

SHADOW MOUNTAIN MARKETPLACE

NWC Decatur Blvd & CC-215
Las Vegas, NV 89131

±941 - 3,950 SF AVAILABLE



CALL US FOR
MORE INFO

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Shadow Mountain Marketplace benefits from a high visibility location just off I-215

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941 - 3,950 SF AVAILABLE

- Shadow Mountain Marketplace is located in the heart of the North Decatur retail hub which is off of the heavily traveled I-215 FWY and arterial road N Decatur
- This center offers a regional draw with multiple nationally recognized tenants such as: Costco, Best Buy, Ashley Home Furniture, Seafood City, Walgreens, and more
- Great visibility from I-215 freeway with excellent signage
- Existing and growing customer base – surrounded by housing units under construction to the North and East of the center within a 5 mile radius

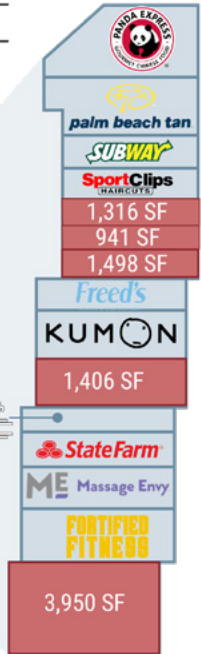
SHOPPING CENTER RETAILERS



SITE PLAN



Building	Suite	Tenant	Size (SF)
6425		Ashley Homestore	35,853 SF
6435		SeaFood City	28,000 SF
6455		Best Buy	45,000 SF
6495		Walgreens	14,820 SF
6475	100	Panda Express	2,100 SF
6475	105	Palm Beach Tanning	2,319 SF
6475	110	Subway	1,400 SF
6475	115	Sport Clips	1,295 SF
6475	120	AVAILABLE	1,316 SF
6475	125	AVAILABLE - DND	941 SF
6475	130	AVAILABLE	1,498 SF
6475	135	Freed's Bakery	1,160 SF
6475	140	Kumon Learning Center	1,855 SF
6475	145	AVAILABLE	1,406 SF
6475	150	Chicago Guys Pizza	1,500 SF
6475	155	State Farm	1,651 SF
6475	160	Massage Envy	3,235 SF
6475	170/175	Fortified Fitness Training	2,860 SF
6475	180	AVAILABLE	3,950 SF
6485	190	Wingnutz	2,020 SF
6485	180	Pink Spot Vapors	2,463 SF
6485	150	My Kid's Orthodontics	1,435 SF
6485	140	Shadow Mountain Smiles Dentistry	3,850 SF
6485	130	H&R Block	2,492 SF
6485	110-120	Best Mattress	3,000 SF
6575	120	Cafe Rio	3,500 SF
6575	130	Fashion Nail & Spa	1,400 SF
6575	140	Mom & Pops Dry Cleaners	1,250 SF
6575	160/180	Rain Salon Studios	5,330 SF
6505		Chili's	5,903 SF
6525	130	Shadow Mountain Dental Group	2,000 SF
6525	150	My Kids Ortho	1,435 SF
6585		Wells Fargo Bank	4,945 SF
6595		McDonald's	4,456 SF



[WATCH VIRTUAL TOUR](#)

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
20,141	142,043	328,837



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$113,681	\$120,925	\$112,901



