

LEASE HERE

320

N Nellis Boulevard
Las Vegas, NV 89117

The Shops at Nellis and Stewart

Ready to Lease
Vocational School, Medical Group,
or Multipurpose Room Space
Freshly Painted Exterior in 2025

+/-5,640 SF
available
now



The Shops at 320 N Nellis is an inline strip shadow anchored by Dennys, and Goodwill. This center benefits from synergy in the retail trade area, with a Walmart anchored power center directly across the street. This area benefits from high traffic counts of 47,500 Cars Per Day (an incredible 25% increase in CPD since 2022) , and is home to dense residential and serves the community surrounding Nellis AFB.

SUBMARKET



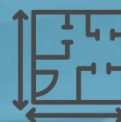
Northeast Las Vegas -
Nellis Corridor

USE



Services retail,
Vocational, daycare,
medical, professional

AVAILABLE



+/- to 5,640 Rentable
Square Feet

ZONING



C-2 General
Commercial (City of
North Las Vegas)

RATE



AMAZING STARTING RATE
AT \$1.00 (NNN) +
2025 Estimated NNNs
@\$0.40 / SF

POWER



Most suites
feature 200A
single phase panel
@110 / 220V
(To be Verified)

VISIBILITY



Pylon Sign on Nellis
below Dennys sign and
47,500 Cars Per Day
(2024 Data; 25%
GROWTH since 2022)

RESTROOMS



En Suite
Restrooms

SIGNAGE



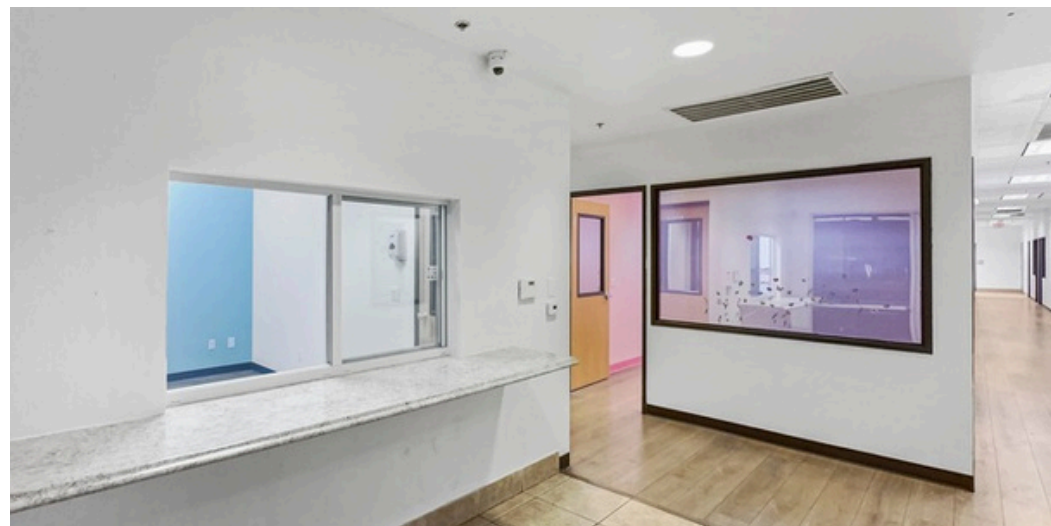
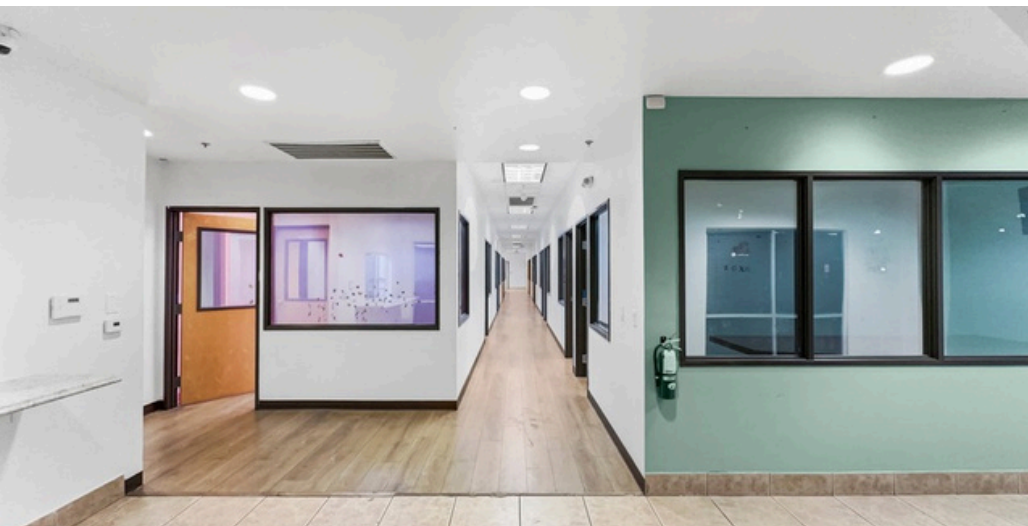
Pylon signage
space available

