



DEER SPRINGS

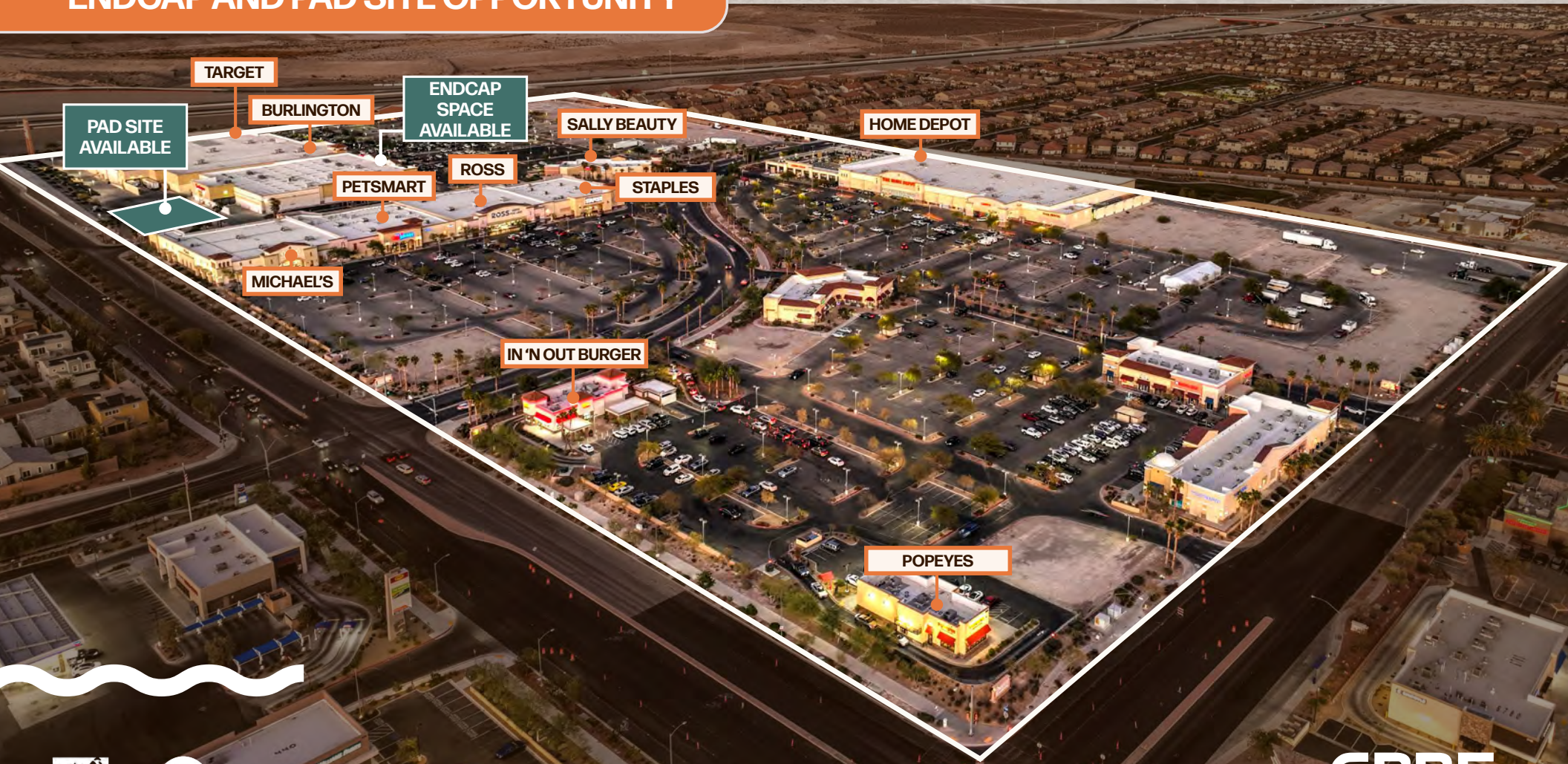
TOWN CENTER

6980 N 5TH STREET, NORTH LAS VEGAS, NV

FOR LEASE

JOIN TOP RETAILERS
AT THIS HIGH-TRAFFIC
SHOPPING CENTER

ENDCAP AND PAD SITE OPPORTUNITY



ROSS
DRESS FOR LESS



Michael's
Where Creativity Happens

STAPLES



Burlington

SALLY
BEAUTY

CBRE



EXECUTIVE SUMMARY

- Surrounded by high-performing national retailers
- Signage available with excellent visibility from 215 beltway
- Targeted consumer needs in the area: Grocery and Fitness
- Centrally located amidst a variety of amenities, residential neighborhoods, and vibrant retail areas. It sits at the heart of one of the valley's fastest-growing submarkets

JOIN THESE NATIONAL RETAILERS



END CAP SPACE:
DEMISABLE ±5,000 SF - ±10,155 SF

AVAILABLE PAD SITE
±0.5 Acres

ASKING RATE:
Inquire with Broker

- Estimated CAMs: \$2.86/SF
- Tenant improvement allowance available



LOCATION, LOCATION, LOCATION



Along Major Arterials

Proximity to CC-215 Beltway, Deer Springs Way and N.5th Street

Adjacent to Residential

Directly serving the growing Tule Springs Master Planned Community

Multiple Access Points

Multiple full access points from N. 5th St and E. Dorrell Ln.

