

LEASE **HERE**

2101 + 2135

S Decatur Blvd Las Vegas, NV 89102

XYZ PLAZA

5,339 RSF Corner Pad
Building With Drive Thru

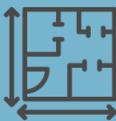
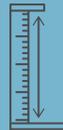
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Suites from
+/- 1,200 to 7,215 RSF
2nd Gen Retail and
Restaurant Kitchen Spaces

Dynamic retail center on the busy
South Decatur Blvd Corridor adjacent
to power centers and dense residential



XYZ Plaza is a centrally located 45,140 SF Retail Center on the heavily trafficked South Decatur corridor. Surrounded by strong residential density and numerous big box retail uses in the nearby trade area, this well-established, infill location also benefits from strong daytime population numbers. XYZ Plaza has convenient access to the Sahara Corridor as it is located only one block to the South, and Charleston Boulevard only a few blocks to the North

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 Central-West Las Vegas Retail Submarket	 Retail / Service Commercial	 +/- 1,200 to 7,215 Rentable Square Feet	 C-2 General Commercial (City of Las Vegas)	 \$2.25 - 3.25 NNN (NNN estimate for 2025 at \$0.49/SF)
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT / FIRE
 Most suites feature 100A single phase panel @110 / 220V	 Excellent visibility on South Decatur Boulevard	 Private restrooms in each suite	 Pylon signage space available	 10' - 14' ceiling heights, sprinklered main building (2135 Non-sprinklered)

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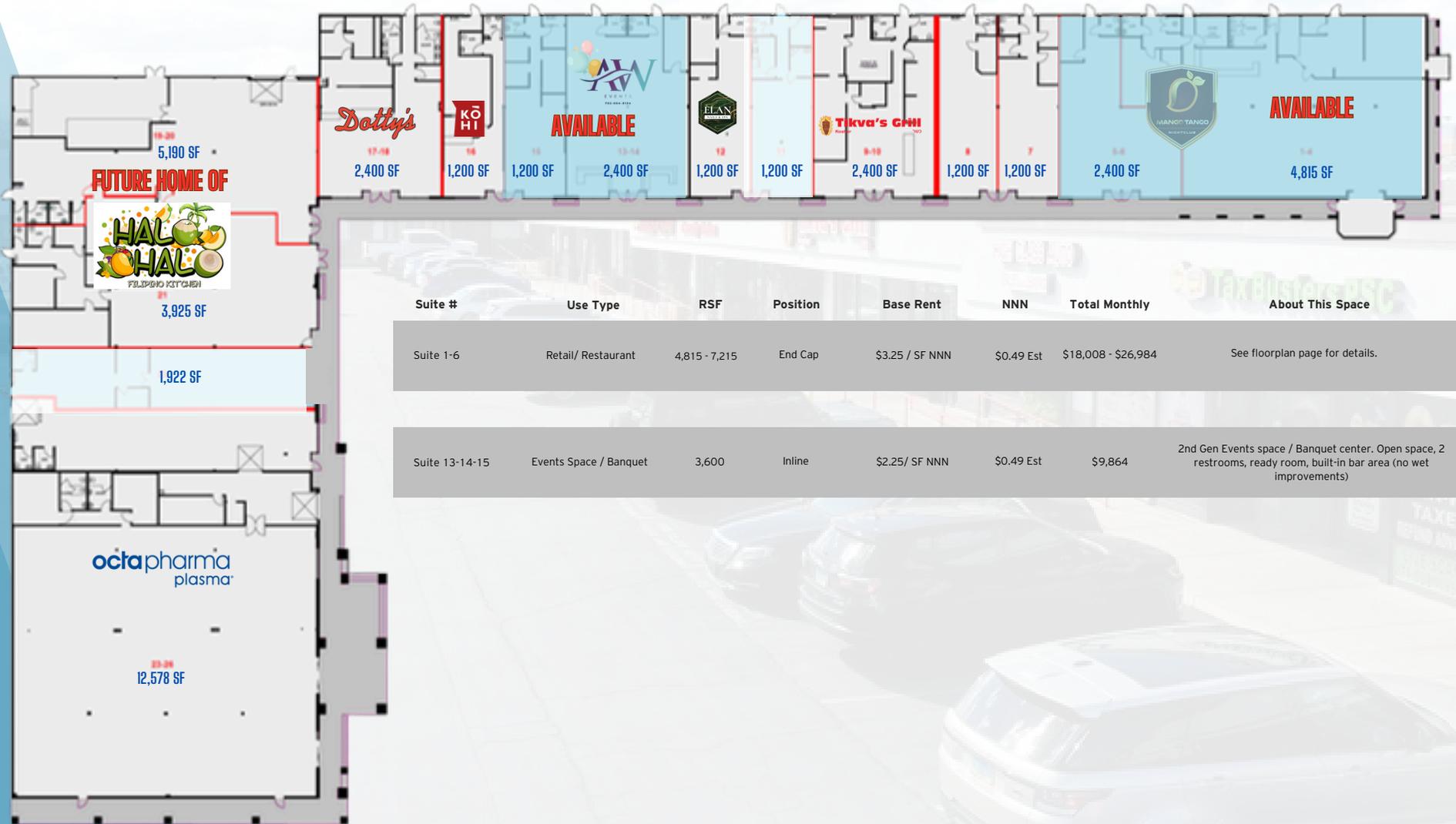
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Recent Upgrades

