

FOR LEASE

DRIVE THRU PAD/
RETAIL SHOPS

NEC TROPICAL & LOSEE
North Las Vegas, NV 89081



PRESENTED BY:

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Losee Rd. // 20,200 VPD

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
BUILDING SIZE:	13,837 SF
AVAILABLE SF:	1,300 - 8,897 SF
LOT SIZE:	2.25 Acres
YEAR BUILT:	Under Construction
ZONING:	Planned Unit Development (PUD)

PROPERTY OVERVIEW

2.25 Acre New Retail Development pads and Inline pads
Anticipated delivery Q1 2027

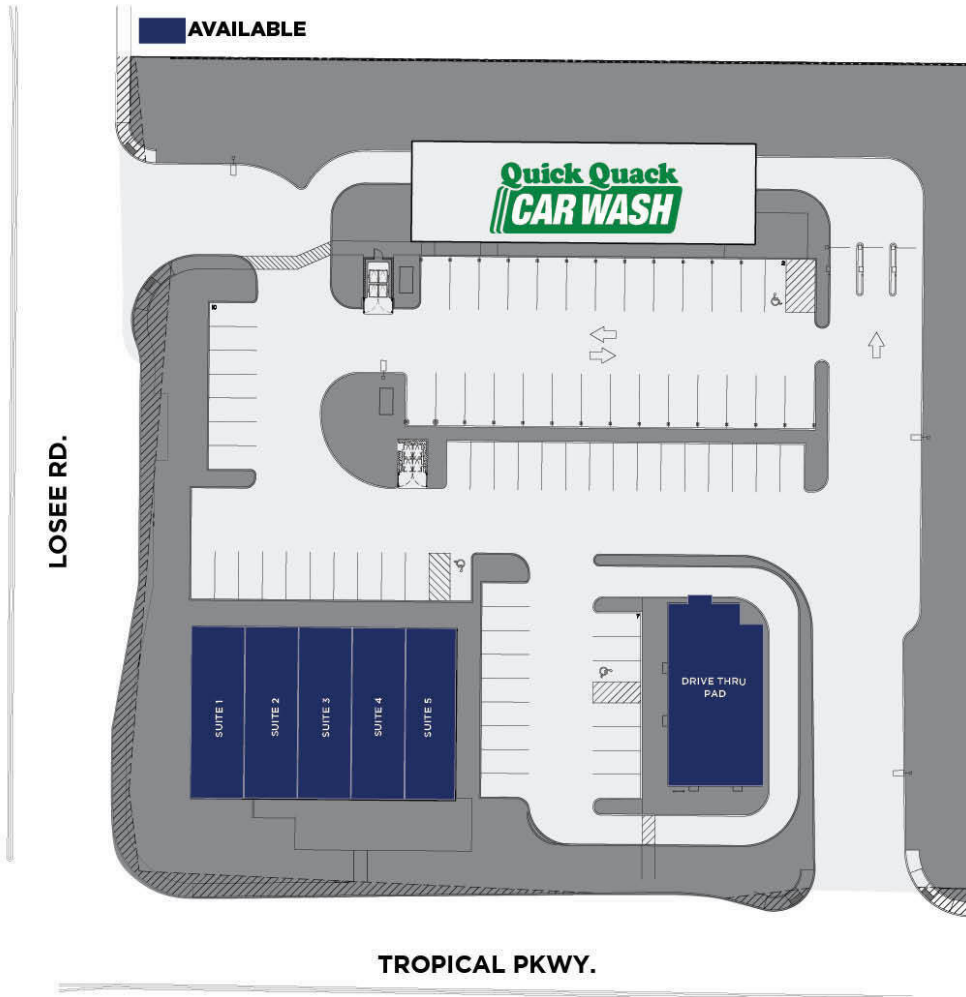
PROPERTY HIGHLIGHTS

- 2.25 Acre New Retail Development pads and Inline pads
- Property is surrounded by various planned housing development
- Directly across from Walmart Neighborhood anchored center
- Join Quick Quack Car Wash
- Close proximity to I-15 Freeway/ Lamb Interchange & ±1.3 miles South of I-215 Freeway/ Pecos Interchange