CLEAR HEIGHT



10' ceiling heights,
(sprinklered building)

The Shops at Nellis and Stewart

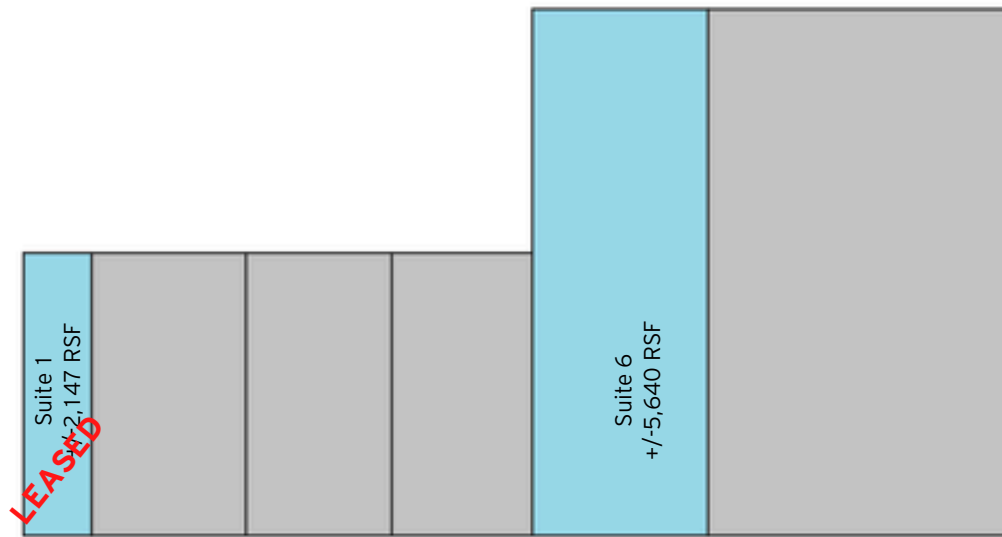


The Shops at Nellis and Stewart



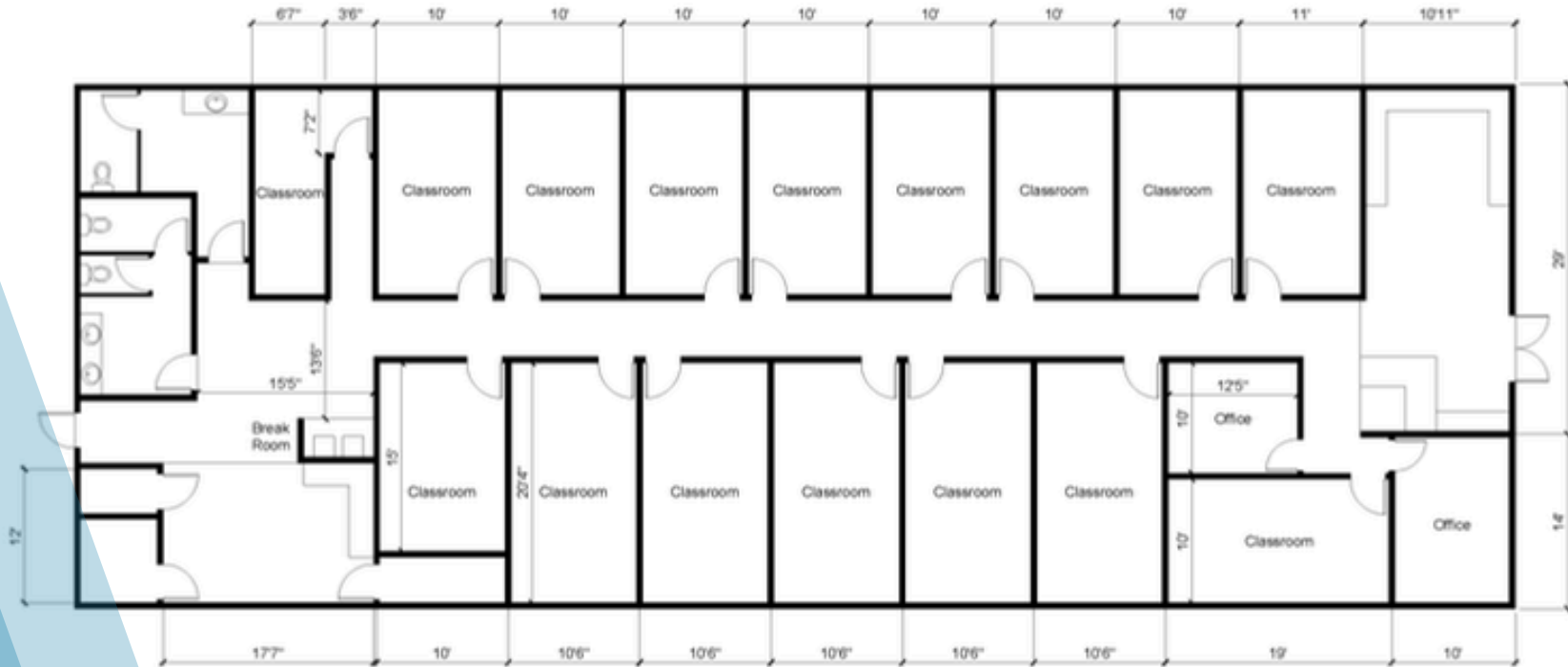
The Shops at Nellis and Stewart

AVAILABILITIES



Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 6	Education, Daycare, Government	5,640	5,400	\$1.00/ SF NNN	\$0.40 / SF	N/A	\$7,896	Excellent condition 16 individual room space with spine type hallway. Reception with window, waiting area, break area, separate women's and men's restroom. GREAT for daycare, vocational school, preschool.