- Modern Paint Scheme
- Desert Landscaping
- Revamped Pylon Sign
- Recent Lot Striping / Coating
- Lighting Upgrades

AVAILABILITIES

2101

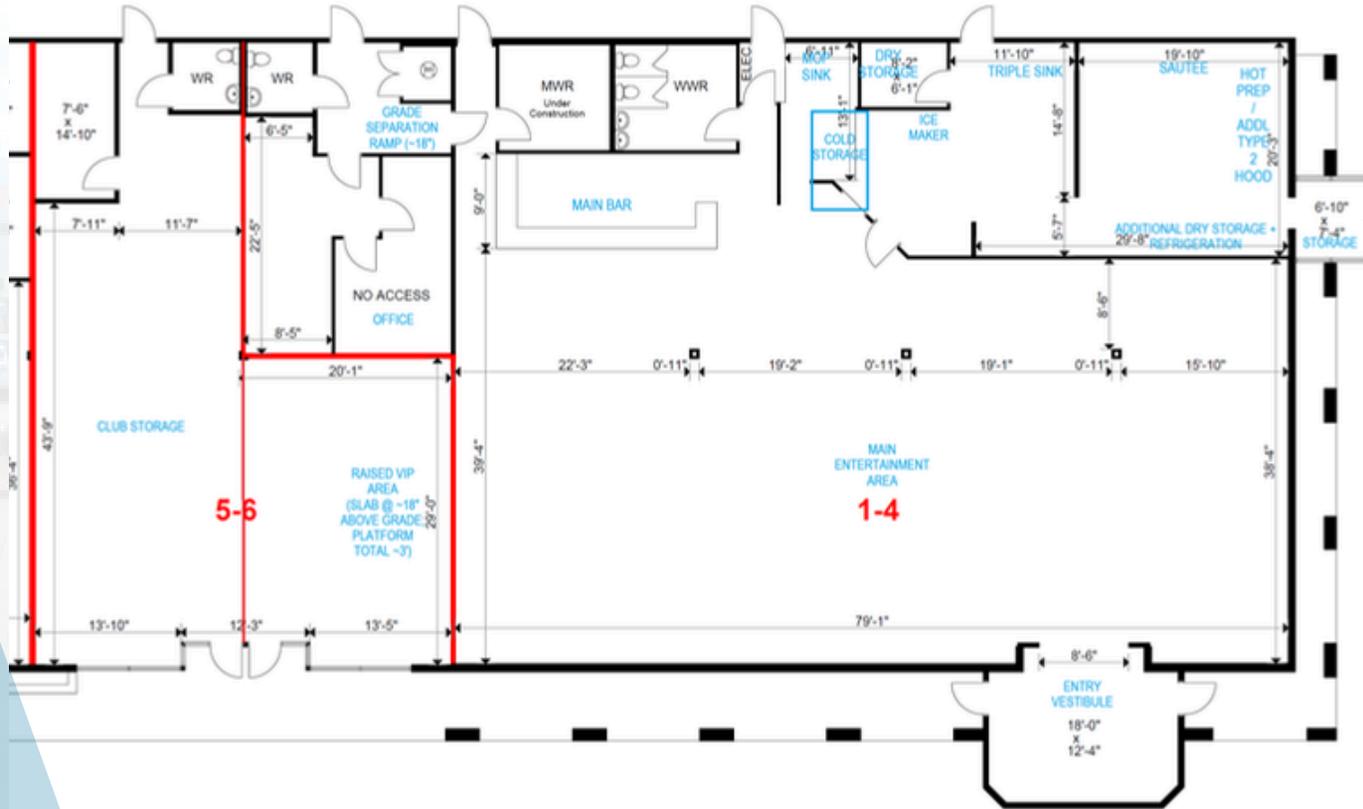


Suite #	Use Type	RSF	Position	Base Rent	NNN	Total Monthly	About This Space
Suite 1-6	Retail/ Restaurant	4,815 - 7,215	End Cap	\$3.25 / SF NNN	\$0.49 Est	\$18,008 - \$26,984	See floorplan page for details.
Suite 13-14-15	Events Space / Banquet	3,600	Inline	\$2.25/ SF NNN	\$0.49 Est	\$9,864	2nd Gen Events space / Banquet center. Open space, 2 restrooms, ready room, built-in bar area (no wet improvements)