DAYTIME POPULATION

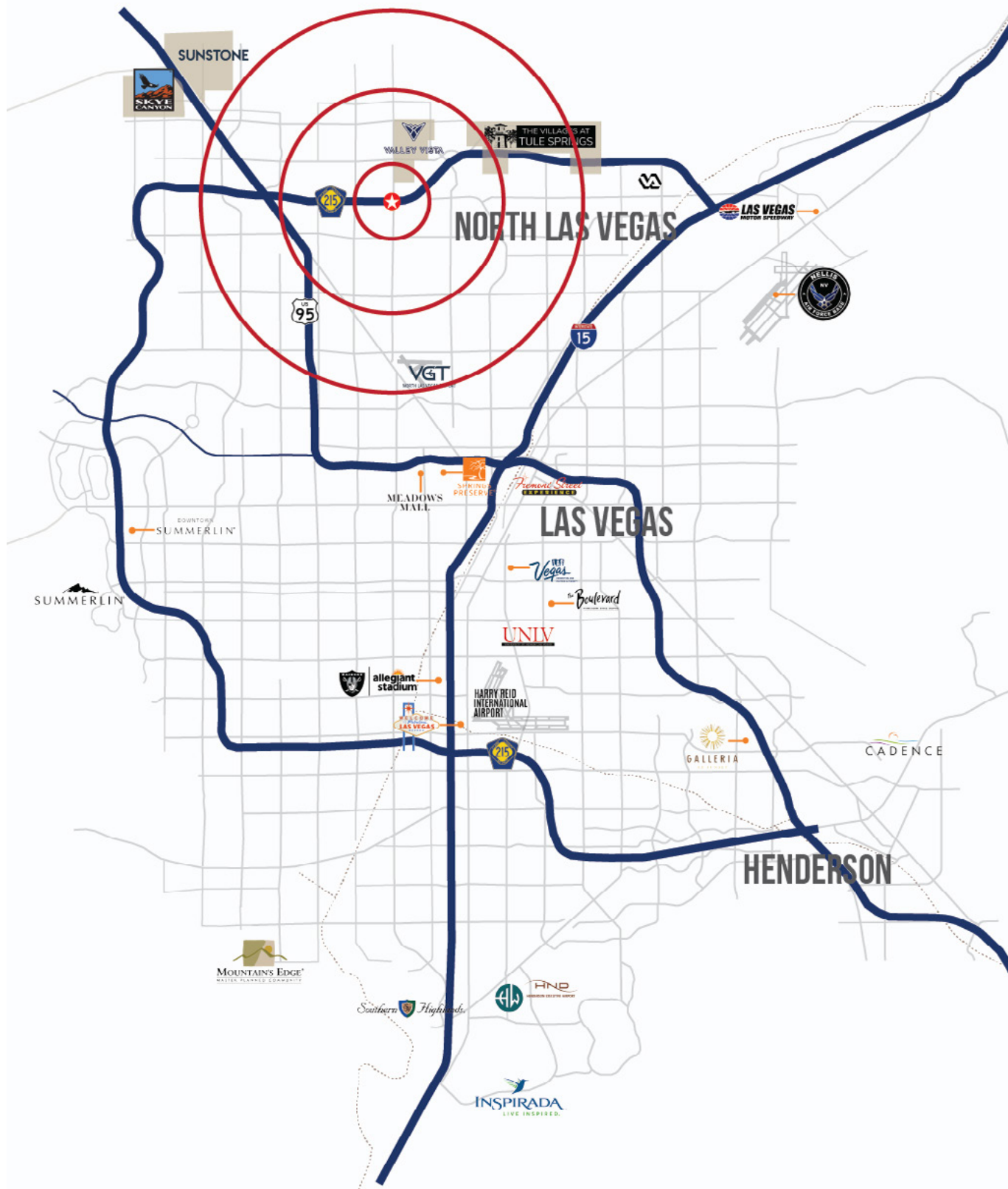
1 Mile	3 Miles	5 Miles
1,822	18,300	51,114



