



FOR LEASE

2670 North Las Vegas Blvd.
North Las Vegas, NV 89030

Shopping Center situated in a
high-density residential area.

±1,140-5,600 SF AVAILABLE

Property Highlights

LEASE RATE	\$2.00 PSF/NNN
CAMS	\$0.47 PSF
LOT SIZE	±7.39 Ac
SPACE SQFT	±1,140-5,600 SF,
ZONING	C2
TYPE	Retail Neighborhood Center

- Anchored by La Bonita Supermarkets featuring National tenants such as Little Caesars and Metro by T Mobile.
- High visibility to N. Las Vegas Blvd and multiple points of ingress and egress.
- Signalized Intersection
- Pylon Sign
- Close proximity to City Hall and across the street from Verizon Data Center
- Available Build-to-Suit Pads
- Looking for Food, Retail and Medical Users.



OR TEXT 16756 TO 39200

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SUMMARY

SITE PLAN



SUITE	SF	RENT	CAM
#101	1,535	\$2.00	\$0.47
#103	1,484	\$2.00	\$0.47
#104	1,495	\$2.00	\$0.47
#105-106	2,800	\$2.00	\$0.47
#110	1,943	\$2.00	\$0.47
#112	1,140	\$2.00	\$0.47

 AVAILABLE

SUITE 101

DENTIST



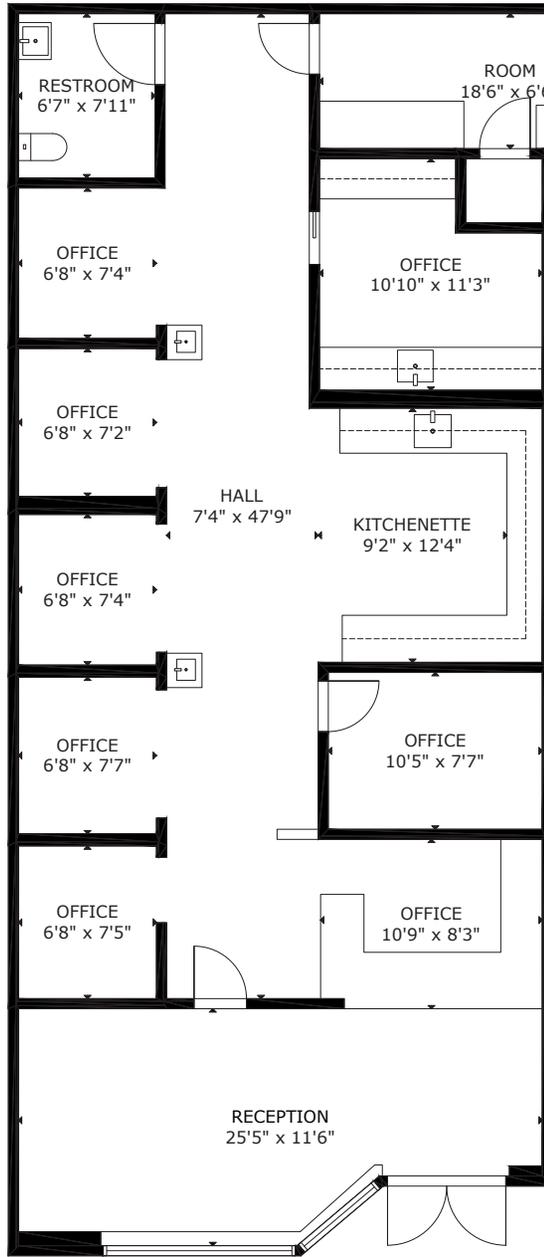
PHOTOS



FLOOR PLAN



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SUITE	TOTAL SF	LEASE RATE
101	±1,535 SF	\$2.00 PSF/NNN

