

# Decatur Rice

## Retail Space for Lease

6120-6180 North Decatur Boulevard | North Las Vegas, NV 89130



**CBRE**

# PROPERTY Highlights

6120-6180 North Decatur Boulevard  
North Las Vegas, NV 89130



**Endcap/Inline Space Available**



**Lease Rate:**  
\$42 - \$48 SF NNN



**Excellent Visibility**



**Prime Intersection,  
Hard Signalized Corner  
of Major Thoroughfare**



**High-Growth Corridor  
with Excellent Co-Tenants  
in the Trade Area**



## Retailers in the Corridor:



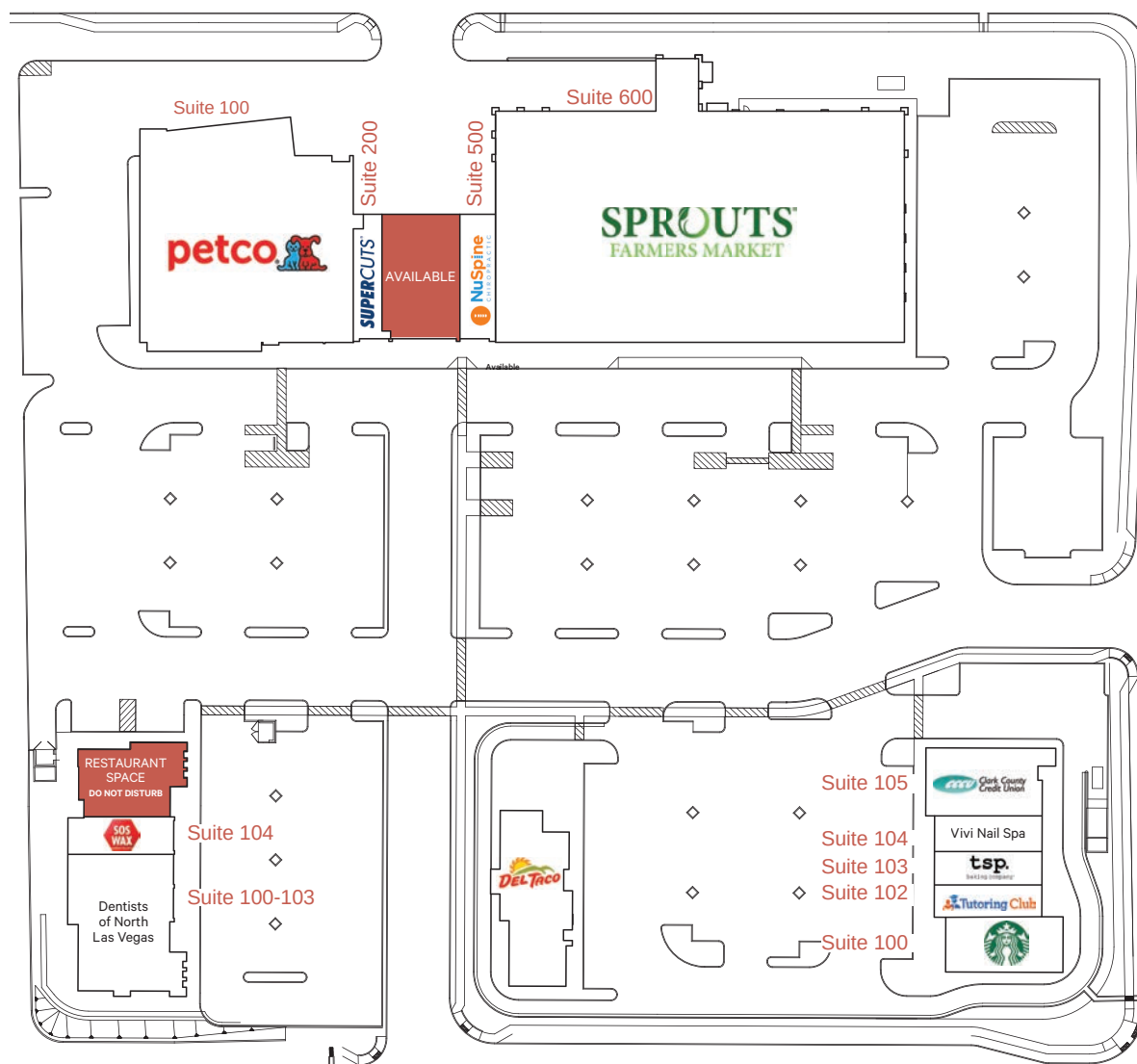


# SITE Plan

6120-6180 North Decatur Boulevard  