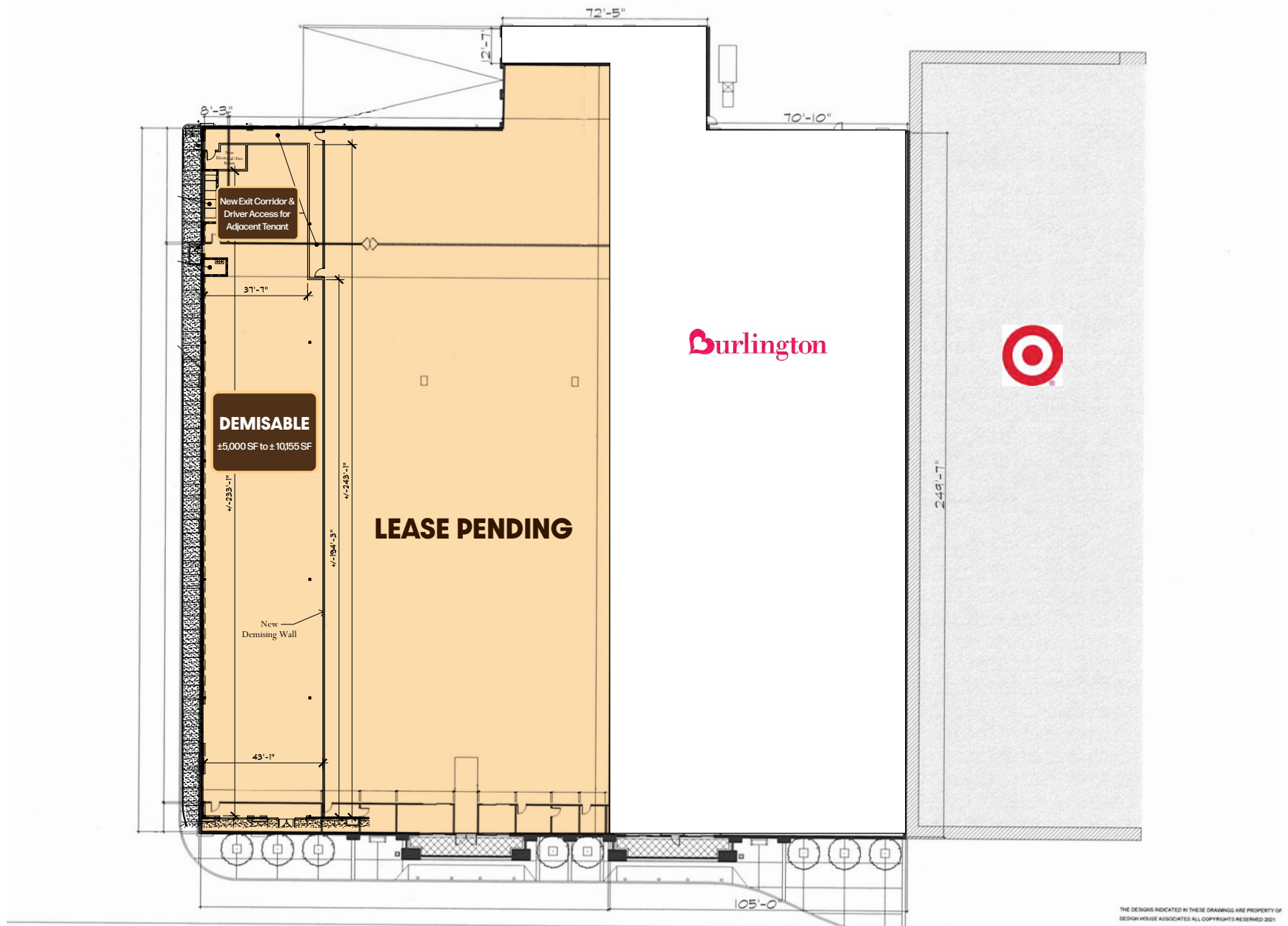
Excellent Exposure

Visibility from major arterials

SITE PLAN



FLOOR PLAN



ELEVATIONS



AREA DEMOGRAPHICS

3 Mile Radius - Key Facts



116,417

2025 Population



38,600

Number of Households



3.02

Average Household Size



\$107,121

2025 Average Household Income



34.8