SUITE 103

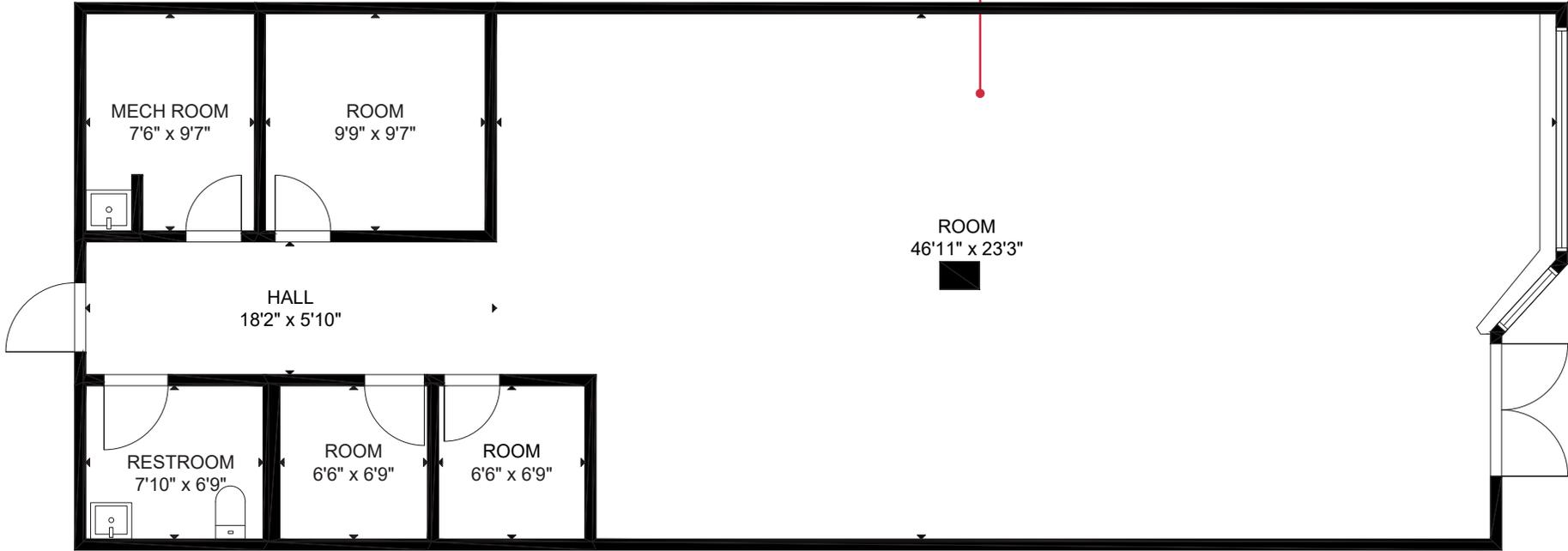


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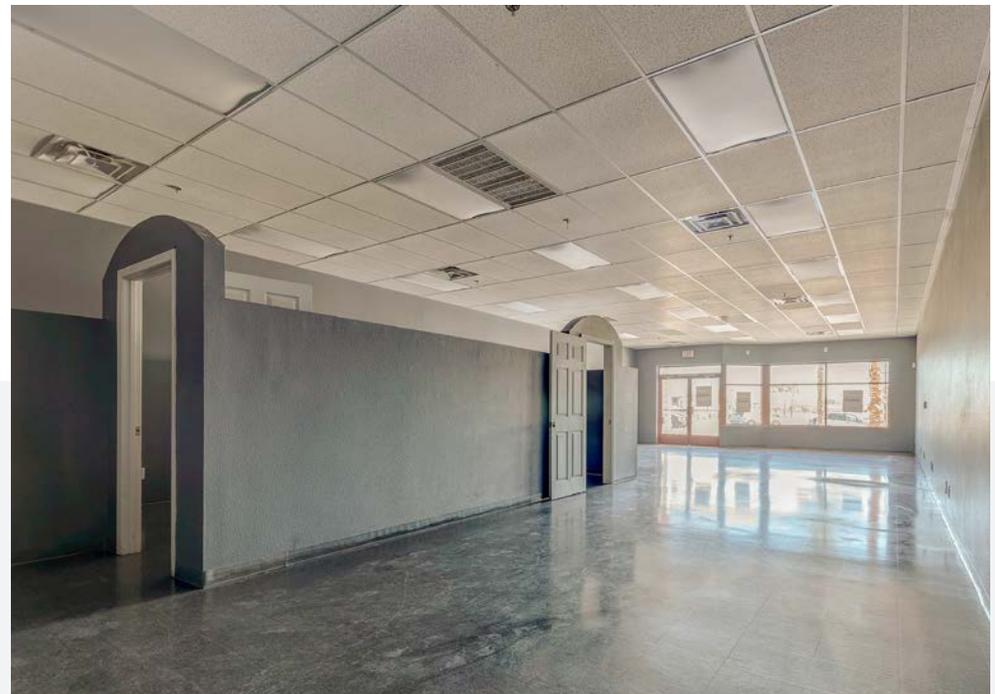
FLOOR PLAN