North Las Vegas, NV 89130

## Tenant Key

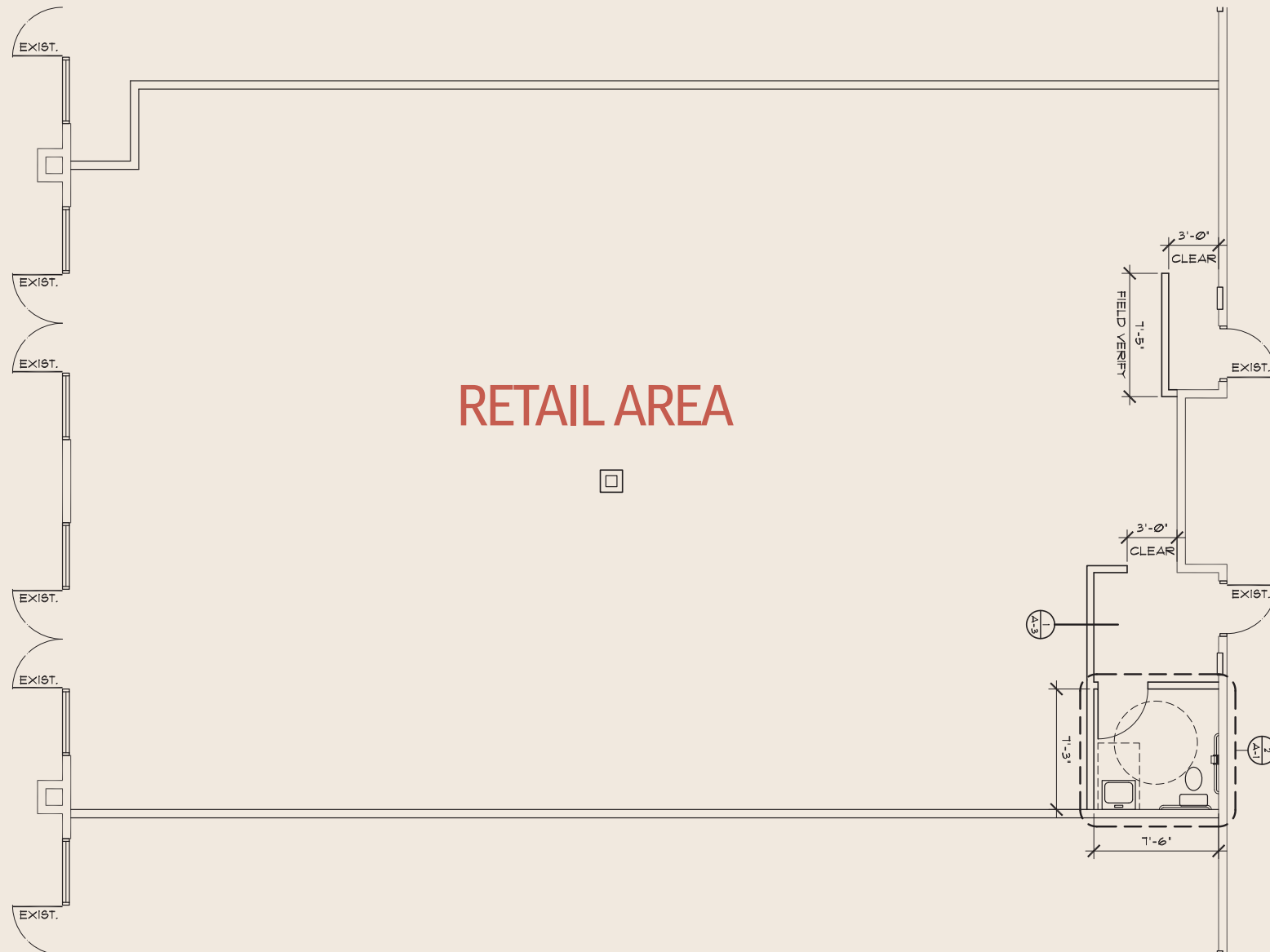
RESTAURANT SPACE	Suite 105	2,314 SF
SOS WAX	Suite 104	1,508 SF
DENTISTS OF NORTH LAS VEGAS	Suites 100-103	4,012 SF
PETCO	Suite 100	12,500 SF
SUPERCUTS	Suite 200	1,104 SF
AVAILABLE	Suite 300 - 400	3,022 SF
NUSPINE CHIROPRACTIC	Suite 500	1,400 SF
DEL TACO	n/a	n/a
SPROUTS	Suite 600	29,896 SF
STARBUCKS	Suite 100	2,154 SF
VIVI NAIL SPA	Suite 104	1,150 SF
CLARK COUNTY CREDIT UNION	Suite 105	2,453 SF
TUTORING CLUB	Suite 102	1,150 SF
TSP. BAKING CO	Suite 103	1,150 SF