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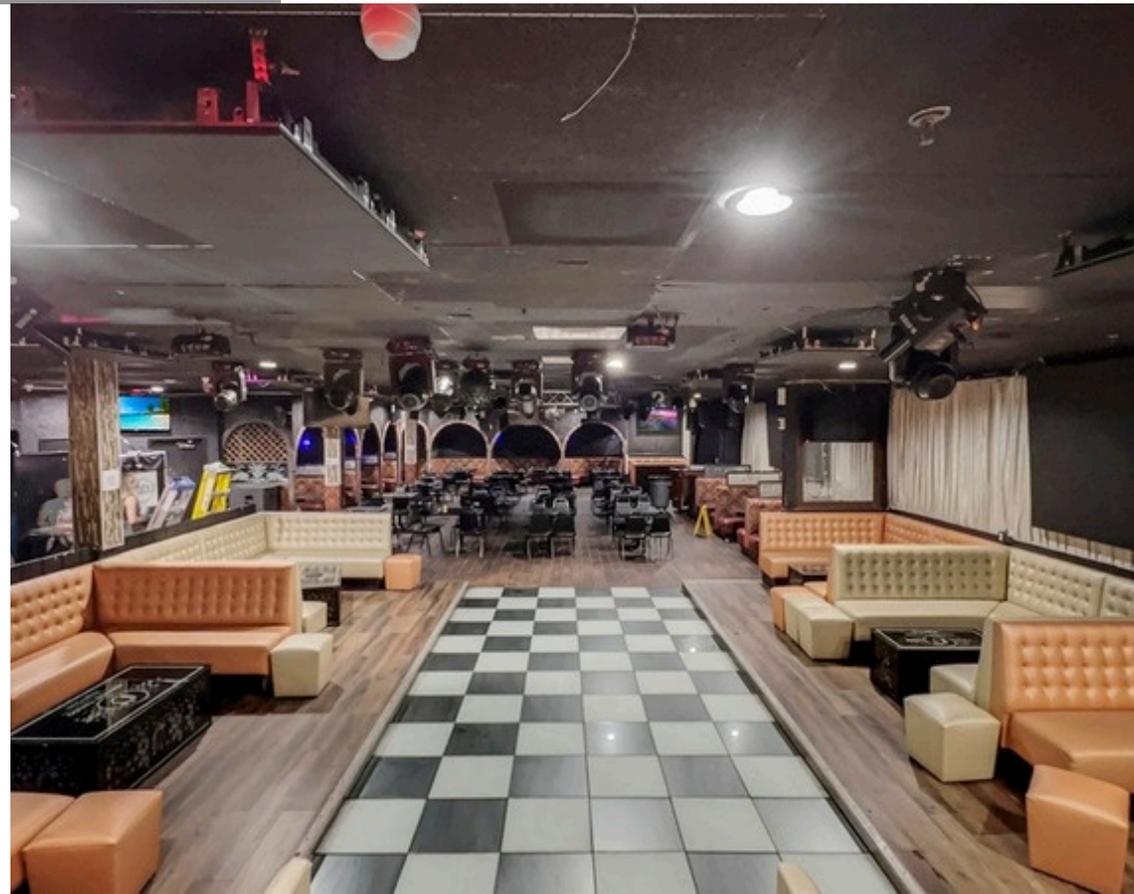
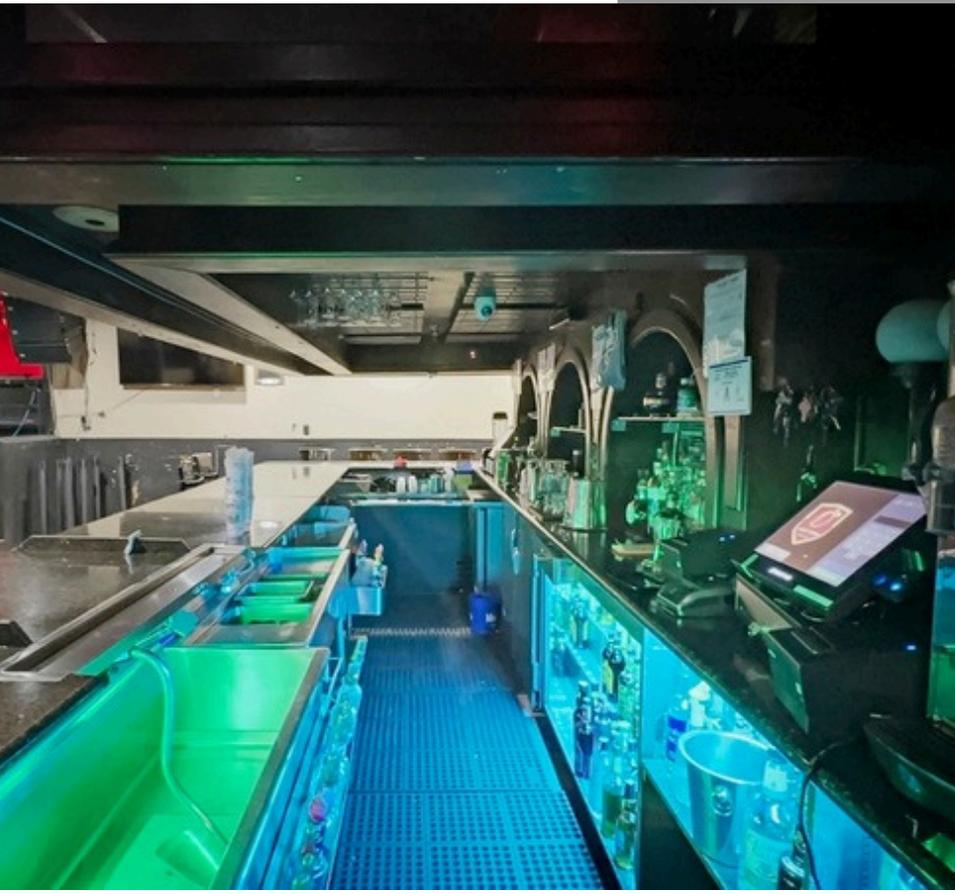


