

Retail/Medical For Lease

1650 W. CRAIG RD.

North Las Vegas, NV 89032

Listed By:



AVAILABLE
±10,185 SF
(Demisable)



W. Craig Rd. // 53,000 VPD

TURN-KEY MEDICAL OFFICE SPACE AVAILABLE

1650 W. CRAIG RD.

Listed By:



LISTING SNAPSHOT

Lease Rate

\$3.50 PSF NNN

Space Available

±2,294 – ±10,185 SF



PROPERTY HIGHLIGHTS

- ±10,185 SF 2nd generation medical space available with reception, 9 exam rooms, 3 dental bays, 6 private offices, 5 restrooms and an X-Ray room
- Suitable for physical therapy, dental, optometrist/ophthalmologist, and other medical & retail uses
- Anchored by Steinberg Diagnostic Medical Imaging and adjacent to Dignity Health's 24-Hour North Las Vegas Campus
- Excellent building frontage and signage on high traffic Craig Rd.
 - W. Craig Rd: ±53,000 VPD
 - Camino El Norte: ±30,000 VPD
- Located in the highly desirable Craig Corridor, surrounded by major retailers like Walmart, Home Depot, EOS Fitness, Chick-Fil-A, Starbucks, Shake Shack and more

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	23,386	172,557	457,754
2024 Average Household Income	\$93,279	\$95,416	\$88,157
2024 Households	7,512	55,856	153,025

Leasing Experts

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VICINITY MAP

The trade area consists of ±457,754 residents with an average household income of ±\$88,157 within a 5-mile radius.



Daytime Population
377,956



Median Age
35.1



Medium Home Value
\$397,750

Nearby Amenities ±5-Mile Radius

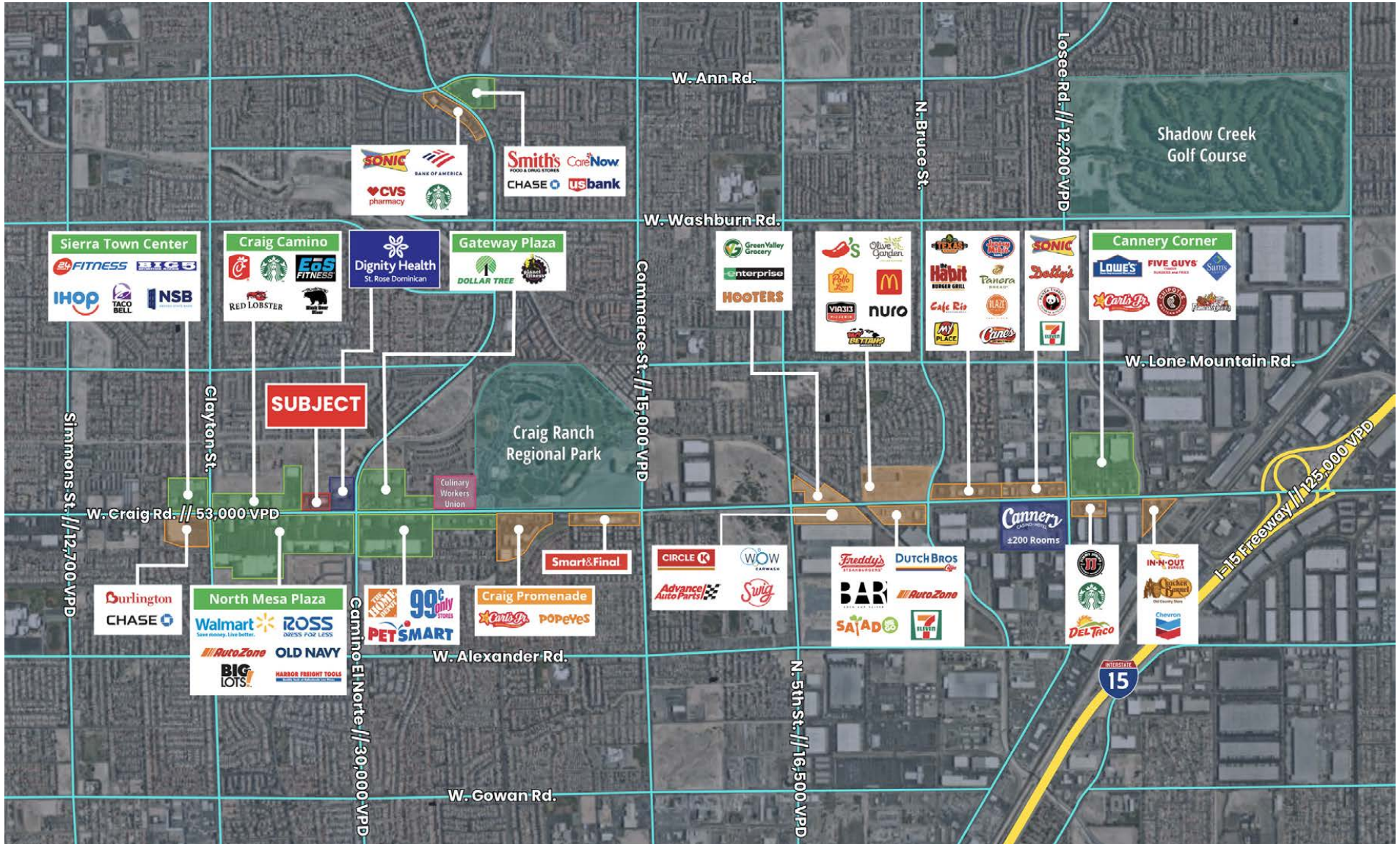
- 1 Cannery Hotel & Casino (200 rooms) - 2.6 miles
- 2 Craig Ranch Regional Park (170 AC) - 0.7 miles
- 3 VA Medical Center - 6.7 miles
- 4 Hylo Park Mixed-Use (73-Acre Redevelopment) - 4.8 miles
- 5 Canyon Springs High School (±2,824 students) - 2.2 miles
- 6 Cheyenne High School (±2,110 students) - 2.0 miles
- 7 College of Southern Nevada (±34,000 students) - 5.2 miles
- 8 Shadow Creek Golf Course (350 AC) - 4.3 miles



SITE =

1650 W. CRAIG RD.

TRADE AREA MAP



■ = Power Centers
 ■ = Subject

1650 W. CRAIG RD.

EAST FACING AERIAL



1650 W. CRAIG RD.

WEST FACING AERIAL



SITE PLAN OPTION 1

1650 W. CRAIG RD.



PLANS & AERIALS

SITE PLAN OPTION 2

1650 W. CRAIG RD.



PLANS & AERIALS

FLOOR PLAN

1650 W. CRAIG RD.



Suite Details

Total SF:	±10,185 SF
Lease Rate:	\$3.50 PSF
NNN:	\$0.44 PSF
Total Monthly Cost:	\$40,128.90

PLANS & AERIALS

PROPERTY PHOTOS



1650 W. CRAIG RD.

PLANS & AERIALS

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Malan + Marcello Investment Team

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