



10650

DRAGON TIGER 龍虎
NOODLE CO.

BR baskin
robbins

verizon

10650



Lease Brochure



Description

North American Commercial is proud to exclusively present Suite 101 at 10650 Southern Highlands Parkway for lease.

This fully built-out second-generation restaurant space offers an exceptional turnkey opportunity in a high-traffic retail corridor. Thoughtfully designed for efficiency the layout includes a kitchen with existing infrastructure, dining area, restrooms, and service counter—perfect for a fast-casual, dine-in, or quick-serve concept.

Located within a busy Smith’s-anchored shopping center, the site offers excellent visibility, strong foot traffic, and ample shared parking. The property benefits from immediate access to the I-15 Freeway, which services approximately ±300,000 vehicles per day, providing outstanding exposure in the Las Vegas market.

*Tenant to verify all building specifications

Property Specifications

Property Address: 10650 Southern Highlands Parkway

Parcel Number: 177-31-117-003

Parcel size: 0.72 Acres

Property Type: Retail

Total SF: ±1,609

Lease Rate: \$3.75

CAMs: \$0.81


Term: Negotiable


Parking: Festival Parking


Year Built: 2019




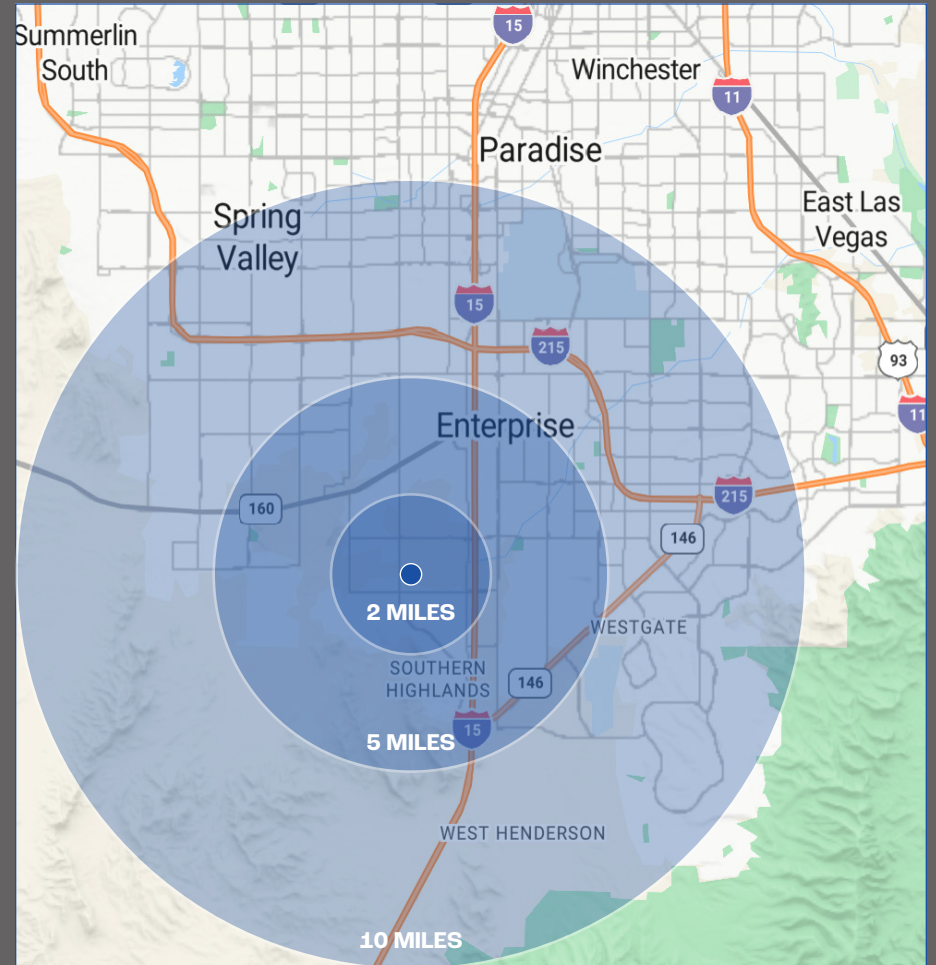
DEMOGRAPHICS

 POPULATION	2 MILE	5 MILE	10 MILES
2029 Projection	25,403	385,503	1,515,000
2024 Population	23,736	356,587	1,406,000
Growth 2024-2029	1.4%	1.6%	1.5%

 HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2029 Projection	9,401	156,477	588,541
2024 Population	8,798	144,871	546,611
Growth 2024-2029	1.4%	1.6%	1.5%

 HH INCOME	2 MILE	5 MILE	10 MILES
2024 Average Household Income	\$92,102	\$81,059	\$83,900

 BUSINESSES	2 MILE	5 MILE	10 MILES
# of Businesses	2,943	22,613	68,192
# of Employees	34,837	303,599	682,577





LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**

Property Map



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