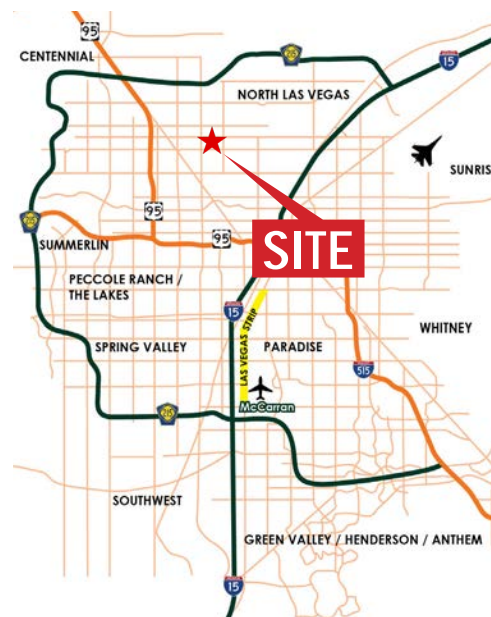




PROPERTY HIGHLIGHTS

Northpointe Centre is in an easy to find, easy to access office complex near the intersection of Craig Road and Decatur Boulevard in North Las Vegas. The Center is surrounded by both multi-family and single family residential areas. Parking is available directly in front of each suite. Access is excellent with two driveways on Craig Road.

- Under new ownership
- Near the intersection of Craig Road and Decatur Blvd in North Las Vegas
- Excellent parking
- Pylon signage is available at no extra charge
- Traffic counts: 32,000 cars per day
- Additional services such as grocery, apparel, furniture shopping, as well as eating establishments are within easy walking distance



DEMOGRAPHICS

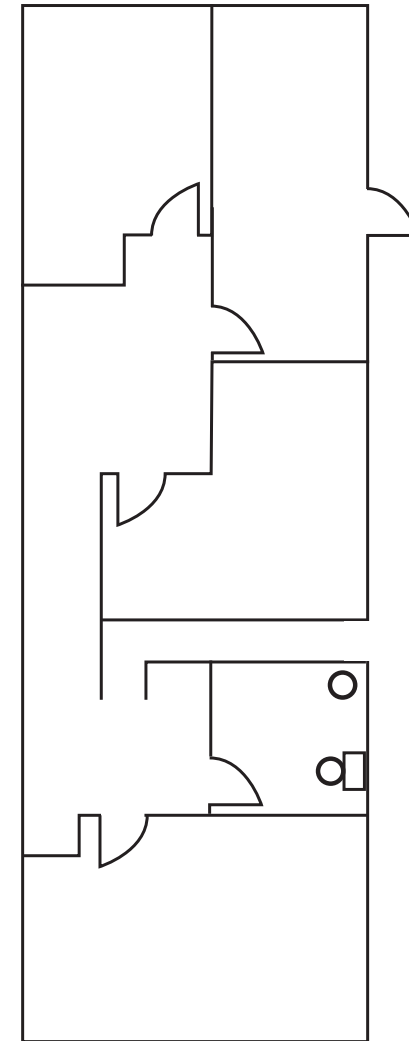
	2021	1 MILE	3 MILE	5 MILE
POPULATION				
Estimated Population		16,868	165,694	436,121
Estimated Households		6,396	57,349	148,488
INCOME				
Est. Median HH Income	\$71,110	\$64,566	\$62,162	
Est. Average HH Income	\$82,138	\$78,542	\$80,534	

4528 W. Craig Road | Suite 160

±916 Rentable Square Feet



This suite features a lobby, three offices, a security window by the main entrance, an IT closet, and one restroom.



NOT TO SCALE

NORTHPOINTE CENTRE
4528-4538 W. CRAIG ROAD,
NORTH LAS VEGAS, NEVADA 89032

Pete Janemark, CCIM
Senior Vice President
702-342-0660
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NV Lic # S.0076731

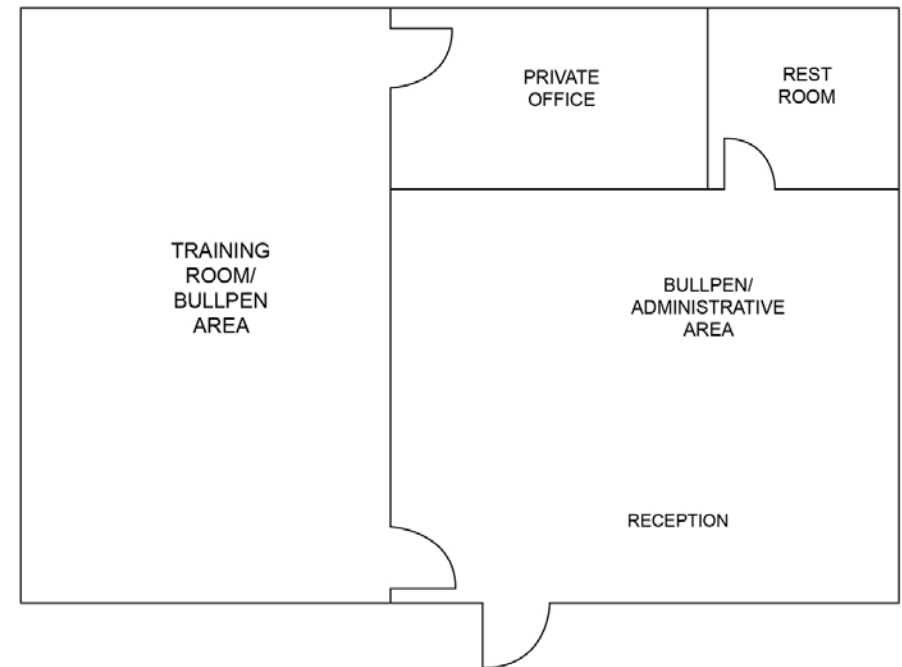
The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

4528 W. Craig Road | Suite 190

±1,100 Rentable Square Feet



This unique space features two large open rooms, a back office and a restroom.



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