# FLOOR Plan

Suite 300-400 | ± 3,022 SF

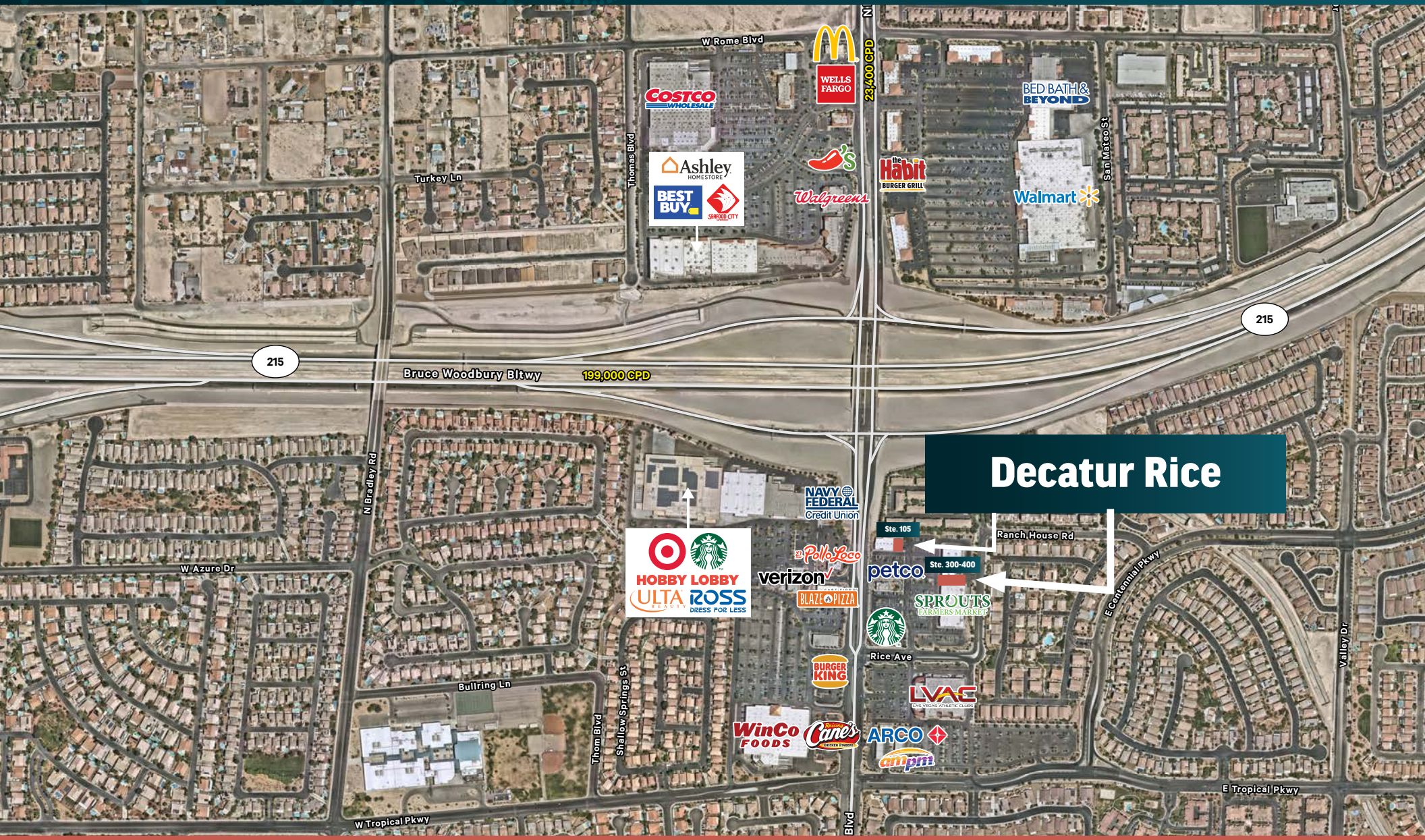
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# SURROUNDING AREA Overview

6120-6180 North Decatur Boulevard  
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# AREA Demographics

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## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	21,562	153,544	351,119
2028 Population - Five Year Projection	21,582	157,434	362,410
2023-2028 Annual Population Growth Rate	0.02%	0.50%	0.64%



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023 Households	7,685	53,760	121,750
2023 Average Household Size	2.80	2.85	2.88



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$96,152	\$107,313	\$101,205
2028 Average Household Income	\$112,574	\$125,251	\$117,641
2023 Median Household Income	\$78,545	\$83,817	\$77,663
2028 Median Household Income	\$87,605	\$100,018	\$89,558



## HOUSING UNITS

	1 MILE	3 MILES	5 MILES
2023 Housing Units	7,910	55,643	126,144



## EDUCATION

	1 MILE	3 MILES	5 MILES
2023 Population 25 and Over	14,311	104,582	235,397
HS and Associates Degrees	9,592	67,726	153,090
Bachelor's Degree or Higher	3,800	28,319	59,332



## PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2023 Businesses	278	2,161	5,588
2023 Employees	3,257	20,272	61,862

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**Suite 105**  
±2,314 SF Endcap

**Suite 300 -400**  
±3,022 SF Inline

**Decatur Rice**  
Call for more information

# Leasing Contact

6120-6180 North Decatur Boulevard | North Las Vegas, NV 89130

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