



Burlington

OUTBACK
STEAKHOUSE®

OUTBACK

DISCOUNT
TIRE

Better Buzz
COFFEE ROASTERS

Craig Road | 44,500 VPD

DISCOUNT
TIRE

SLIM CHICKENS
FRANCHISE

**1.92 ACRES RETAIL LAND
IN RAPIDLY GROWING AREA**

CRAIG RD & SIMMONS ST

NORTH LAS VEGAS, NV 89032

CBRE

PROPERTY OVERVIEW

Property Summary

Available Space	1.92 Acres (two 0.96-acre parcels)
Retail Space	Flexible
Lot Size	3.84 Acres
Rent	Inquire with broker
Zoning	C1

Opportunity Benefits

- Excellent opportunity in a heavy traffic area.
- Within close proximity of Walmart and new EOS Fitness location.
- Just east of US Hwy 95.
- Parcels located near rapidly growing housing area. New construction communities nearby.
- Off-sites completed & utilities stubbed.



SURROUNDED BY TOP RETAILERS

Smith's

SHAKE  SHACK



DUTCH BROS
Coffee



Pollo
CAMPERO


FIRST WATCH
THE DAYTIME CAFE

Cafe Rio
MEXICAN GRILL

Raising
Cane's
CHICKEN FINGERS

 CVS
pharmacy

Denny's


Albertsons

Walmart 

LOWE'S

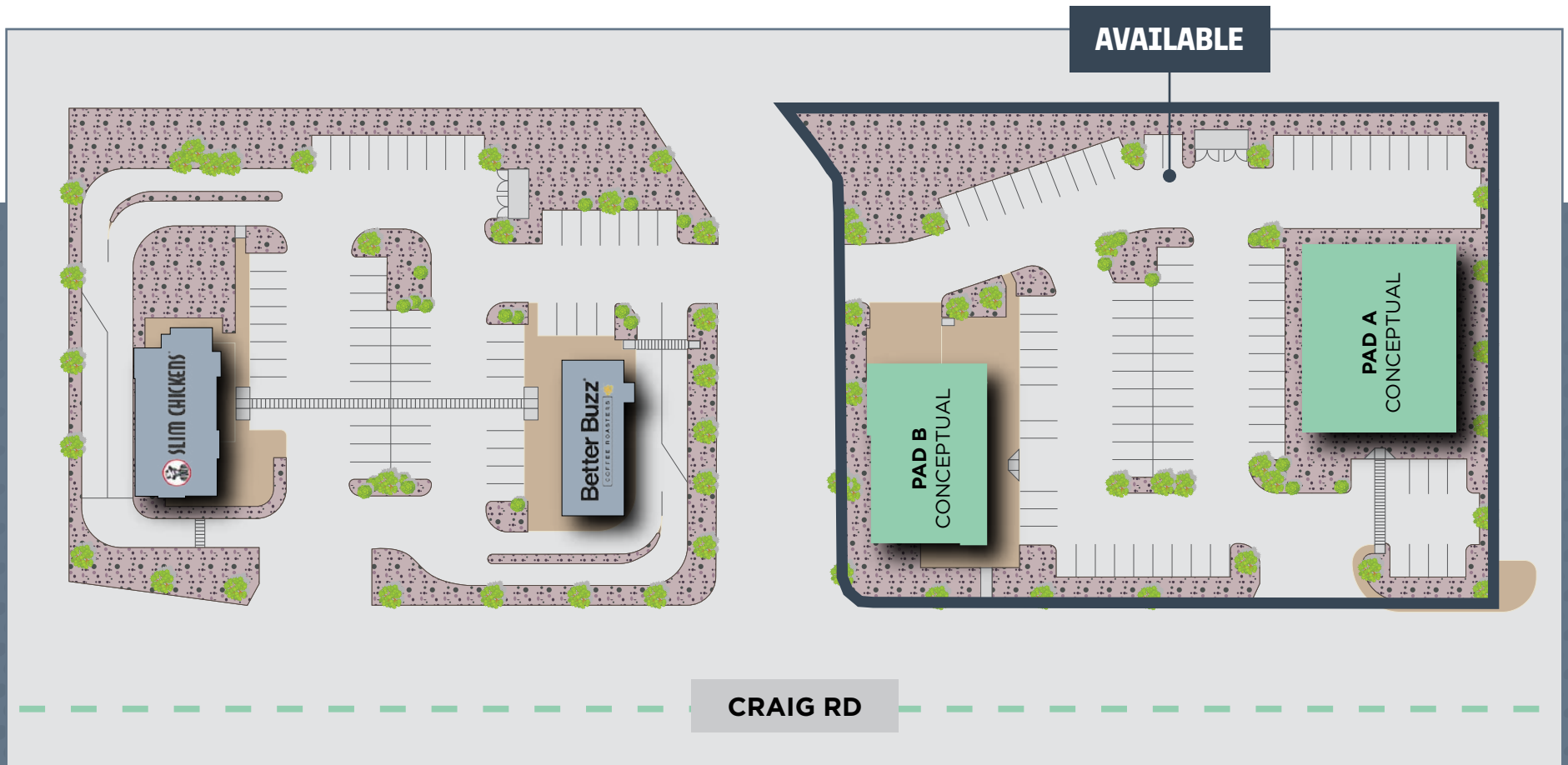
DUNKIN'