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Suite 1-6



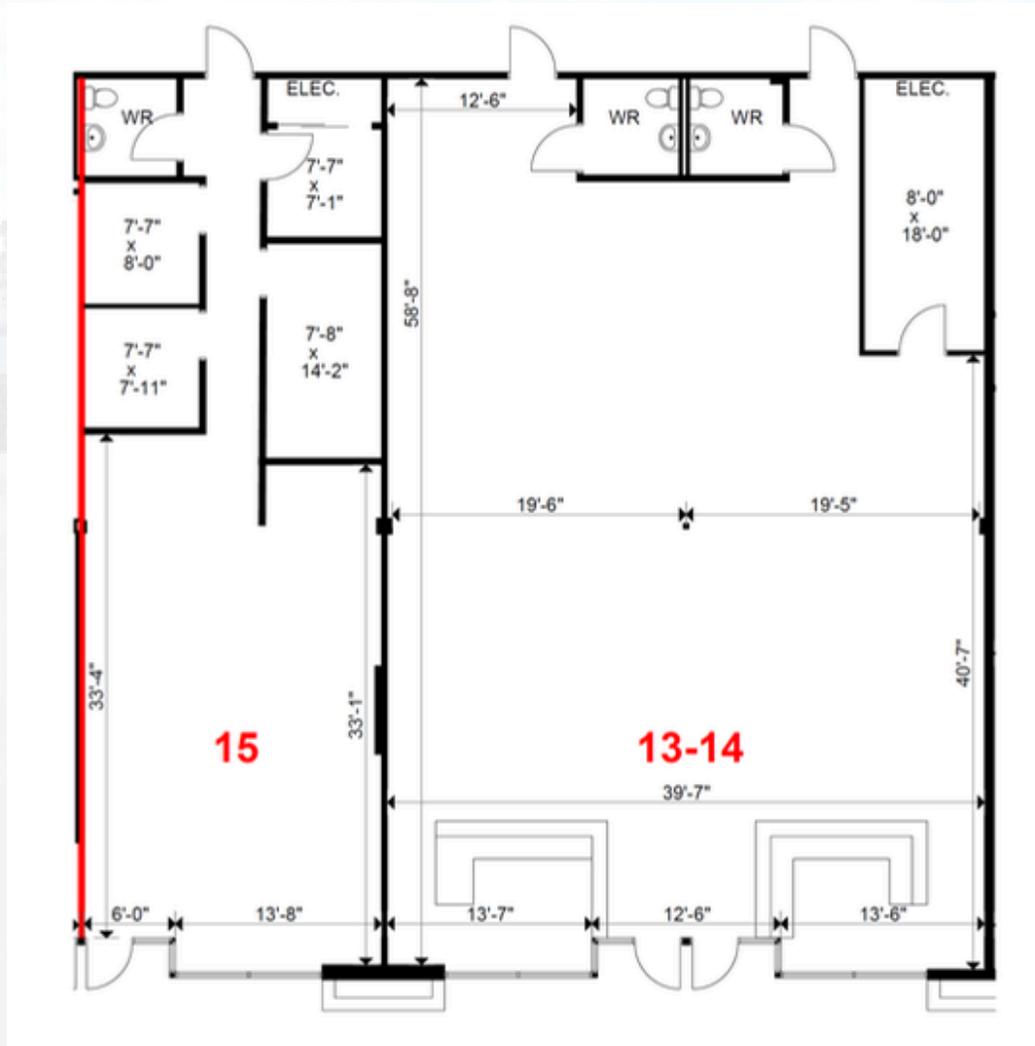
