

JANSEN CENTER

West of SWC Blue Diamond Rd & Decatur Blvd
Las Vegas, NV 89139

418,000
ANNUAL VISITS
Placer.ai 2025



CALL US FOR
MORE INFO

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PROPERTY HIGHLIGHTS

JANSEN CENTER
Blue Diamond & Decatur W-SWC
Las Vegas, NV 89139


±2,600 SF
WITH DRIVE-THRU

±4,000 SF
WITH NO DRIVE-THRU

- State of the art design at the popular Blue Diamond Retail/Restaurant Corridor
- This center has excellent cross access with the adjacent center, which is anchored by EOS Fitness
- Direct access from Blue Diamond Rd
- Exposure to over 83,000 vehicles per day (combined)
- Close proximity to affluent neighborhoods and master planned communities

 **±0.43 AC**
Parcel Size

 **General Commercial (C-2)**
Zoning

 **176-13-801-050**
Parcel Number



SITE AERIAL

JANSEN CENTER
Blue Diamond & Decatur W-SWC
Las Vegas, NV 89139



PROPERTY SITE PLAN

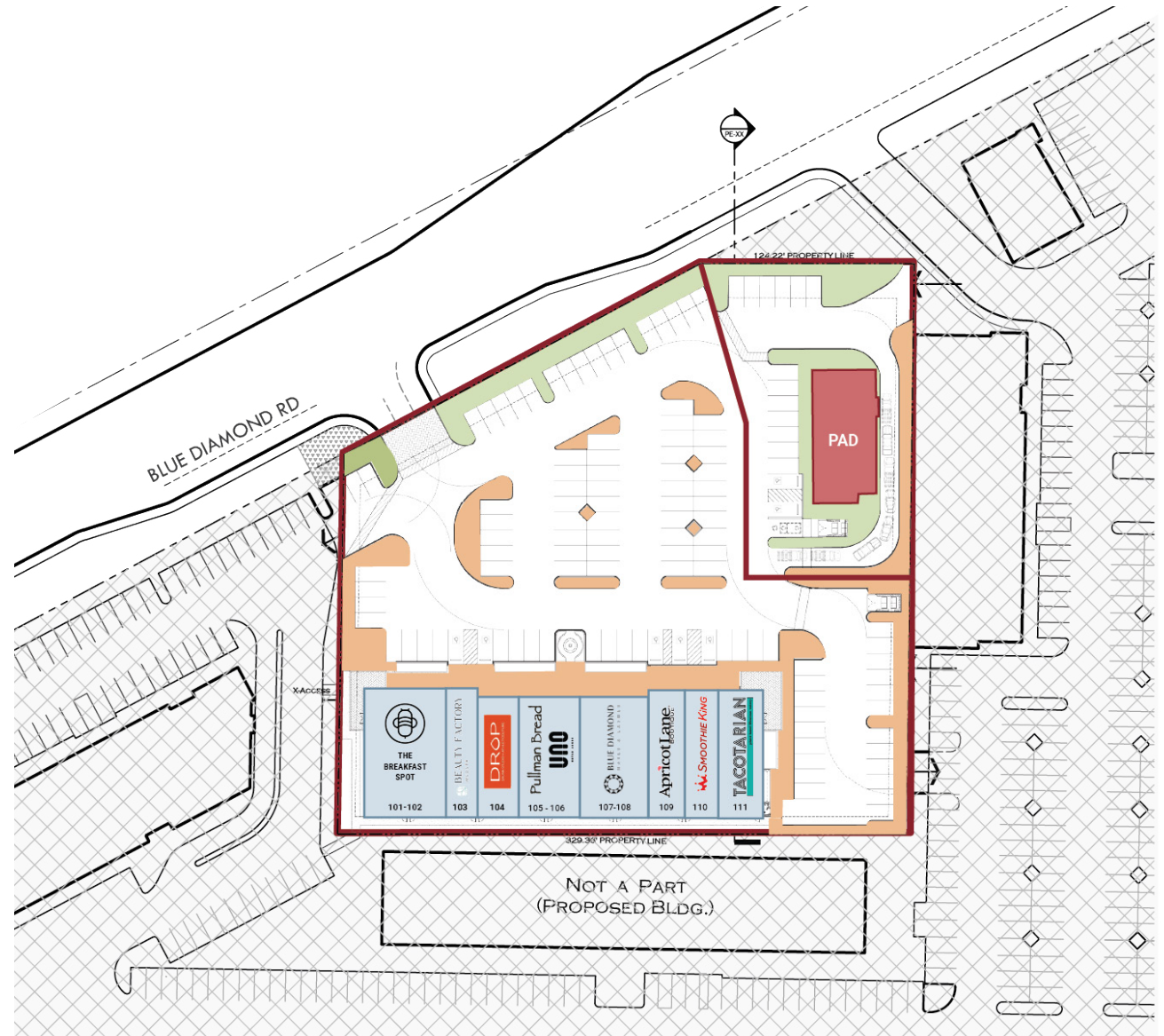
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±0.43 AC
PARCEL SIZE

