



For Lease

The Family Center

1120-1200 South Decatur Blvd., Las Vegas, NV 89102

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Property Highlights

1120 - 1200 South Decatur Blvd., Las Vegas, NV

- ±6,700 SF Retail Suite available
- Junior anchor suite available Q3 2022
- Former furniture store
- Co-tenants include Big 5 Sporting Goods, 99 Cent Only and Gen X
- Pad tenants include Bank of America, Blueberry Hill, Church's Chicken and Farmer Boys
- 1 mile south of US-95 Freeway & 2.9 miles to I-15 Freeway
- Abundant retail locations line both major cross streets with national firms such as Walmart, Lowe's, Michael's, Starbuck's and Ross nearby. Almost ±200,000 residents live within 3-miles of the property
- Asking Rate: \$2.00 PSF NNN
- \$0.60 PSF Estimated CAM's

Demographics

 Total Population	1-mile 19,510	3-miles 178,320	5-miles 480,546
 Median HH Income	1-mile \$49,650	3-miles \$67,660	5-miles \$67,103
 Median Home Value	1-mile \$267,457	3-miles \$298,037	5-miles \$298,821
 Total Households	1-mile 7,799	3-miles 65,313	5-miles 188,147
 Average Size Household	1-mile 2.5	3-miles 2.7	5-miles 2.5

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Site Plan

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Tenant	Suite	Sq. Ft.
Big 5 Sporting Goods	4	
Gen-X	7	
LV Beauty Supply	10-13	
AVAILABLE	16	±6,700
Magic Wash Laundromat	18	



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