Median Age

EDUCATION



25.9%

Bachelor's/Graduate/
Professional Degree



9.7%

Associates Degree



26.4%

Some College, No Degree



25.0%

High School Graduate

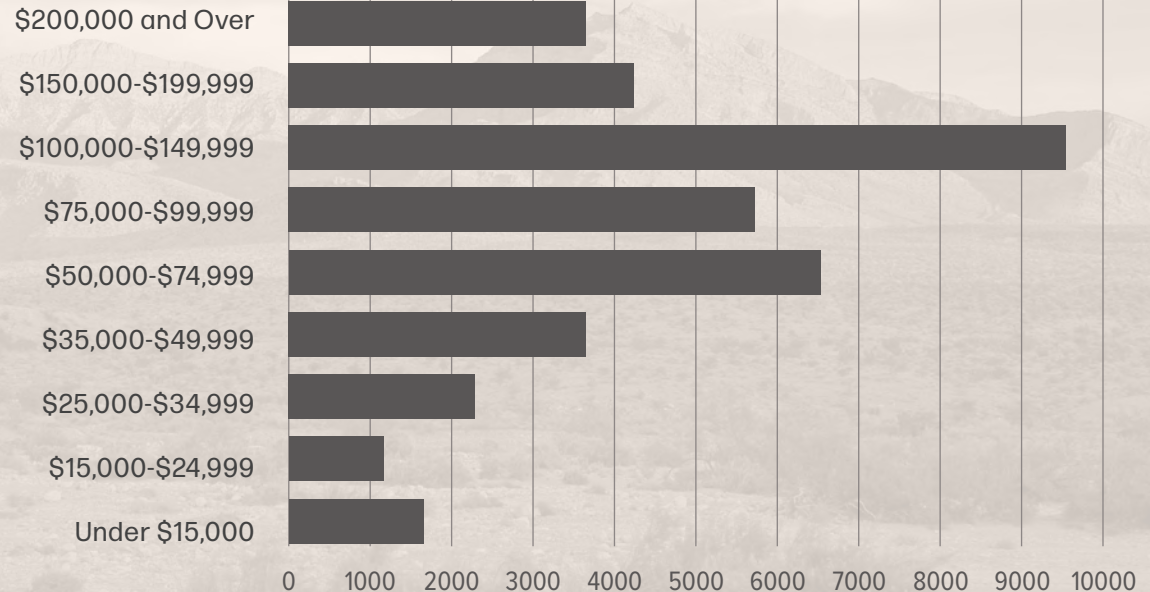
5.1%

No High School Diploma

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION

Household Income (\$)



