

±876 - 5,593 SF AVAILABLE

COLLEGE PARK

SWC Lake Mead Blvd & Civic Center Dr
North Las Vegas, NV 89030

3.2 MILLION
ANNUAL VISITS

SOURCE | Placer.ai 2024



roicre.com

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9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

College Park is located in the heart of North Las Vegas' commercial area and business district

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- Strong daytime population generated by North Vista Hospital and City of North Las Vegas municipal offices
- Prime in-fill location in an under-served trade area
- Within North Las Vegas' The Gateway District



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SHOPPING CENTER RETAILERS



SCHEMATIC SITE PLAN

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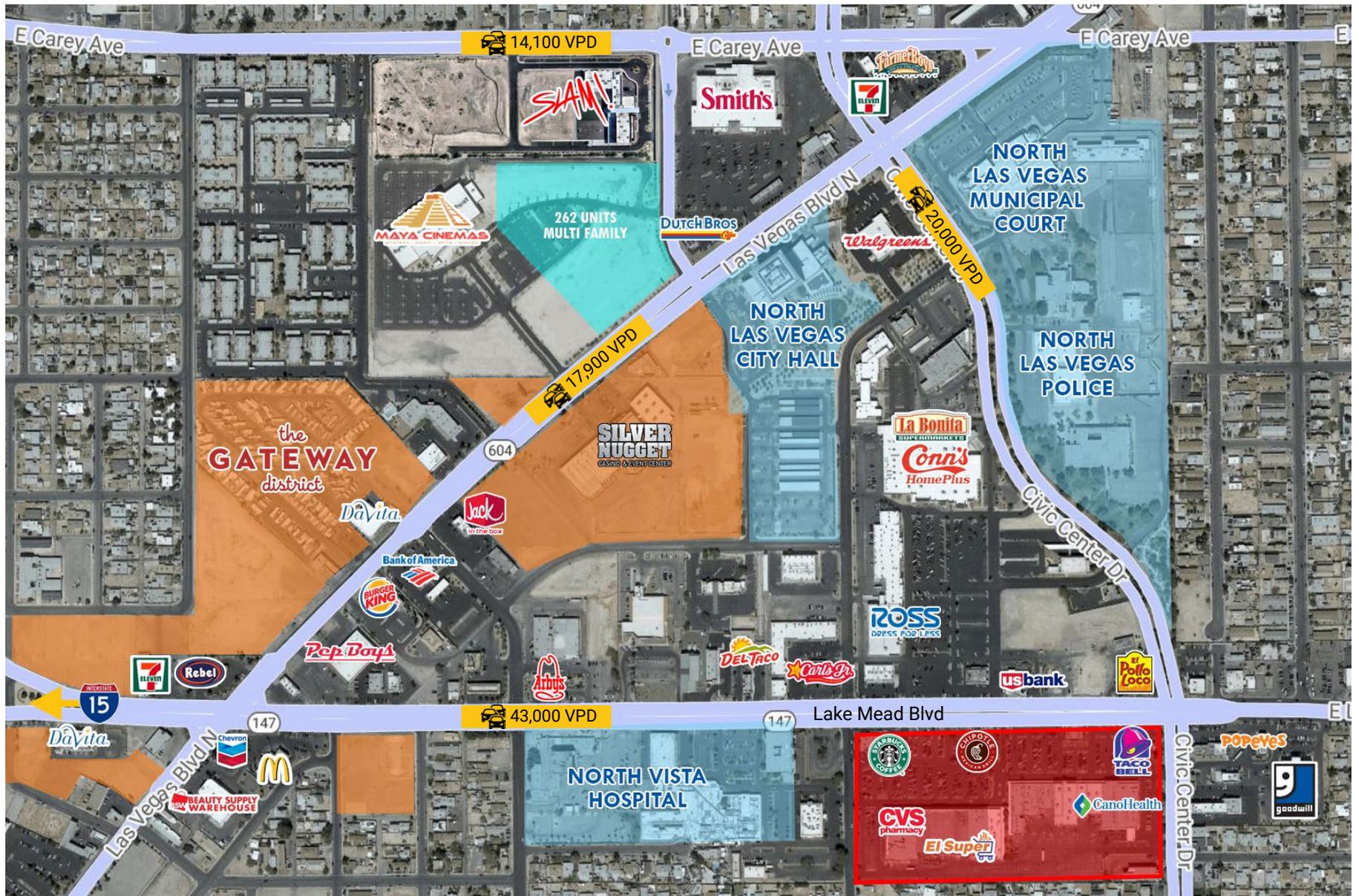


CLICK HERE FOR
VIRTUAL TOUR

Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
2001-100	Wireless Toyz	1,800	2101-A	AVAILABLE	876	2123	Wild Wash Laundromat	5,448
2001-105	Starbucks	1,700	2101-B	Valley Eyebrow Threading	750	2125	Sally Beauty Supply	1,830
2011	CVS	24,100	2101-C	Mejico Express	750	2129	YNS Clothing	2,500
2021	El Super	36,983	2101-D	AVAILABLE	1,009	2209	WSS	14,924
2023	Chipotle	2,508	2105	Adecco Staffing	1,176	2217	Absolute Dental	4,200
2025	5 Below	12,850	2107	Nevada Nails & Spa	692	2301	Absolute Dental Kids	3,980
2027	Verizon	2,751	2109	Hansen & Hansen Insurance	1,000	2305	Rainbow	6,918
2029	Subway	1,505	2111	Barbers at College Park	470	2335	Cano Health	13,475
2031	AVAILABLE	1,655	2115	Buffalo Wild Wings GO <i>COMING SOON</i>	1,608	2401-100	Wells Fargo	6,120
2035-37	AVAILABLE	1,558	2119	GameStop	1,216	2401-200	AVAILABLE	4,563
2039	AVAILABLE	2,380	2121	Rent-A-Center	3,745			

TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
33,497	201,650	505,296



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$68,287	\$63,824	\$78,217



TRAFFIC COUNTS

Lake Mead Blvd	Civic Center Dr
43,000 VPD	20,000 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024



FOR MORE INFORMATION

CONTACT

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