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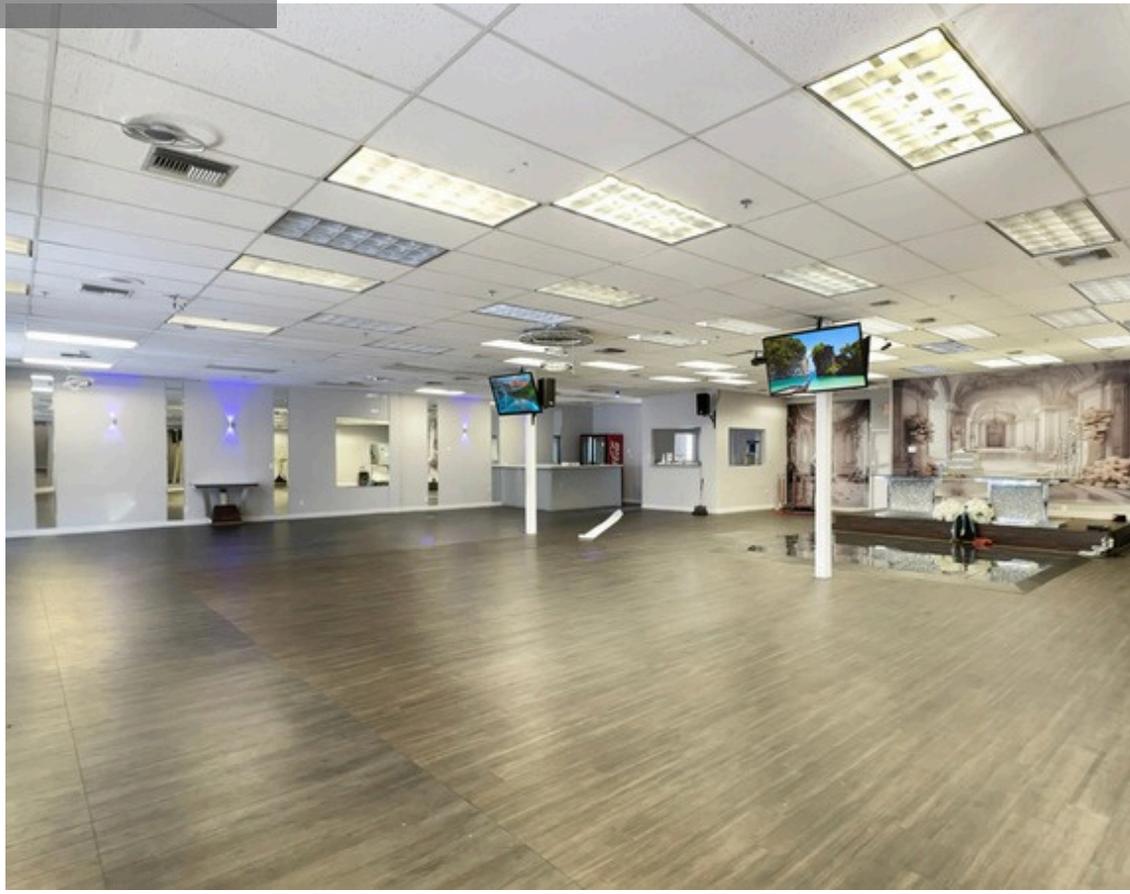