SUITE	TOTAL SF	LEASE RATE
103	±1,484 SF	\$2.00 PSF/NNN

SUITE 104



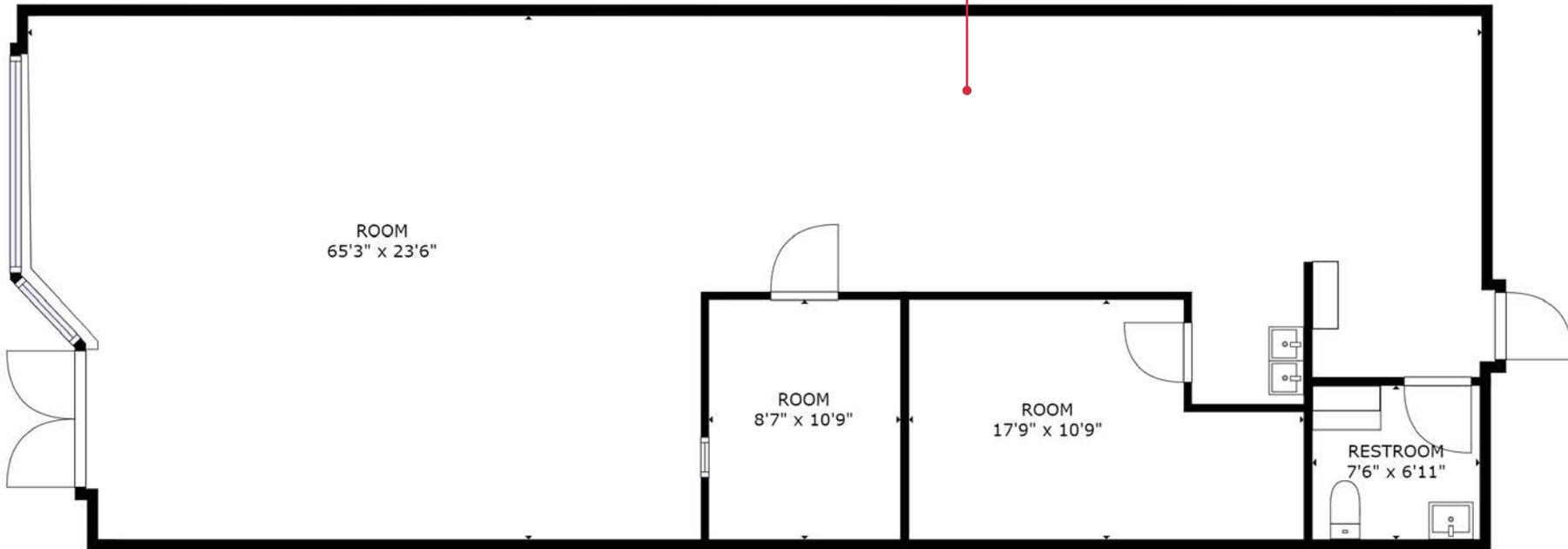
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FLOOR PLAN



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SUITE	TOTAL SF	LEASE RATE
104	±1,495 SF	\$2.00 PSF/NNN

