

For Lease

# DESERT OAKS PLAZA

3930-4040 W. CRAIG RD







NORTH LAS VEGAS, NV

# FOR LEASE

## Property Highlights

- Strong traffic counts exceeding  $\pm 45,000$  CPD on Craig Road.
- Excellent visibility with over 800 feet of frontage along Craig Road.
- Directly across from Tribeca North Luxury Apartments with  $\pm 312$  units.
- Dense residential population with over 15,000 people within 1 mile and 160,000+ within 3 miles.
- Surrounded by established neighborhoods and daily needs retailers, driving consistent customer traffic.

## 2025 Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
 POPULATION	15,940	170,194	452,481
 AVG. HOUSEHOLD INCOME	\$97,831	\$100,521	\$100,488
 MEDIAN AGE	40.5	37.9	36.8
 HOUSEHOLDS	5,782	59,090	157,581



# PROPERTY PHOTOS




# LOCATION HIGHLIGHTS





# SITE PLAN



UNIT	SQFT	TENANT
4040   101	2,876	All Discount Vacuum and Sewing, LLC
4040   103-105	4,301	Sleep Well LLC
<b>4040   106</b> 	<b>1,410</b>	<b>AVAILABLE</b>
4040   107-110	8,232	Legacy Events, LLC
4040   111	1,348	Zofia's
4040   112	1,470	Lash Vegas
4040   113	1,304	Liv Bev
4040   114-117	5,551	My Garage

UNIT	SQFT	TENANT
3960   101-104	4,999	Tressessity Total Beauty
3960   105	2,179	Undergound JiuJitsu 702
<b>3960   106</b> 	<b>1,410</b>	<b>AVAILABLE</b>
3960   107	1,410	Tender Loving Cuts
3960   108-109	5,657	GF Fitness
3960   110	1,851	Vista Dental
<b>3960   111</b>	<b>1,190</b>	<b>AVAILABLE</b>
3960   112	2617	Cyber Solutions Academy
3960   113	1,304	Fancy Nails
3960   114-115	3,016	Jared Burgess Insurance Agency LLC
3960   116-117	2,617	El Ancla-Mi Lindo Nayarit LLC

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## CONTACT



### SCOT MARKER

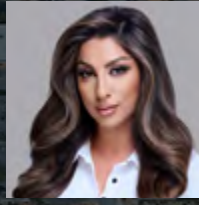
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