AREA DEMOGRAPHICS

5 Mile Radius - Key Facts



263,824

2025 Population



86,623

Number of Households



3.03

Average Household Size



\$107,352

2025 Average Household Income



34.9

Median Age

EDUCATION



22.9%

Bachelor's/Graduate/
Professional Degree



11.1%

Associates Degree



23.0%

Some College, No Degree



27.9%

High School Graduate

6.2%

No High School Diploma

INCOME

2025 HOUSEHOLD INCOME DISTRIBUTION

Household Income (\$)

\$200,000 and Over

\$150,000-\$199,999

\$100,000-\$149,999

\$75,000-\$99,999

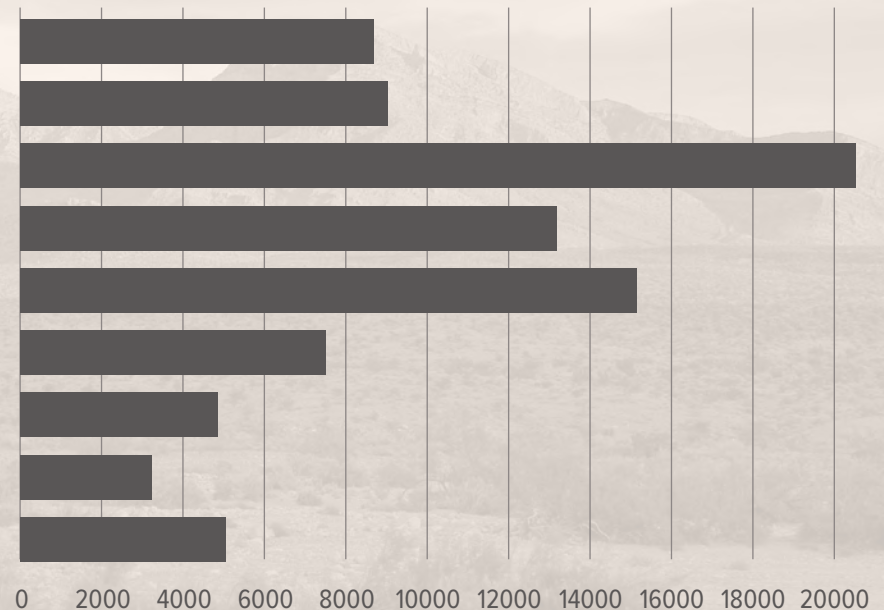
\$50,000-\$74,999

\$35,000-\$49,999

\$25,000-\$34,999

\$15,000-\$24,999

Under \$15,000



THE VILLAGES AT TULE SPRINGS

Size and Location:

The community spans over 1,200 acres. The community's name is derived from the nearby Tule Springs Fossil Beds National Monument, which is known for having all kinds of prehistoric fossils and is now part of the national park system as of 2014.

Development:

The Villages at Tule Springs broke ground in 2017 but construction began in 2018, and the community will eventually include around 8,683 homes, with 2,000 of those homes reserved for active adults 55+. It is divided into four main villages: Northwest Village 1, Northeast Village 2, Southwest Village 3, and Southeast Village 4.

Amenities: Residents will enjoy Tule Springs Regional Park that will be one of North Las Vegas' largest parks at 40-acres regional park, fitness facilities, picnic areas, swimming pools, and trailheads connecting to the nearby Tule Springs Fossil Beds National Monument. The construction site is between Dorrell Lane and Deer Springs Way, just west of Revere. It will take about two years to build the park, according to Cass Palmer, director of parks for North Las Vegas.