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SITE PLAN



SUITE	SIZE	COMMENTS
SUITE 1	1,300	Available
SUITE 2	1,300	Available
SUITE 3	1,300	Available
SUITE 4	1,300	Available
SUITE 5	1,300	Available
DRIVE THRU	2,397	Available
Car Wash	4,940	Quick Quack Car Wash

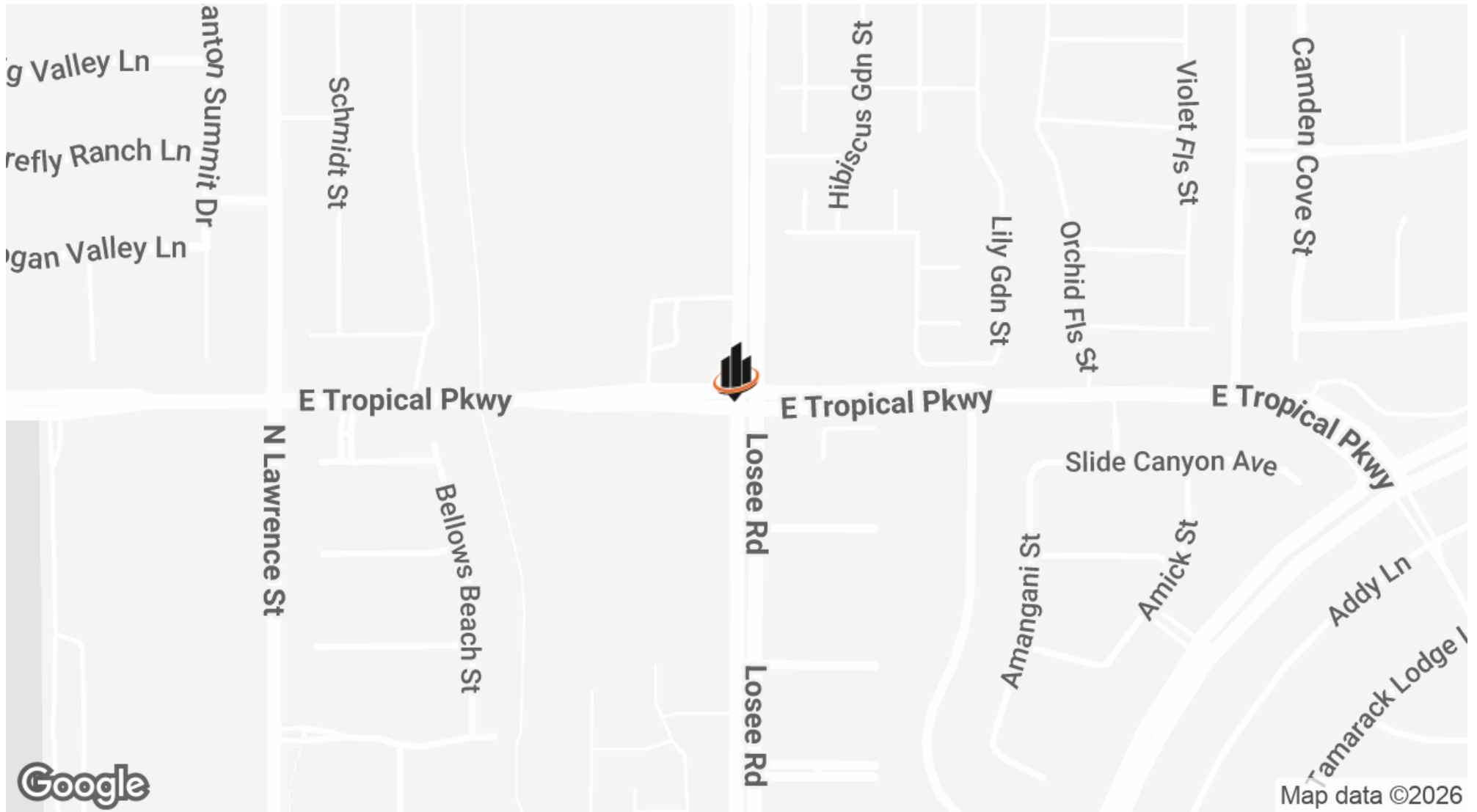
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TRADE AERIAL