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Suite 13-15



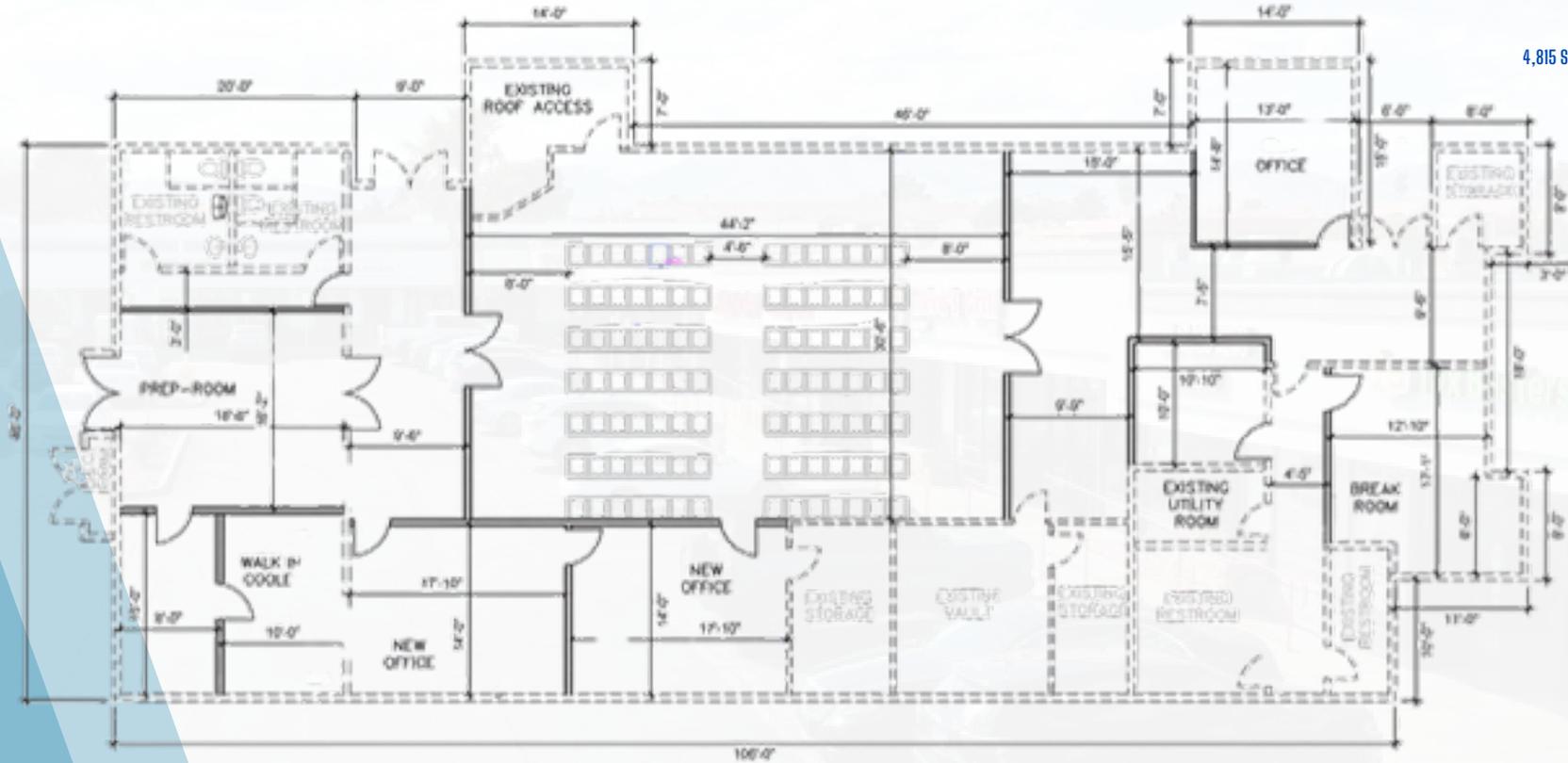
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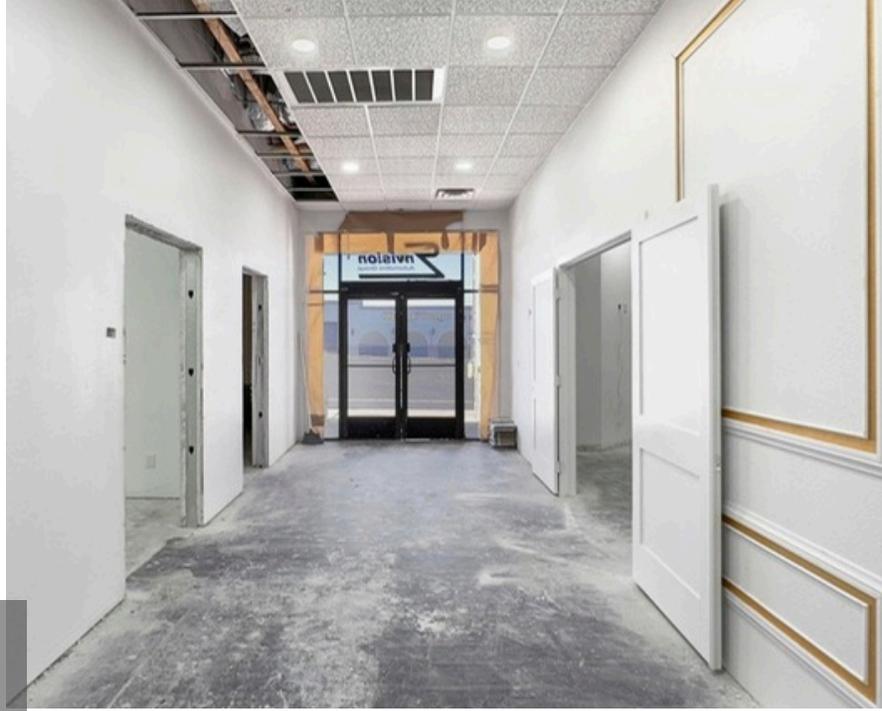
2135