AMONG THE FEATURES PLANNED:

- Four baseball/softball fields
- Sand volleyball courts
- Three soccer/multi-use fields
- Trails
- A playground
- A splash pad
- Shade structures
- Basketball courts
- Restrooms

The primary builders are KB Homes, Lennar, and Tri Pointe Homes (formerly Pardee Homes). They offer a variety of single-family homes and townhomes.



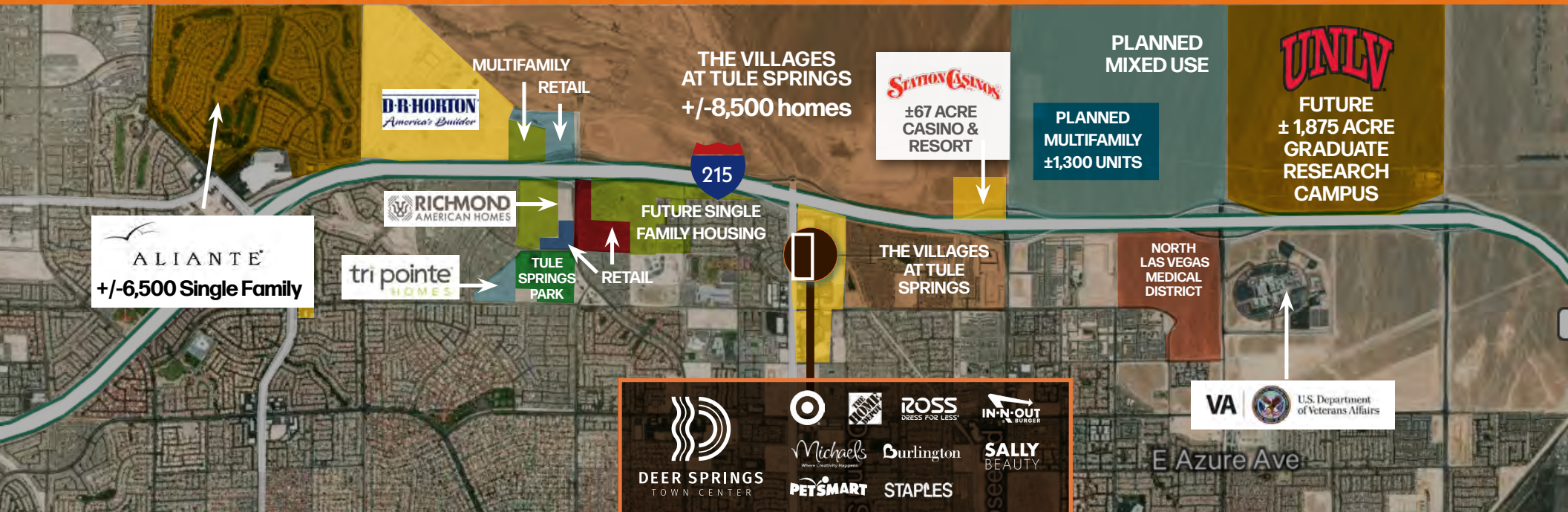
Tri Pointe Homes (Pardee) has constructed single- and two-story homes in the Villages in Tule Springs, ranging in size from 1,954 sq. ft. to 3,891 sq. ft. with 3 to 6 bedrooms.



KB Homes has built single- and two-story homes in the Villages at Tule Springs ranging in size from 1,366 sq. ft. to 3,066 sq. ft. with 2 to 6 bedrooms.



Lennar has built single- and two-story homes in the Villages at Tule Springs ranging in size from 1,887 sq. ft. to 3,871 sq. ft. with 3 to 4 bedrooms.



FOR LEASE

JOIN TOP RETAILERS AT THIS HIGH TRAFFIC SHOPPING CENTER



DEER SPRINGS
TOWN CENTER

LEASING CONTACT

DAN HUBBARD

Senior Vice President

+1 702 369 4833

+1 702 561 5721

dan.hubbard@cbre.com

Lic. S.13713

FERNANDO MARTINEZ-REDING

Senior Associate

+1 702 369 4834

+1 920 268 6152

fernando.martinezreding@cbre.com

Lic. S.200151

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