SUITE 105-106



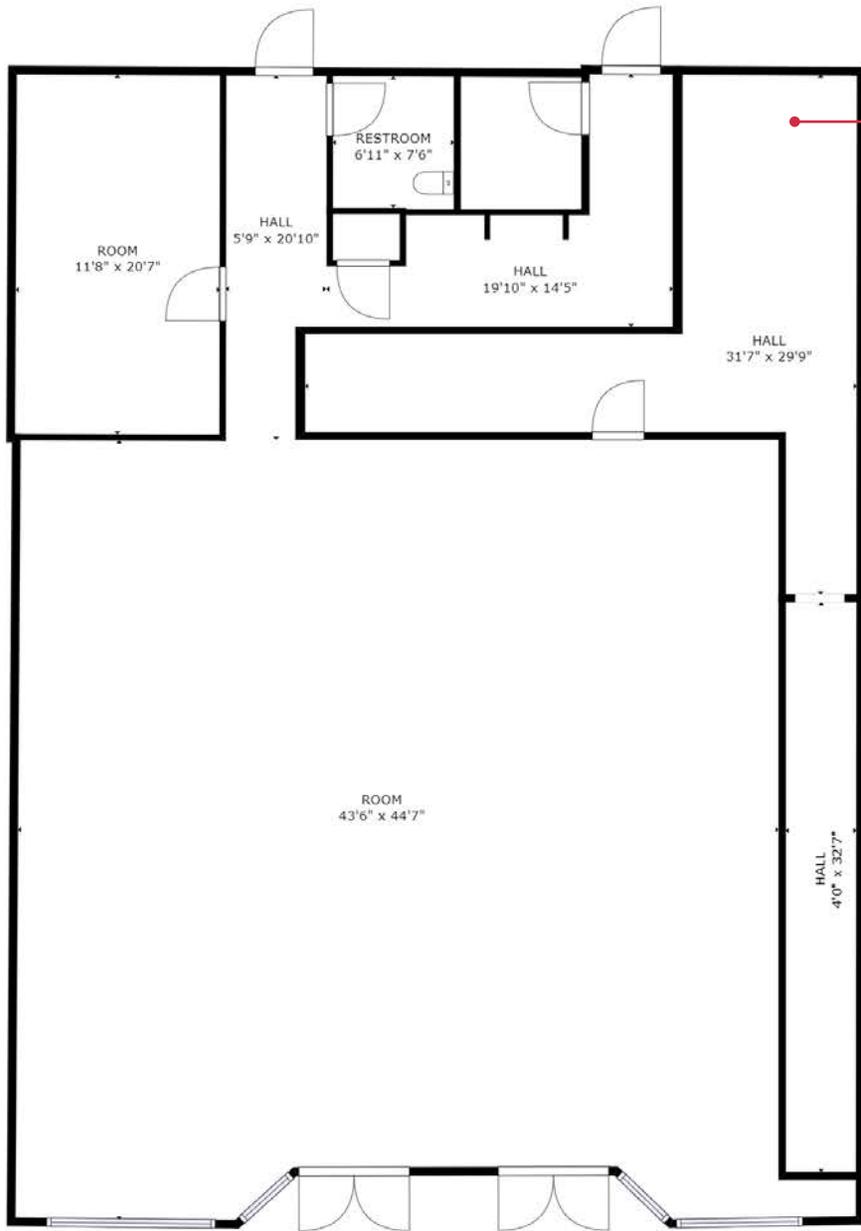
PHOTOS



FLOOR PLAN



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FLOOR 1

SUITE	TOTAL SF	LEASE RATE
105-106	±2,800 SF	\$2.00 PSF/NNN

