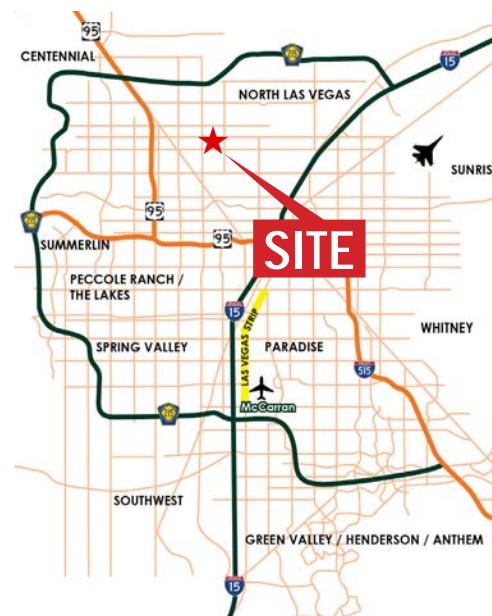




## PROPERTY HIGHLIGHTS

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

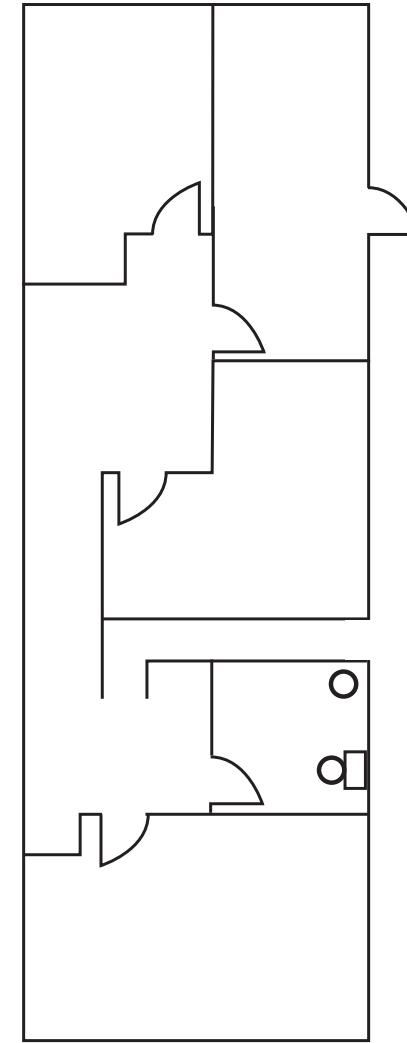
**Pete Janemark, CCIM**  
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Exclusively listed by Sun Commercial Real Estate, Inc.



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



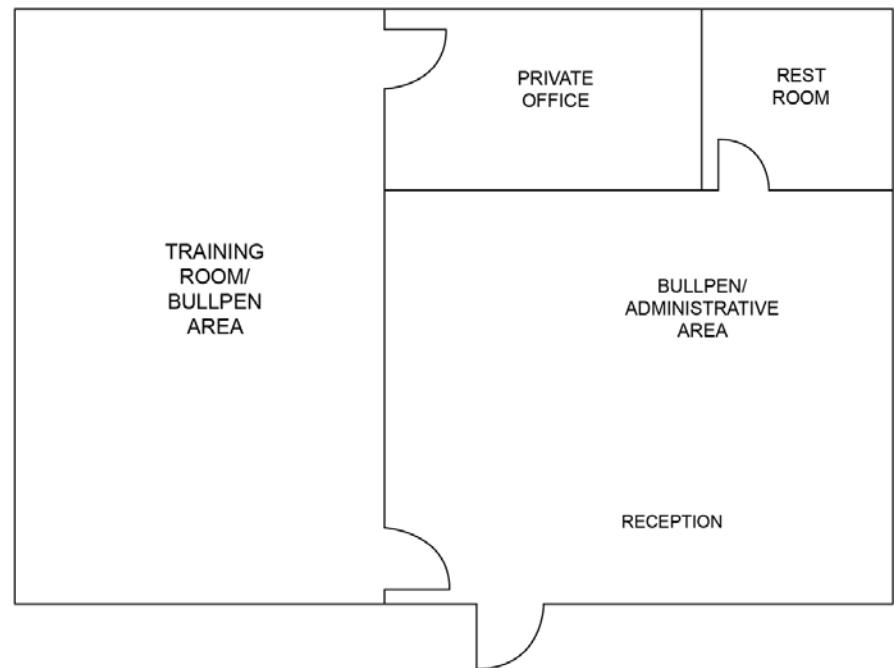
NOT TO SCALE

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

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



**VIRTUAL  
TOUR**

NOT TO SCALE

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