

SHOPS AT

CROSSROADS TOWNE CENTER

FOR LEASE | 12,353± SF RETAIL/OFFICE SPACE

6380 & 6390 N DECATUR BLVD, NORTH LAS VEGAS, NV

N DECATUR BLVD (20,918 CPD)

SHOPS AT
CROSSROADS TOWNE CENTER

215

CBRE



PROPERTY HIGHLIGHTS

Zoning: C-2

Available SF: 12,353

Parking: 4.92 spaces per 1,000 SF

Lease Rate: Inquire with Broker

APN: 124-30-112-001



High Traffic Location

Crossroads Towne Center is accessible directly off Clark County Hwy 215 (±65,300 CPD) on the corner of N. Decatur Blvd (±29,000 CPD), allowing for indefinite traffic to the site during all parts of the day.



Exceptional Visibility

Unmatched visibility with over ±785 feet of frontage along I-215, with prominent signage.



Walmart Shadow Anchored Center

Shops at Crossroads Towne Center is shadow anchored by #5 Walmart in Nevada with over ±5.2M visitors to this center in 2024 making it the 9th most visited shopping center in the State of Nevada.



Regional Retail Hub Location

The location is an outparcel to the Walmart Supercenter anchored Crossroads Towne Center, a regional center located in the core of a vibrant retail trade area with national tenants including Walmart, Planet Fitness, Bath & Body Works, Habit Burger and others.



SITE PLAN



STE	TENANT	SF
100	Available	12,353
145	LV Smoke & Vapor II	1,691
200-220	Intermountain Health	8,165
225	Midgard Brazilian Jiu Jitsu	1,195
230	Fabulous Eyebrow Threading	1,210
235	Welco Nails & Spa	1,260
240	Sin City Grooming	984
245-255	EZ Pawn	3,210
Total Square Feet		30,068



NOT TO SCALE

SHADOW MOUNTAIN MARKETPLACE



- 6.5 Million Annual Visitors
- 4th most visited shopping center in the State of Nevada
- Top 93 Costco Nationwide

all data per Placer.ai

CROSSROADS TOWNE CENTER



- 5.2 Million Annual Visitors
- 9th most visited shopping center in the State of Nevada
- 5th most visited Walmart in the State of Nevada

all data per Placer.ai

LAS VEGAS

N DECATUR BLVD (±20,918 CPD)

SUITE 100 AVAILABLE

SHOPS AT
CROSSROADS TOWNE CENTER

ExtraSpace
Storage



±65,300 CPD



NOT TO SCALE

LAS VEGAS STRIP

NORTH LAS VEGAS AIRPORT

LAS VEGAS

SHOPS AT CROSSROADS TOWNE CENTER

SUITE 100
AVAILABLE



±65,300 CPD

N DECATUR BLVD (±29,000 CPD)

