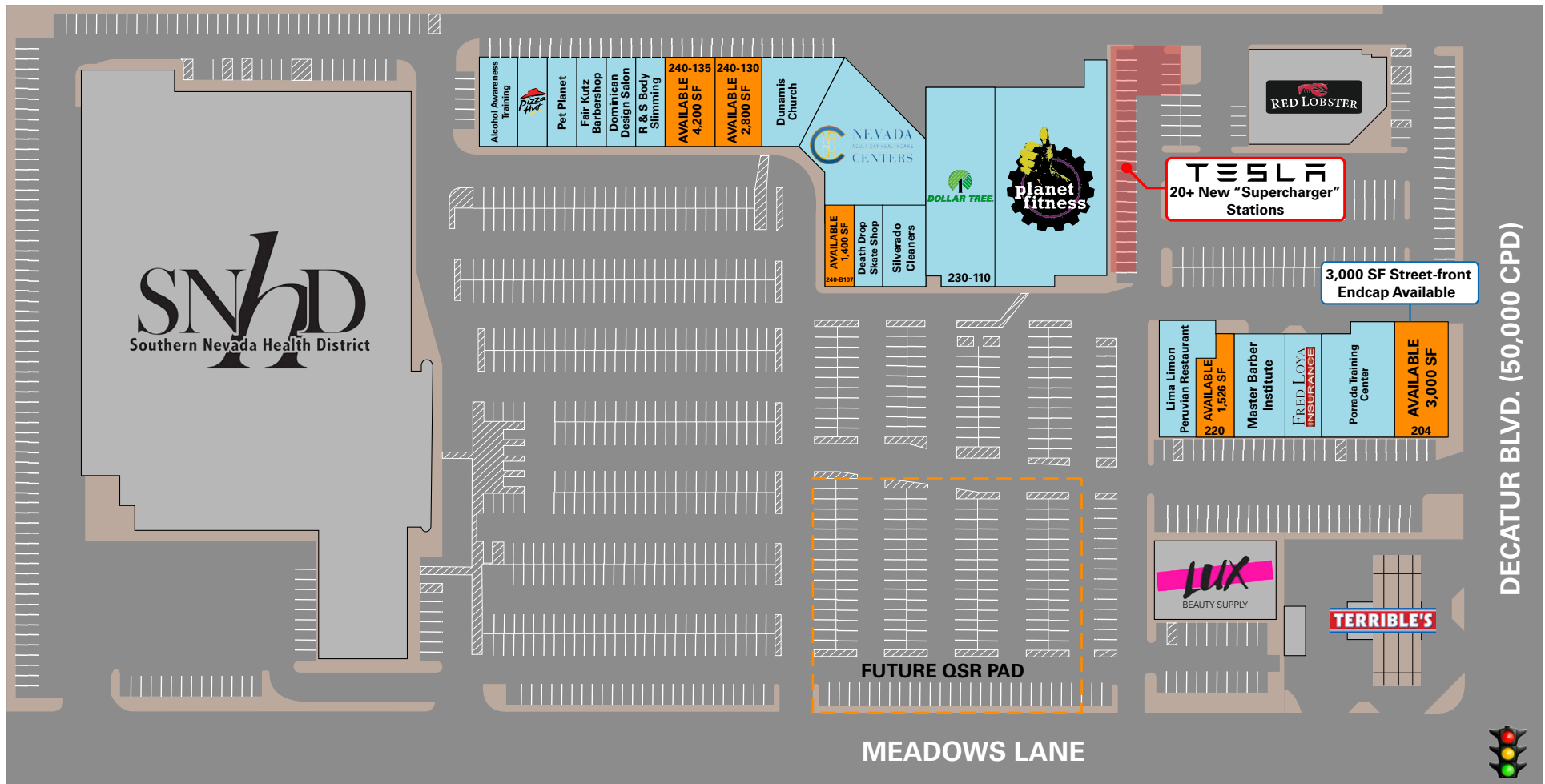
Associate
t 702-405-1728
scott.price@nrmk.com
S.174018

NEWMARK

Decatur Crossing

204 - 294 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89107

Site Plan



NEWMARK

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Decatur Crossing

204 - 294 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89107



234,000 CPD



BOWLING & AMUSEMENT
ROUND 1

JCPenney



**APEX@
MEADOWS**

334 Units
Multi-Family

SHOPPERS WORLD

CARDENAS

RED LOBSTER

SITE

SNHD
Southern Nevada Health District

Dillard's
curacao

MEADOWS LN

**DECATUR
COMMONS**

480 Units
Multi-Family &
Senior Housing

Deli's

QUINN'S VILLAGE
RBC
SUPERIOR GROCERS

SEZ PAWN

Jiffy lube

Walgreens
McDonald's

ALTA DR

ROSS
Pep Boys

VALLEY VIEW BLVD

DECATUR BLVD (50,000 CPD)