Suite 6

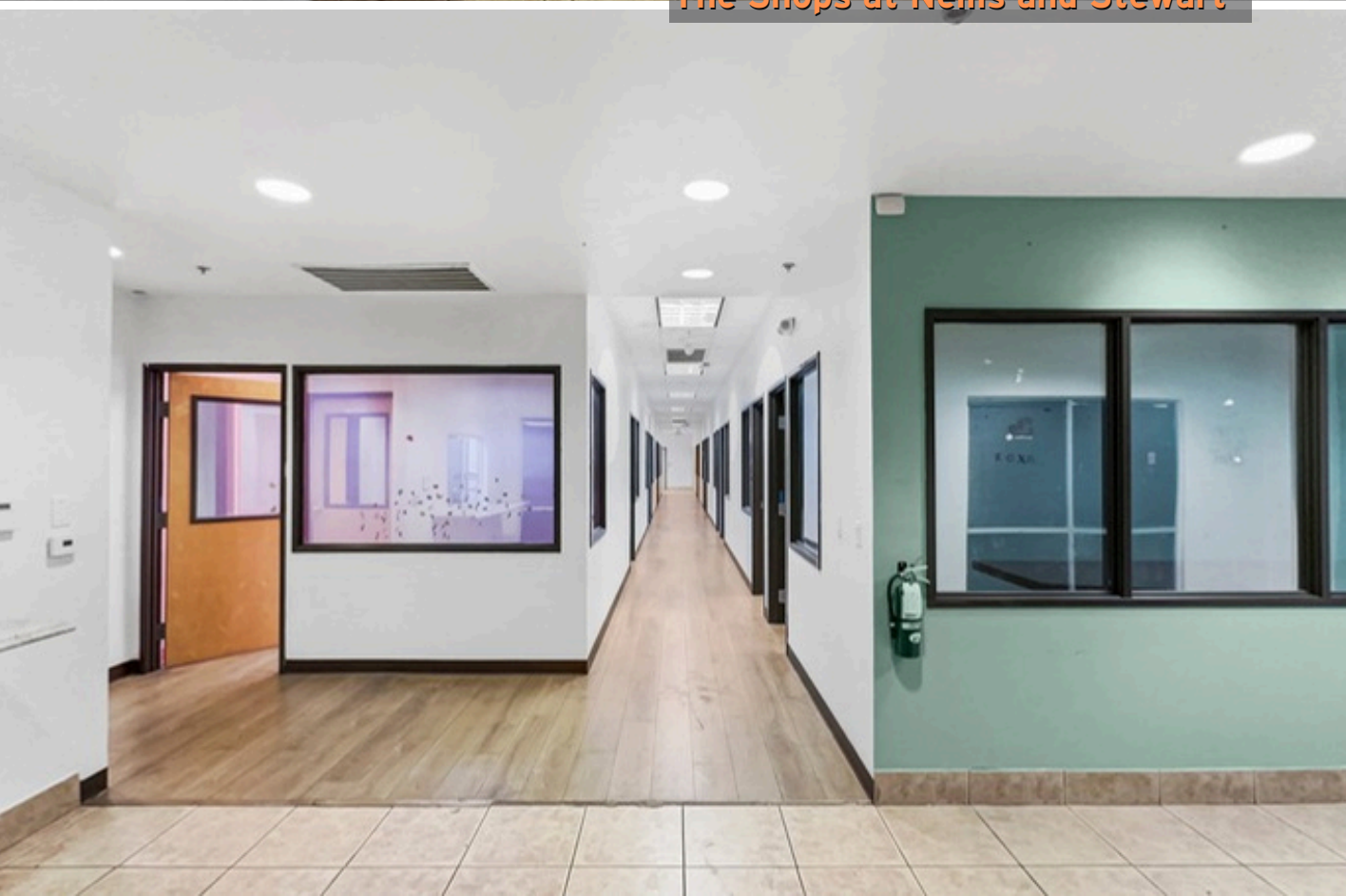


Suite #	Use Type	RSF	USF	Base Rent	Estimated NNNs	Fees	Total Monthly	About This Space
Suite 6	Education, Daycare, Government, Salon Suites, Law Firm	5,640	5,400	\$1.00 / SF NNN	\$0.40 / SF	N/A	\$7,896	Excellent condition 16 individual room space with spine type hallway. Reception with window, waiting area, break area, separate women's and men's restroom. GREAT for daycare, vocational school, preschool.