DECATUR 215



SPROUTS ANCHORED CENTER

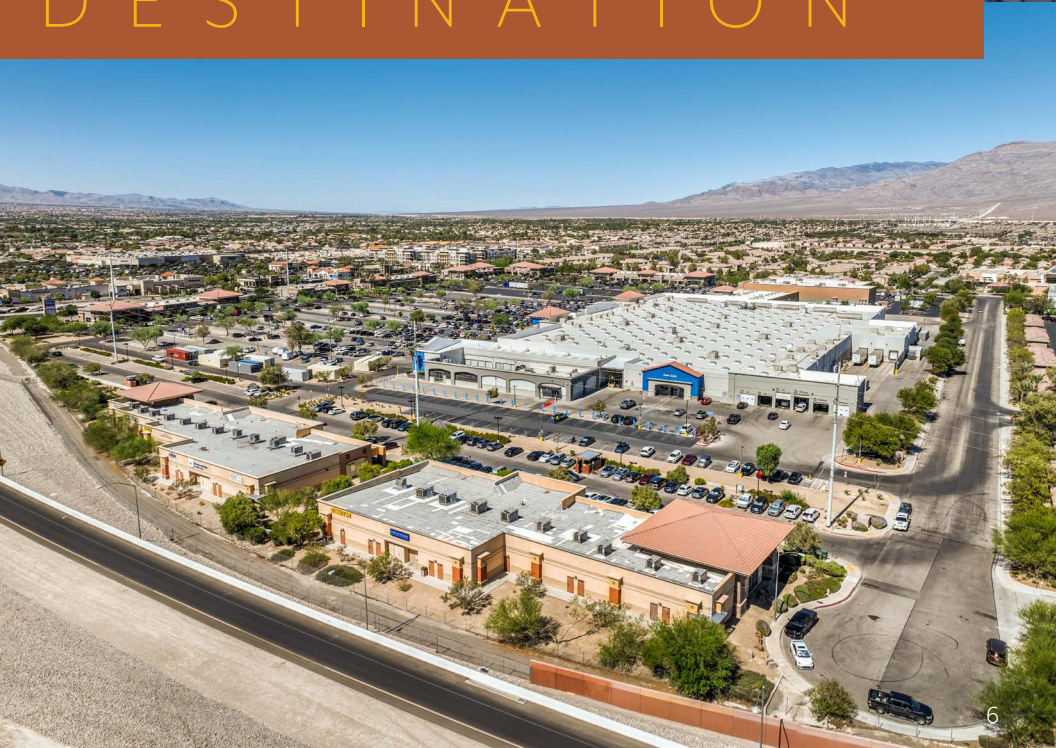


CROSSROADS TOWNE CENTER





THE PREMIER DESTINATION



AREA SNAPSHOT: NORTH LAS VEGAS

2024 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	NORTH LAS VEGAS	CLARK COUNTY
POPULATION	22,731	149,036	338,080	287,319	2,387,864
EMPLOYEES	3,267	16,951	57,500	66,445	965,679
HOUSEHOLDS	8,011	51,425	117,023	91,672	898,700
AVG HH INCOME	\$110,604	\$116,485	\$108,764	\$93,991	\$103,246
AVG DISP INCOME	\$87,223	\$90,833	\$85,511	\$75,862	\$80,205