Aliante
CASINO + HOTEL + SPA



SITE PLAN

Pad	Tenant	Square Feet
A	Available	Conceptual
B	Available	Conceptual
C	Better Buzz Coffee	2,400
D	Slim Chickens (Coming Soon)	3,250



AMENITY MAP



SITE PHOTOS



AREA DEMOGRAPHICS

Population (2025)

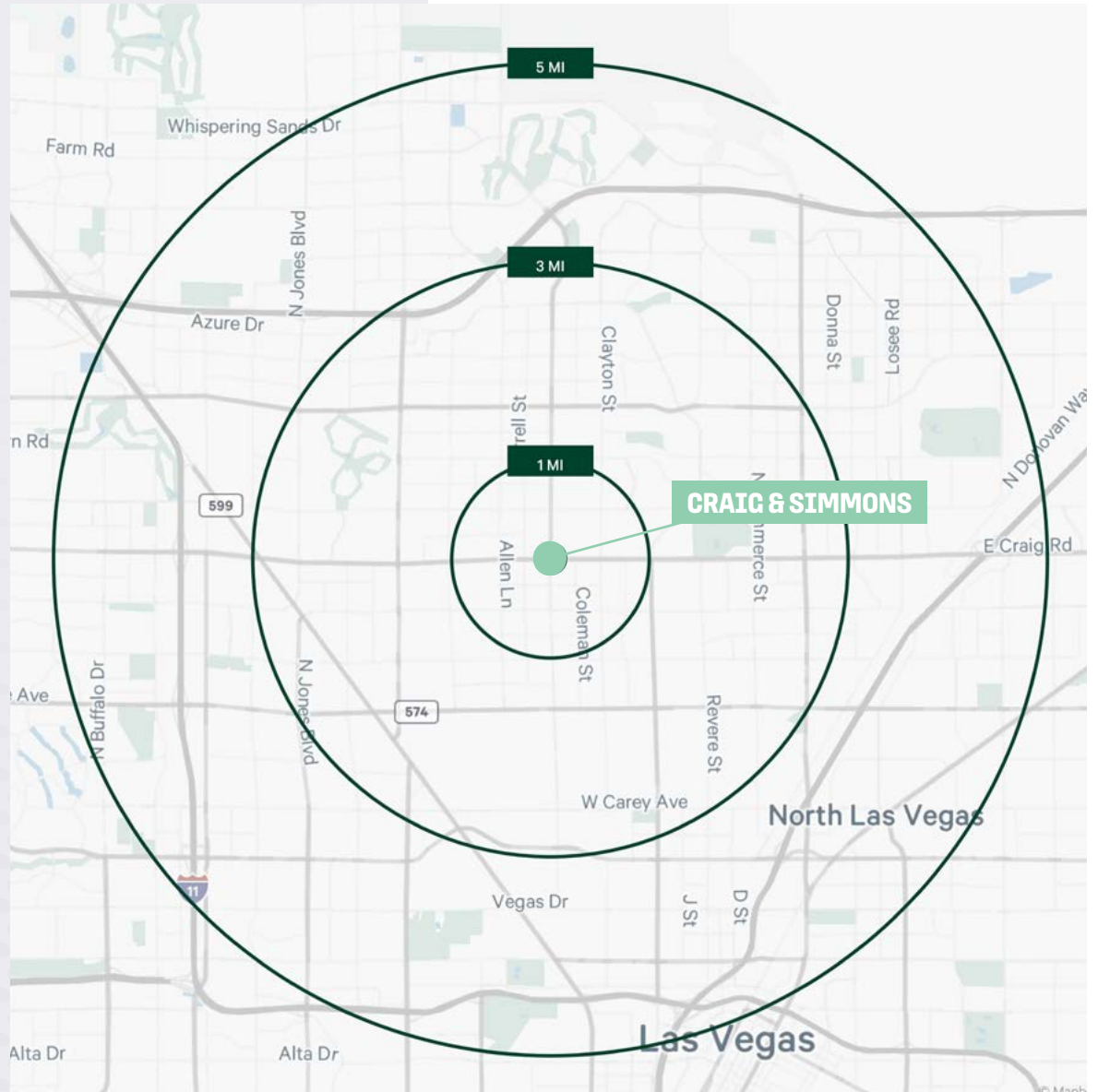
1 Mile	19,471
3 Miles	160,193
5 Miles	433,092

Avg HH Income (2025)

1 Mile	\$74,173
3 Miles	\$77,457
5 Miles	\$75,162

of Households (2025)

1 Mile	6,254
3 Miles	52,486
5 Miles	140,823



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1.92 ACRES
RAPIDLY GROWING AREA

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