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RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

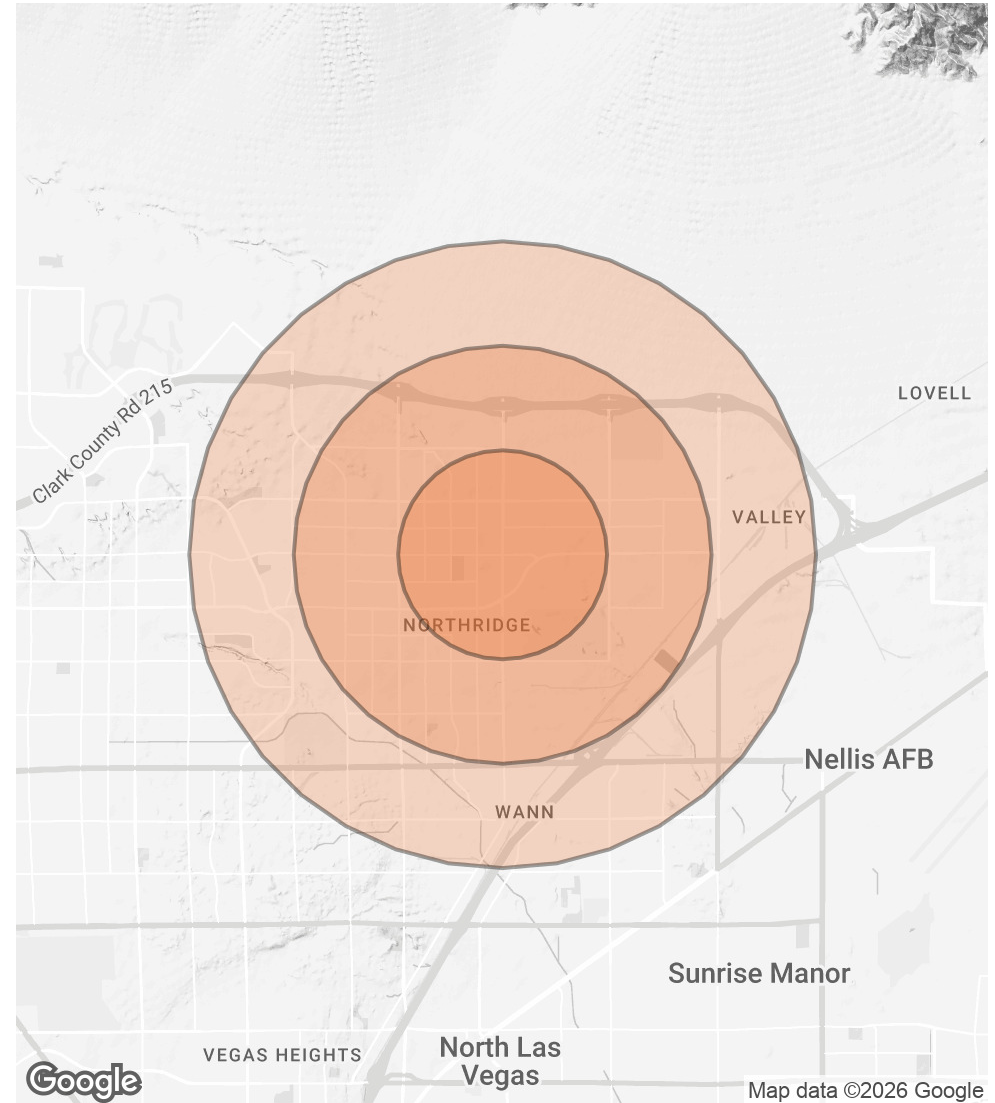
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	19,397	61,536	110,206
AVERAGE AGE	34.0	33.7	33.4
AVERAGE AGE (MALE)	33.6	32.2	32.0
AVERAGE AGE (FEMALE)	34.4	35.1	34.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,313	20,017	34,414
# OF PERSONS PER HH	3.1	3.1	3.2
AVERAGE HH INCOME	\$97,364	\$99,502	\$97,532
AVERAGE HOUSE VALUE	\$402,907	\$386,194	\$388,240

2023 American Community Survey (ACS) & NDOT



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