SUITE 110



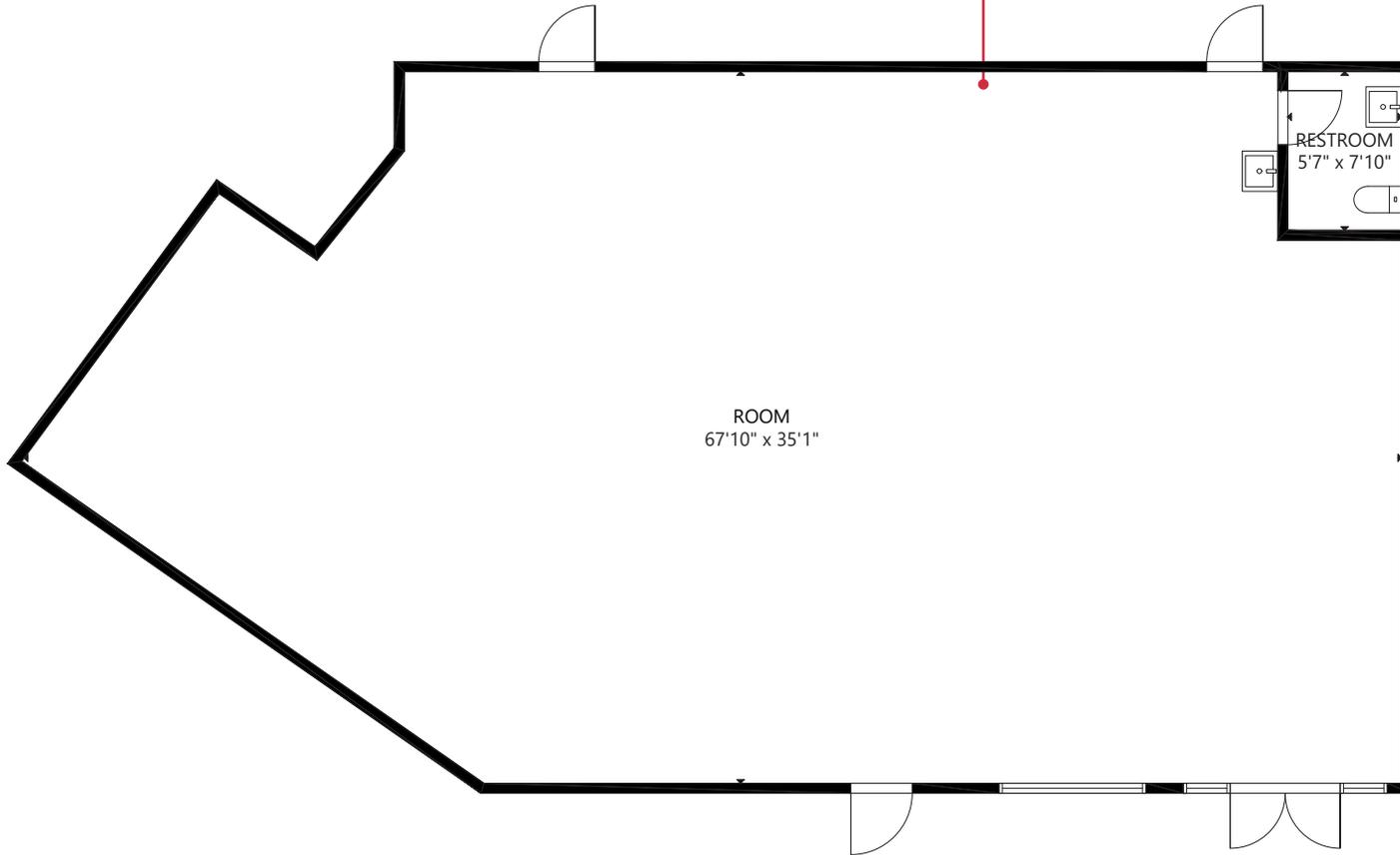
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FLOOR PLAN



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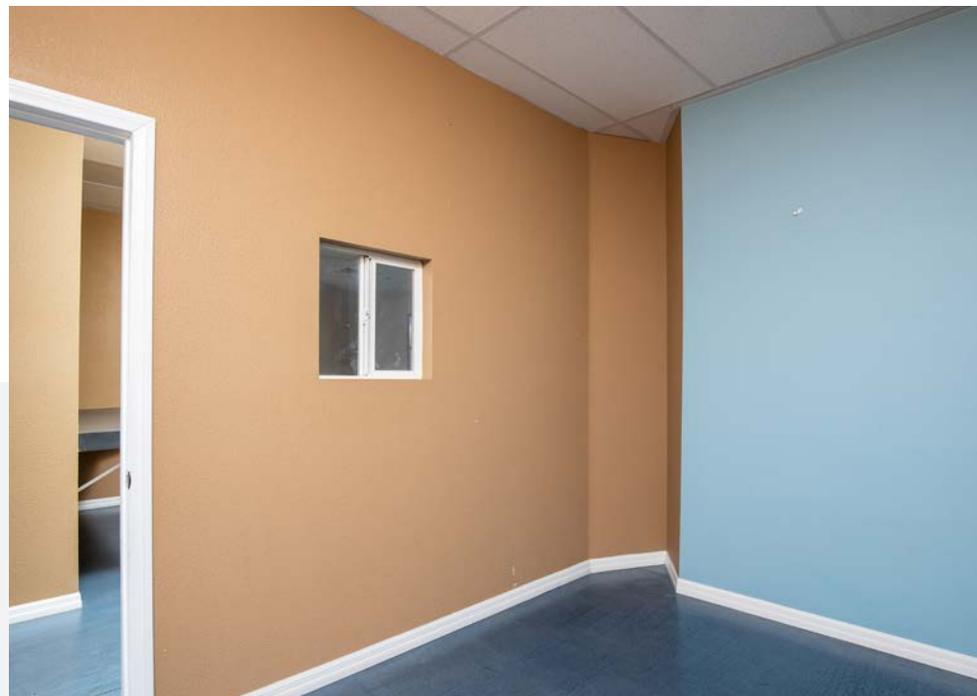