TRAFFIC COUNTS

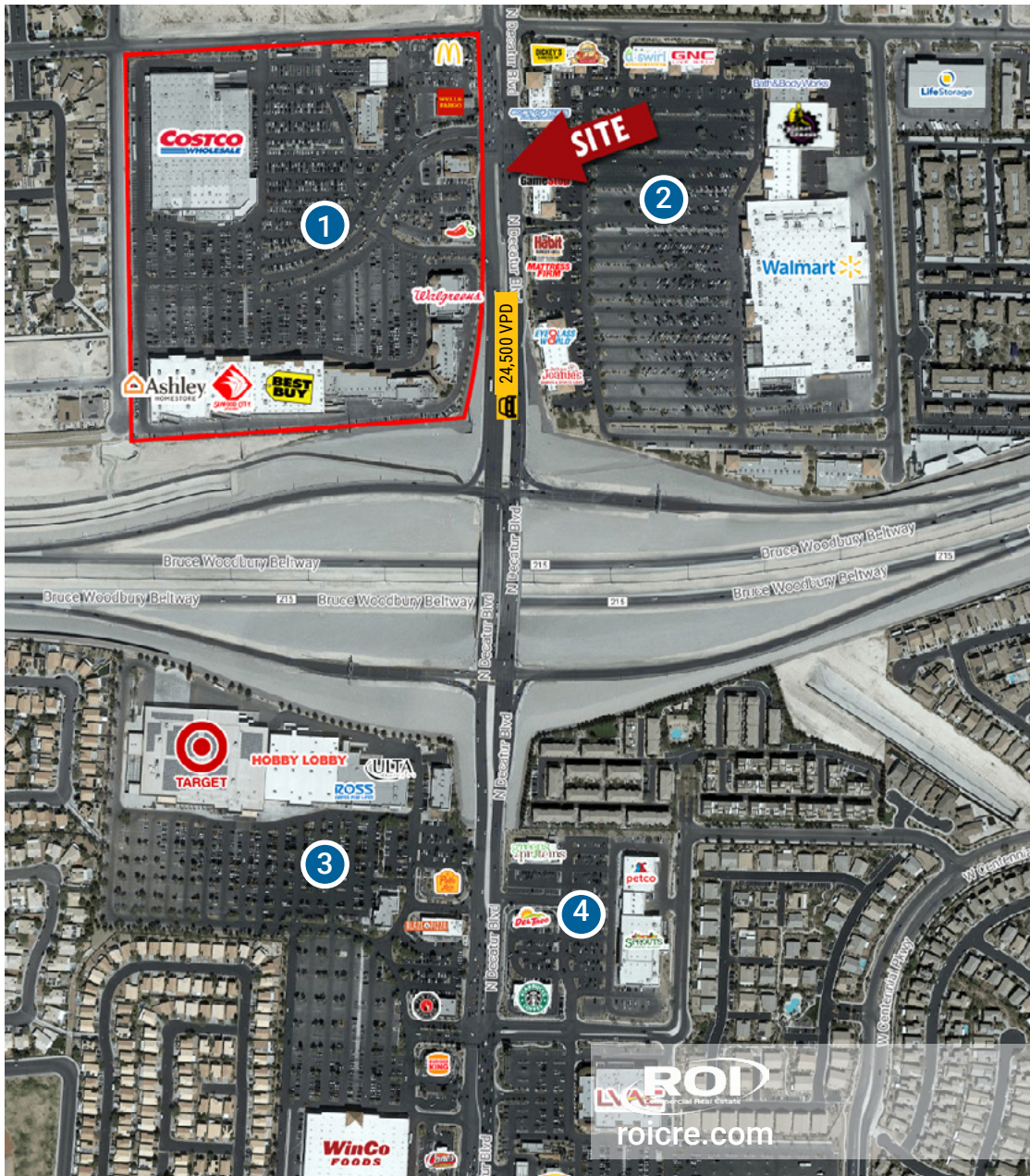
Decatur Blvd	CC-215
24,500 VPD	20,400 VPD

Sources:
SitesUSA 2024
TRINA, NV DOT 2023



TRADE AREA AERIAL

Shadow Mountain Marketplace
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- 1 SHADOW MOUNTAIN
COSTCO
ASHLEY FURNITURE
BEST BUY
SEAFOOD CITY
- 2 CROSSROADS TOWNE CENTRE
WALMART
PLANET FITNESS
EZPAWN
EYEGLOSSWORLD
HABIT BURGER
- 3 215 DECATUR
WINCO
TARGET
HOBBY LOBBY
ROSS
ULTA
- 4 SPROUTS FARMERS MARKET
PETCO

DECATUR RETAIL HUB holds some of the most notable national brand in the valley including: Costco, Best Buy, Target, Walmart, Sprouts, Petco, and Planet Fitness

REGIONAL INTERSECTION services an existing population of 137,513 people within a 3 mile radius and will additionally service the following new master planned communities: The Villages at Tule Springs, Valley Vista, Desert Springs District, and Sedona Ranch

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



TRADE AREA AERIAL

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PROPERTY PHOTOS

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FOR MORE INFORMATION

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