

The Grove

345 - 479 W. Craig Road | N. Las Vegas, NV 89032

Retail for Sale

56,437 SF



Sales Information:
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This is an excellent opportunity to own a grocery anchored shopping center with a diverse tenant mix on busy Craig Rd. in North Las Vegas. The property is located across the street from Craig Ranch Regional Park, which is a very popular destination for major events throughout the year.

Key tenants in this offering include Smart & Final, Dairy Queen, Tropical Smoothie, US Army Corp. of Engineers, and Cheba Hut. There are long term leases of 5-10 years with 7 of the 20 tenants in the retail center.

The Craig Road location is conveniently accessible from both the I-15 and I-95.

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Demographics

	1 Mile	3 Miles	15 Min Drive
2024 Population	19,603	167,186	726,808
Median Household Income	\$64,342	\$62,291	\$53,174
Total Households	6,077	52,081	247,747

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Property Overview

Site Information

Building Size	56,437
Lot Size	5.3 Acres
APN	139-03-311-016

Investment Overview

Sale Price	\$21,000,000
NOI (2.20% Vacancy)	\$1,489,051
Cap Rate	7.00%
Rent Increases	3.00% Annually
Occupancy	97.80%

Rent Schedule

Period	Rent/SF/Mo	Rent/SF/Yr	Monthly Net Rent	Annual Rent
11/01/2025-10/31/2026	\$2.20	\$26.38	\$124,088	\$1,489,051

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Tenant Profiles



257 Locations
152 Years in Business Independently Owned & Operated
Lease Expiration: 10/31/2032
Six (6) 5-Year Options to Renew

With a history that spans more than 152 years, Smart & Final offers customers fresh produce, quality meats and groceries as well as more than 3,000 club-sized items to fit every budget and need. We are the smaller, faster grocery warehouse store –without the membership fee.



85 Years in Business
Owned by Berkshire Hathaway 6,400+ Locations
Lease Expiration: 7/30/2031
Two (2) 5-Year Options to Renew

International Dairy Queen Inc., (IDQ), headquartered in Minneapolis, Minnesota, is the parent company of American Dairy Queen Corporation and Dairy Queen Canada, Inc. Through its subsidiaries, IDQ develops, licenses and services a system of more than 7,700 DQ restaurants in more than 20 countries. IDQ is a subsidiary of Berkshire Hathaway Inc., which is led by Warren Buffett, the legendary investor and CEO of Berkshire.



Army & Air Force Recruiting
Expanded in 2017
Lease Expiration: 12/19/2027

The Army, as one of the three military departments (Army, Navy and Air Force) reporting to the Department of Defense, is composed of two distinct and equally important components: the active component and the reserve components. The reserve components are the United States Army Reserve and the Army National Guard.



850 Locations
28 Years in Business
Lease Expiration: 4/30/2025
Three (3) 5-Year Options to Renew

Tropical Smoothie Cafe® was born on a beach where people know how to live. We like things fun and playful, sunny and bright. Shake your shoes off and turn the music up. It's time to unwind. You're on tropic time now.®



Cheba Hut is a "Toasted" sub concept that has been curing munchies since its start in 1998. Founder Scott Jennings decided to showcase the harmony between great tasting food and ... well, a very specific counter-culture. The menu features over 30 signature sub sandwiches, as well as a variety of Rice Krispy treats, salads and munchies. Most locations also offer craft beer bars that feature local beers from neighborhood breweries. What really sets Cheba Hut apart, though, can only be experienced in our shops. We combine homegrown food with real people in a relaxed environment. Escape the established.

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