4,815 SF

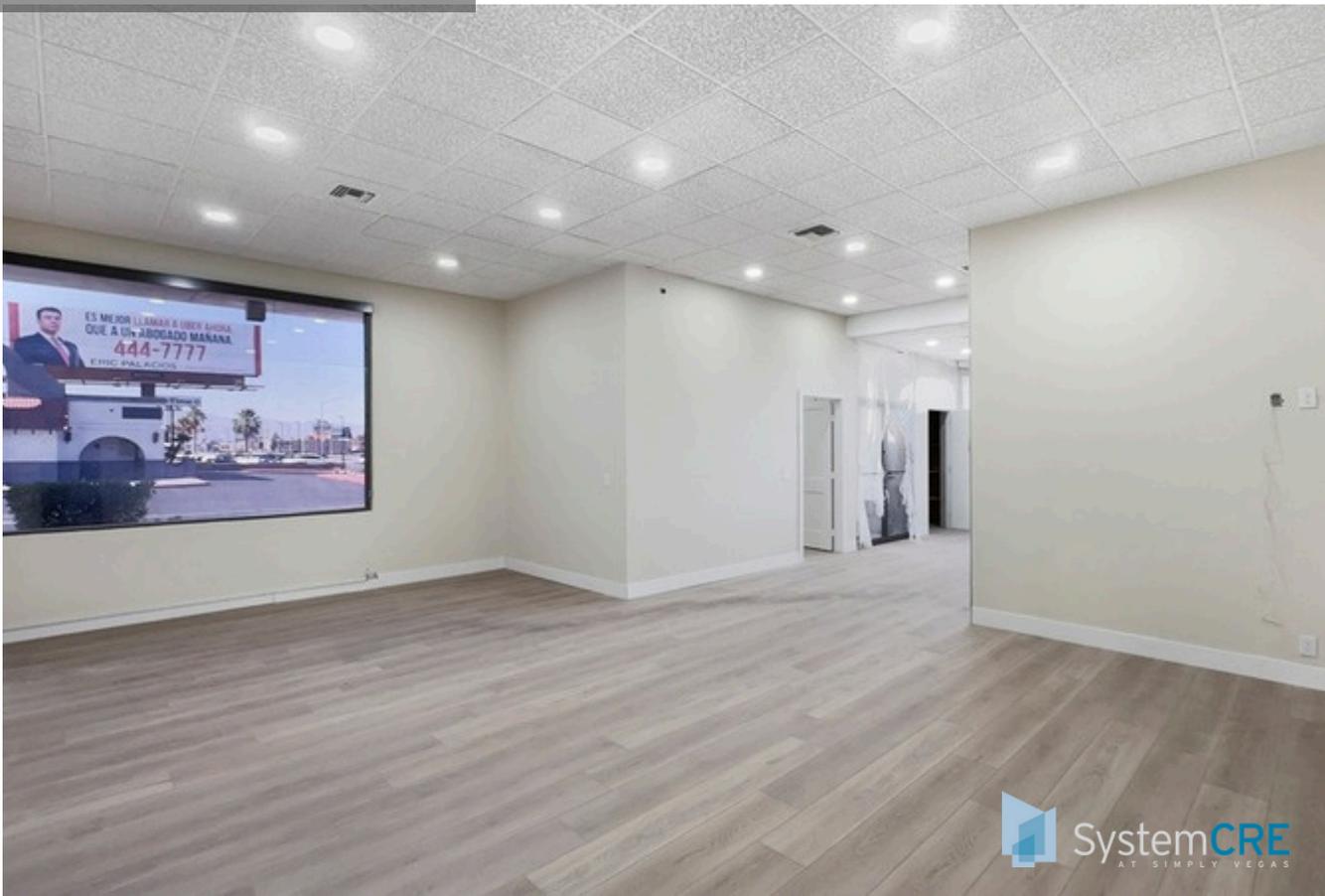


Suite #	Use Type	RSF	Position	Base Rent	NNN	Total Monthly	About This Space
2135 Corner Full Building	Retail/ Restaurant	5,339	Corner Pad Building	\$3.25 / SF NNN	\$0.49 Est	\$19,822	Partially completed ~85% improvements for a funeral home concept, can be converted to restaurant / brewery / drive thru / pharmacy or professional services. New lighting, restrooms