SUITE	TOTAL SF	LEASE RATE
110	±1,943 SF	\$2.00 PSF/NNN

SUITE 112



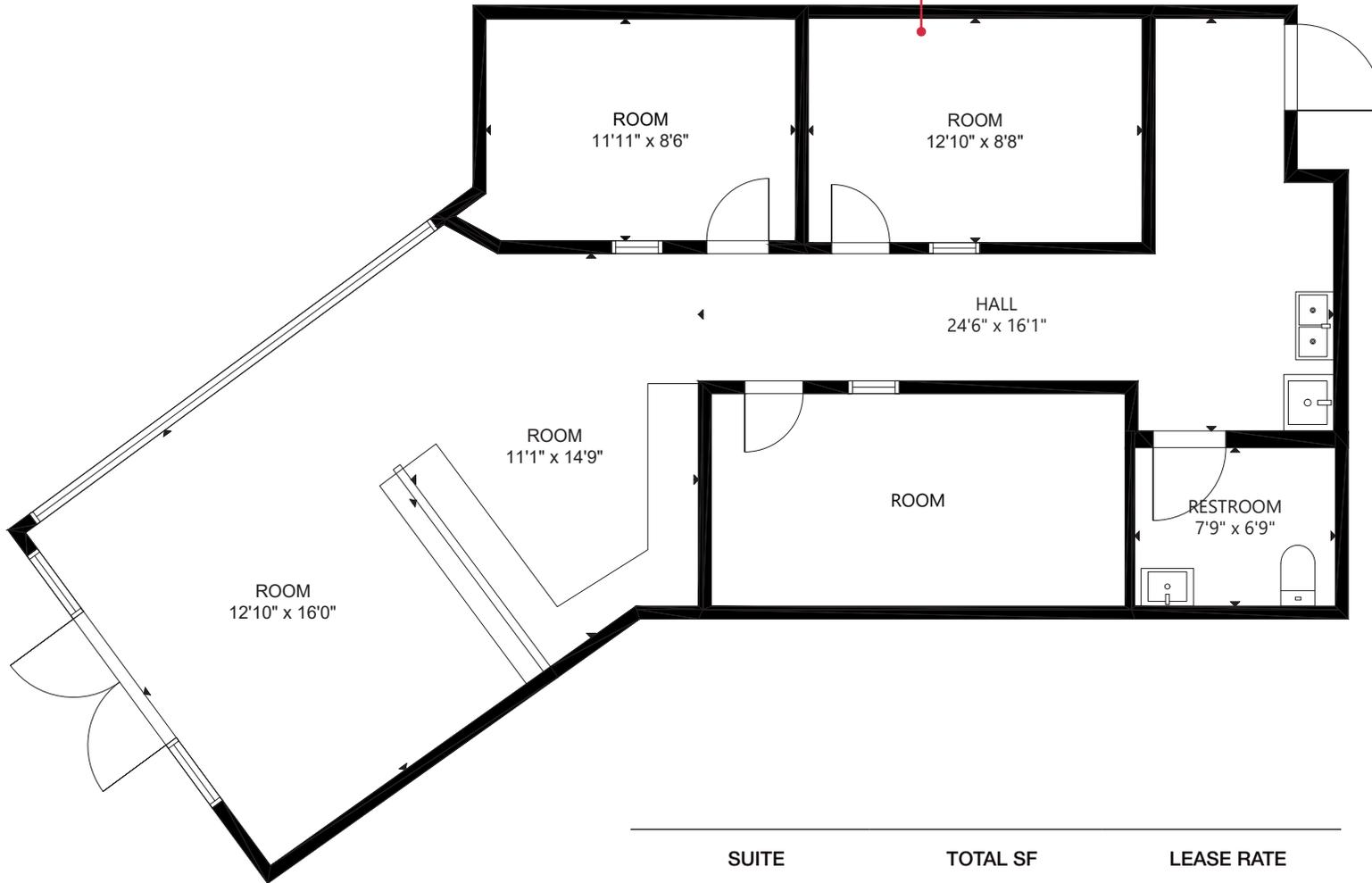
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FLOOR PLAN



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SUITE	TOTAL SF	LEASE RATE
112	±1,140 SF	\$2.00 PSF/NNN