Suite 6

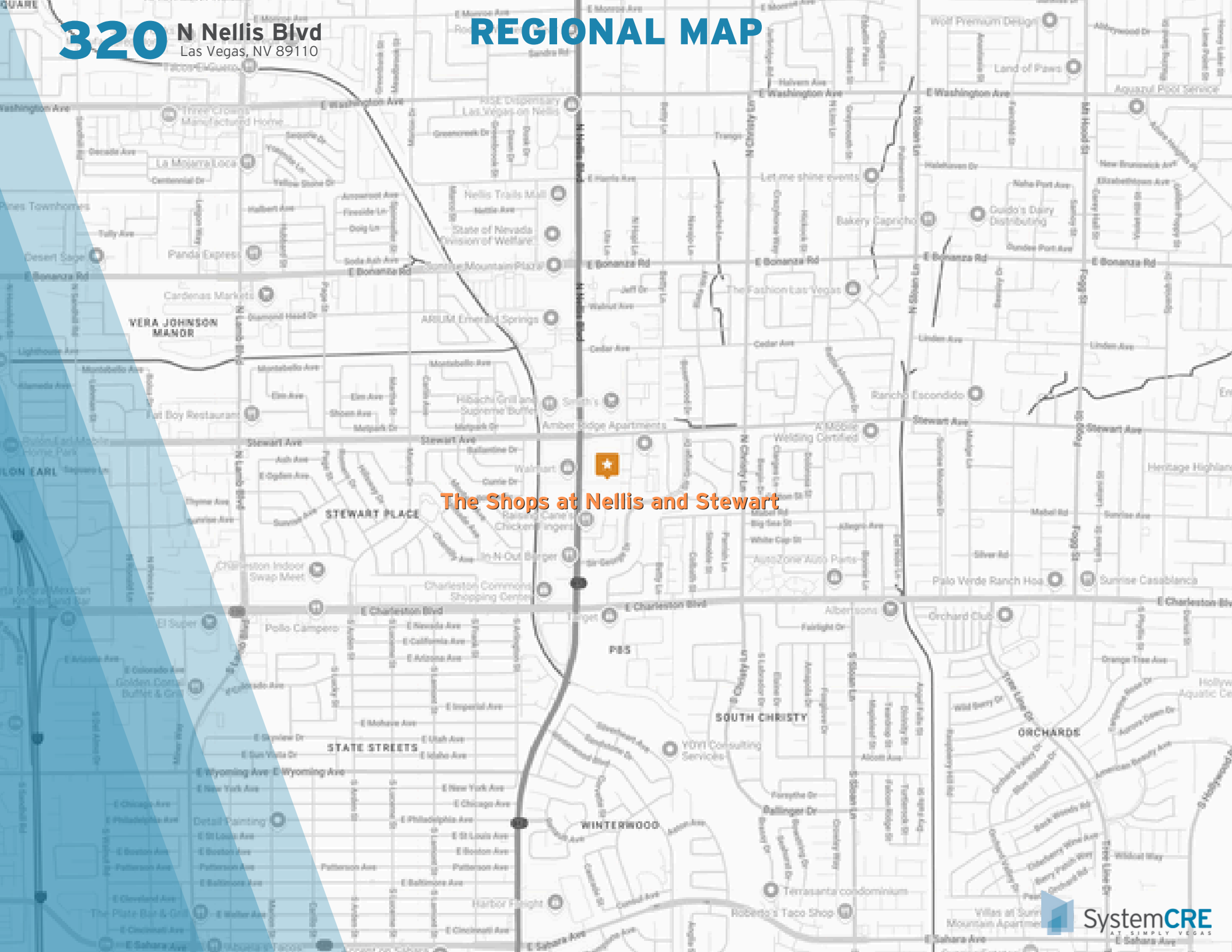


The Shops at Nellis and Stewart



320 N Nellis Blvd
Las Vegas, NV 89110

REGIONAL MAP



The Shops at Nellis and Stewart

DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

5 MILE

2029 PROJECTION

32,557

225,436

464,040

2024 ESTIMATE

30,651

211,184

434,190

2020 CENSUS

31,798

213,184

434,804

GROWTH 2024-2029

1.2%

1.4%

1.4%

GROWTH 2020-2024

-0.9%

-0.2%

0%

HOUSEHOLDS

2029 PROJECTION

10,068

73,112

155,877

2024 ESTIMATE

9,478

68,491

145,813

2020 CENSUS

9,836

69,183

146,068

GROWTH 2024-2029

1.2%

1.4%

1.4%

GROWTH 2020-2024

-0.2%

0.1%

0.3%

HOUSEHOLD INCOME

2024 AVERAGE HOUSEHOLD INCOME

\$55,981

\$56,982

\$57,447

2024 MEDIAN HOUSEHOLD INCOME

\$43,214

\$42,518

\$42,803

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