2135 Full Building with Drive Thru



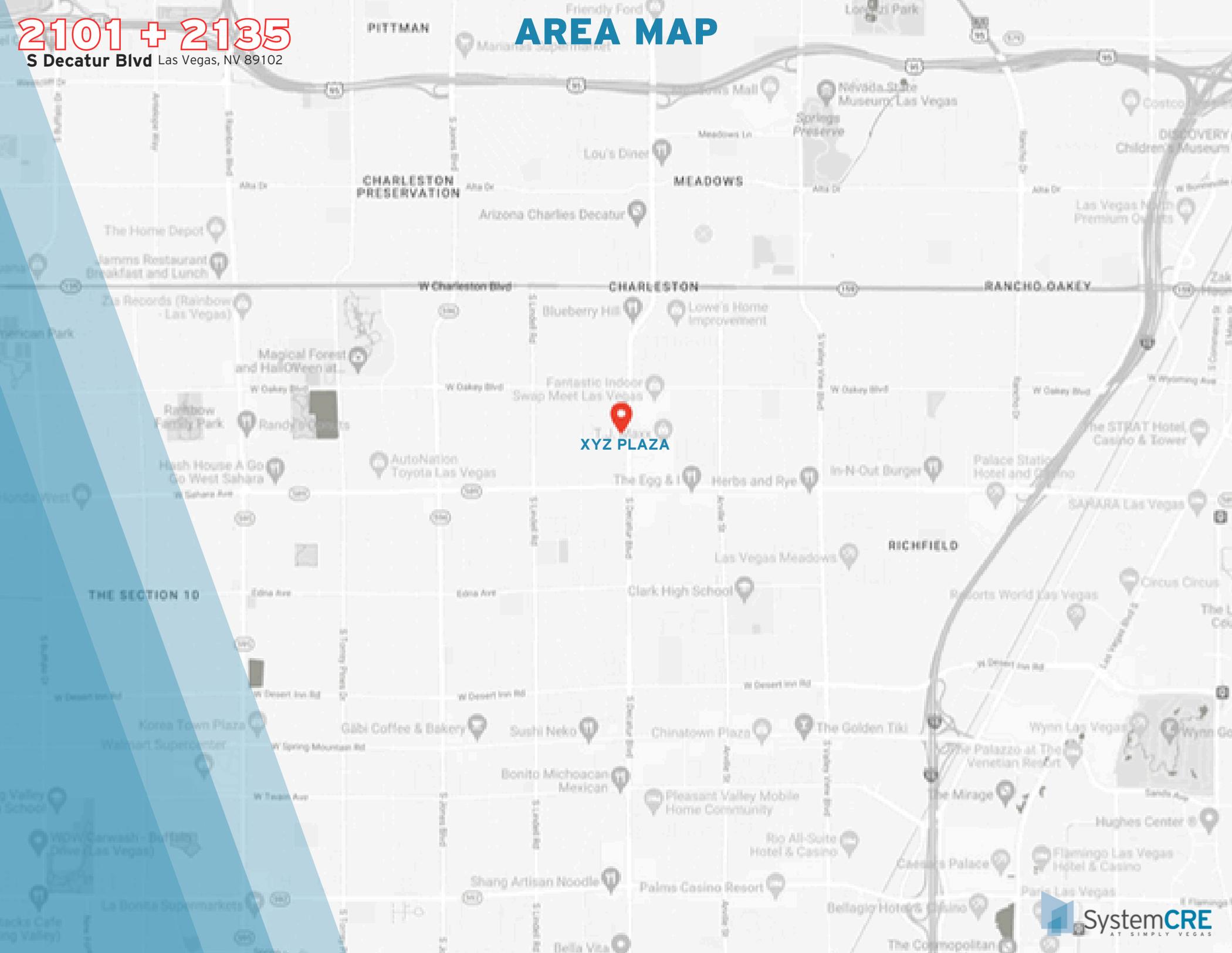
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AREA MAP



XYZ PLAZA

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
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2029 PROJECTION	25,924	183,259	515,898
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2024 ESTIMATE	23,905	170,174	479,635
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2020 CENSUS	21,969	163,275	463,473
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GROWTH 2024-2029	1.7%	1.5%	1.5%
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GROWTH 2020-2024	2.2%	1.1%	0.9%
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HOUSEHOLDS

2029 PROJECTION	9,445	71,019	208,211
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2024 ESTIMATE	8,715	65,852	193,479
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2020 CENSUS	8,046	62,642	186,252
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GROWTH 2024-2029	1.7%	1.6%	1.5%
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GROWTH 2020-2024	2.00%	0.80%	0.80%
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HOUSEHOLD INCOME

2024 AVERAGE HOUSEHOLD INCOME	\$56,673	\$65,984	\$65,699
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2024 MEDIAN HOUSEHOLD INCOME	\$41,845	\$44,919	\$45,095
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FOR MORE INFO OR TO TOUR:

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