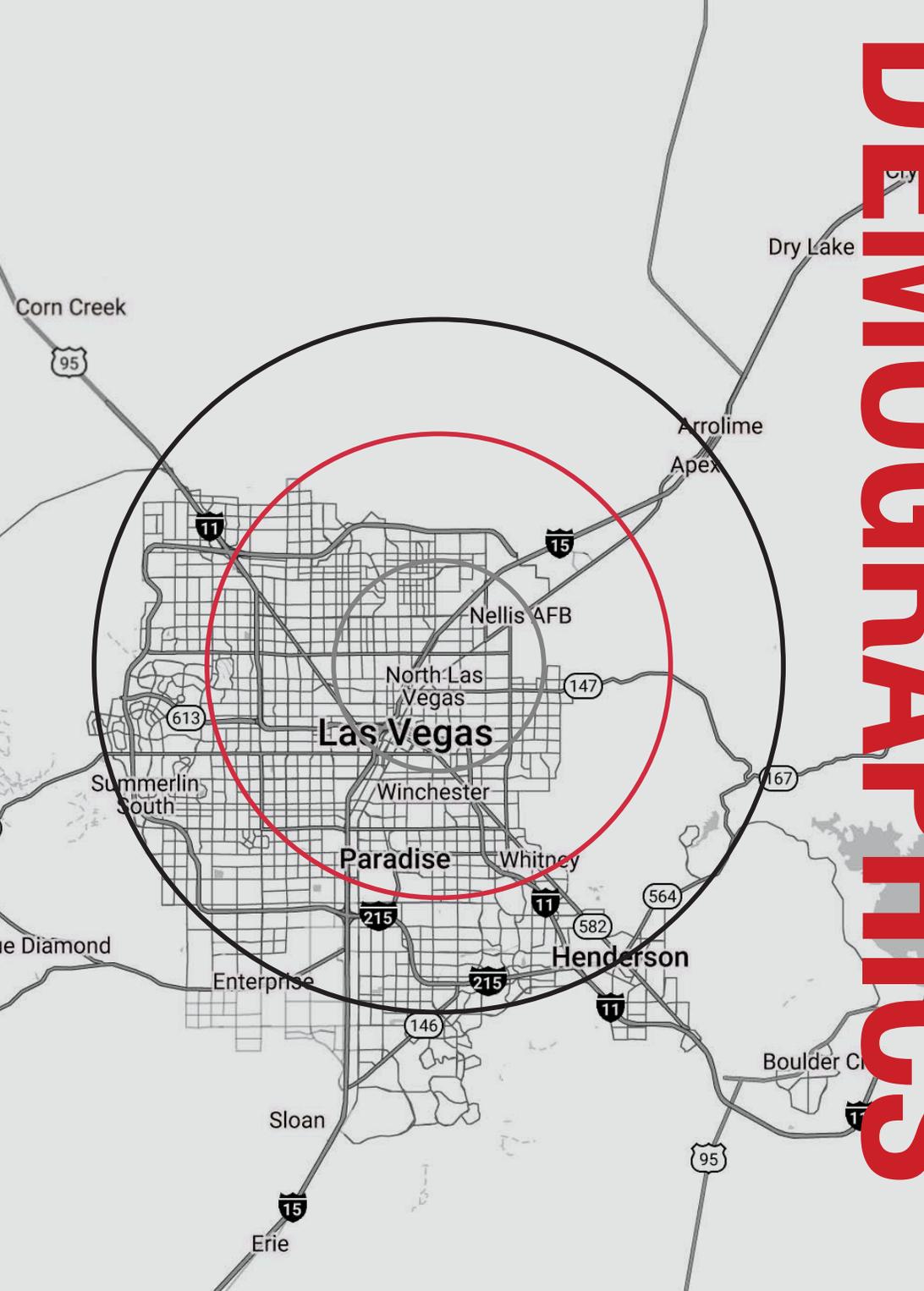
PHOTOS



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

34,737

3-mile

184,820

5-mile

491,279

HOUSEHOLDS

2025 Households

1-mile

9,340

3-mile

57,338

5-mile

161,870

INCOME

2025 Average HH Income

1-mile

\$63,809

3-mile

\$66,833

5-mile

\$76,727

Traffic Counts

STREET

Las Vegas Boulevard North

AADT

201,00

East Cheyenne Avenue

33,000

Cities Nearby

Los Angeles, California

273 miles

Phoenix, Arizona

302 miles

Salt Lake City, Utah

418 miles

San Diego, California

334 miles

Denver, Colorado

75 miles

San Antonio, Texas

1,280 miles

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