Source: ESRI 2024

HOUSING MARKET



\$406,276

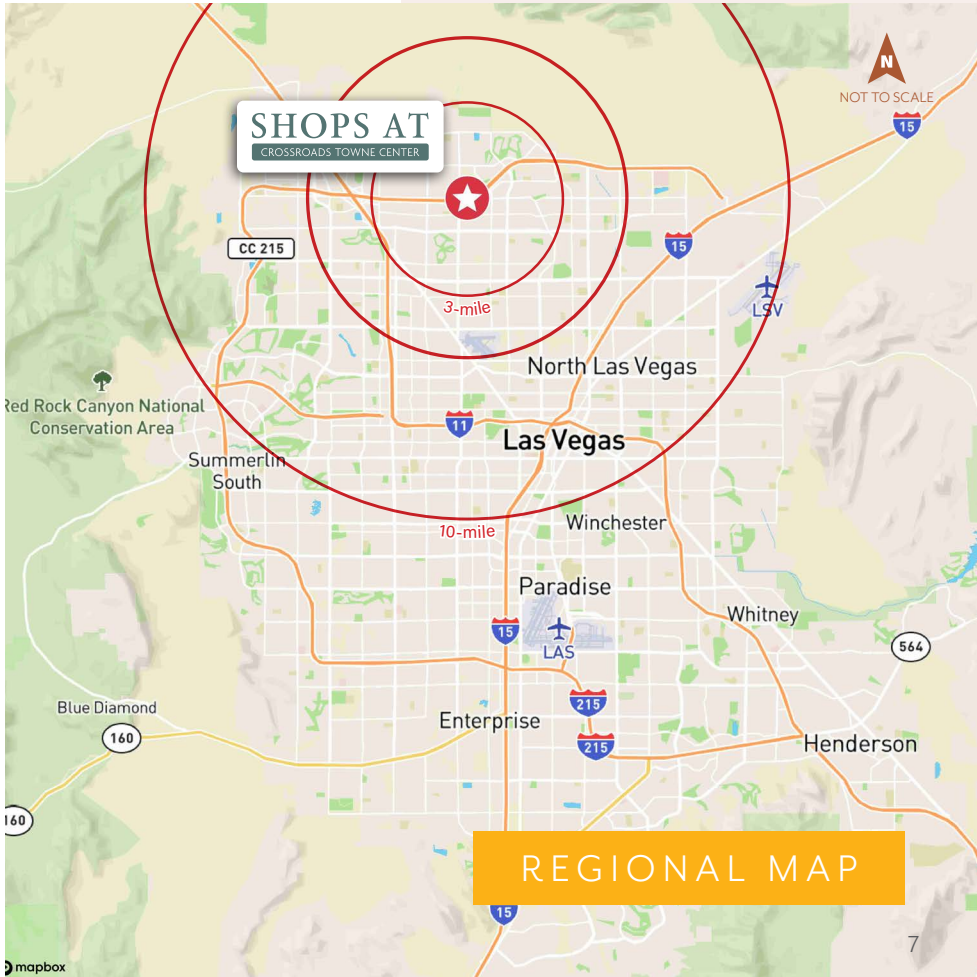
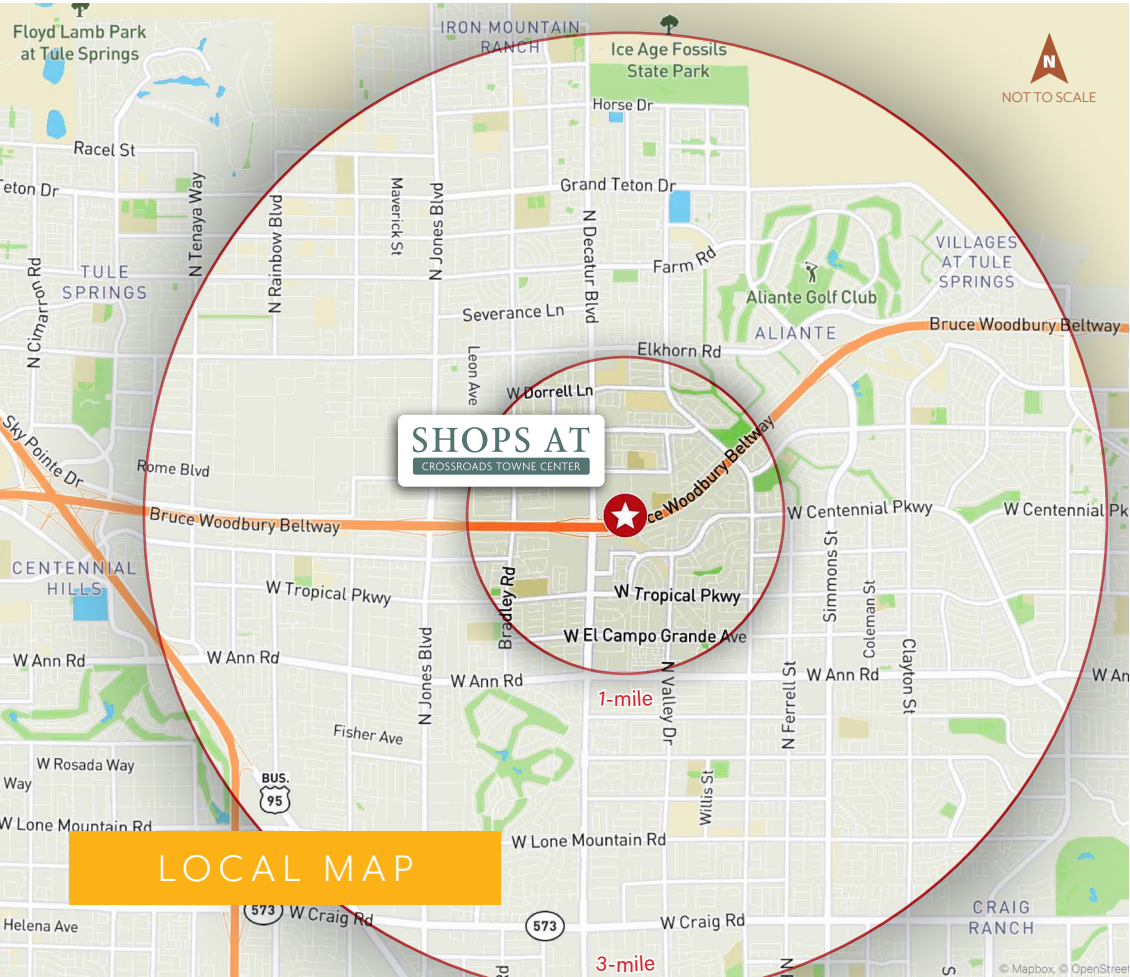
Zillow Home Value



+4.9%

One Year Change

Source: www.zillow.com/north-las-vegas-nv/home-values/



SHOPS AT

CROSSROADS TOWNE CENTER

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SHOPS AT
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W ROME BLVD

N DECATUR BLVD



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