Suite	Tenant	Size (SF)
101-102	The Breakfast Spot	3,285
103	Beauty Factory MedSpa	1,460
104	Drop Sauna	1,680
105-106	Pullman Bread & UNO Katsu Sando	2,520
107-108	MJ Nails & Spa	2,800
109	Apricot Lane Boutique	1,460
110	Smoothie King	1,460
111	Tacotarian	1,825
PAD	AVAILABLE	2,600



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
9,449	121,565	340,706



AVERAGE HOUSEHOLD INCOME

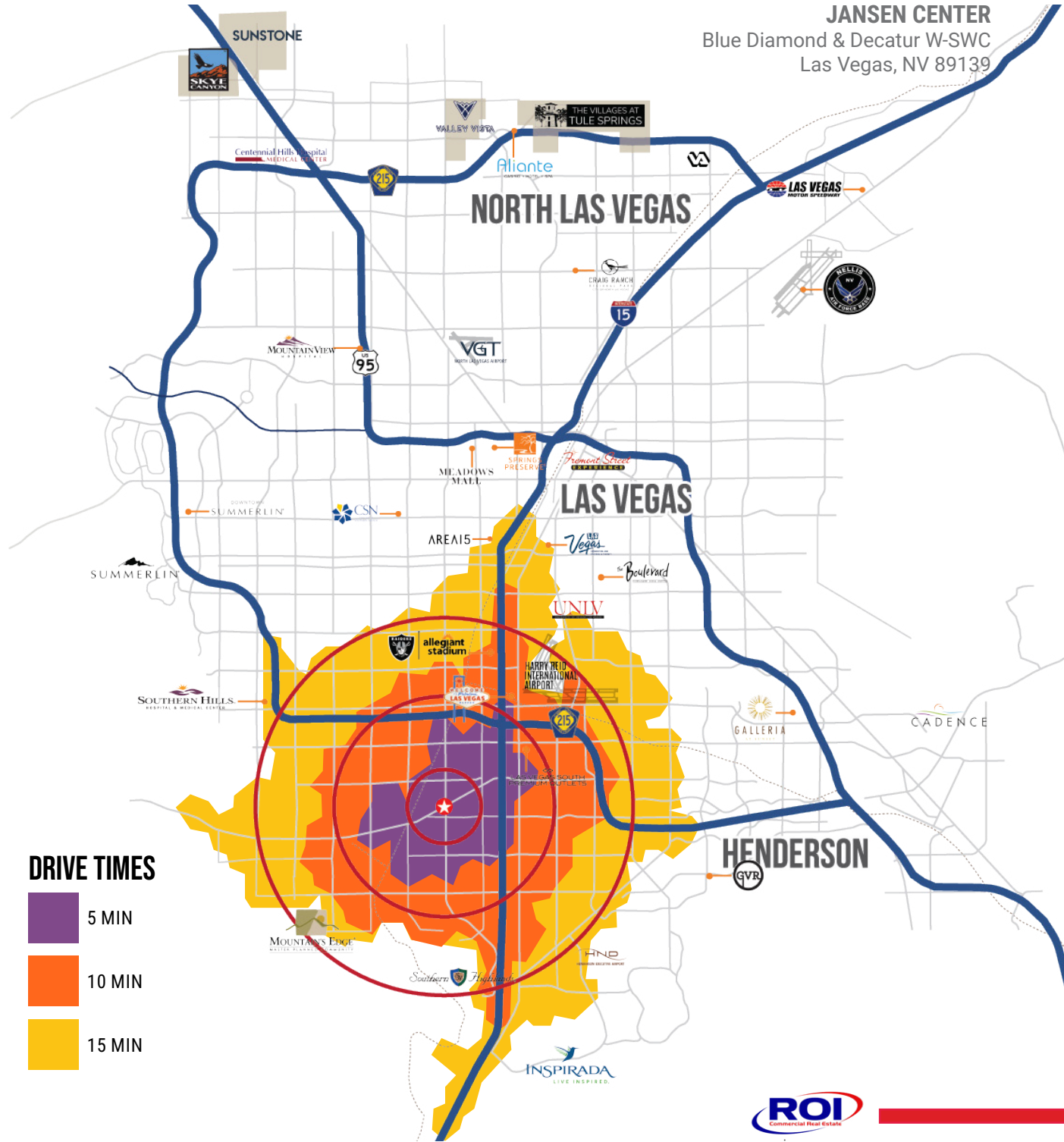
1 Mile	3 Miles	5 Miles
\$143,337	\$127,711	\$124,808



TRAFFIC COUNTS

Blue Diamond Rd	Decatur Blvd
65,000 VPD	19,900 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024




JANSEN CENTER

WEST OF SWC BLUE DIAMOND RD & DECATUR BLVD
LAS VEGAS, NV 89139






www.roicre.com




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