



DEER SPRINGS

TOWN CENTER

6980 N 5TH STREET, NORTH LAS VEGAS, NV

FOR LEASE

JOIN TOP RETAILERS
AT THIS HIGH-TRAFFIC
SHOPPING CENTER

ONLY BOX AVAILABLE IN A 5-MILE RADIUS



ROSS
DRESS FOR LESS



Michaels
Where Creativity Happens

STAPLES



Burlington

SALLY
BEAUTY

CBRE



EXECUTIVE SUMMARY

- Only box available in a 5-mile radius
- Surrounded by high-performing national retailers
- Signage available with excellent visibility from 215 beltway
- Targeted consumer needs in the area: Grocery and Fitness

JOIN THESE NATIONAL RETAILERS



AVAILABLE JUNIOR ANCHOR SPACE:
± 35,932 SF

ASKING RATE:
\$18.00/SF

- Two loading docks available
- Estimated CAMs: \$3.81 SF
- Tenant improvement allowance available

JR. ANCHOR BOX AVAILABLE
± 35,932



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

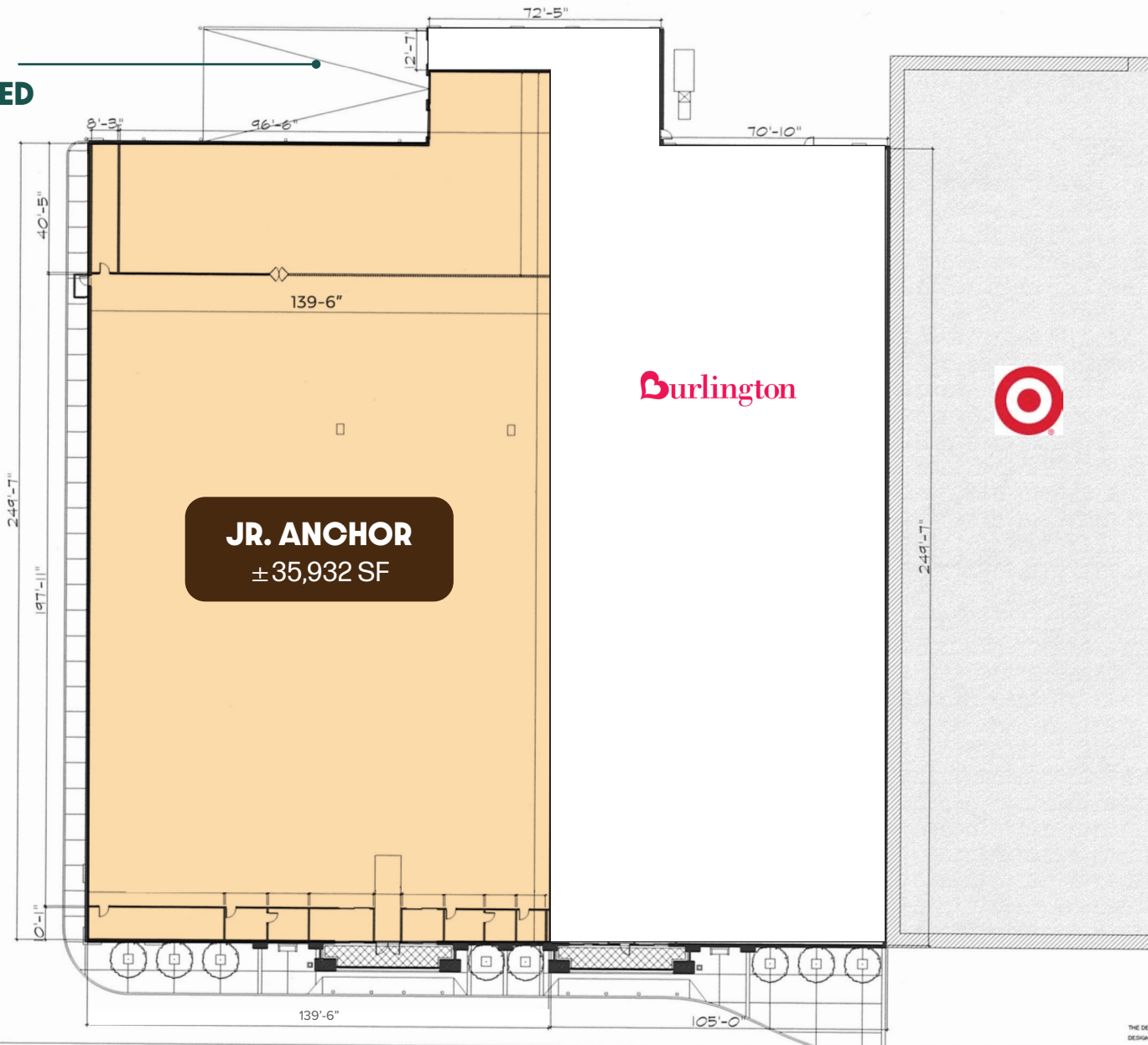
Visibility from major arterials

SITE PLAN



FLOOR PLAN

TWO LOADING DOCKS INCLUDED



THE DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF DESIGN HOUSE ASSOCIATES. ALL COPYRIGHTS RESERVED 2021

SURROUNDING AERIAL



AREA DEMOGRAPHICS

3 Mile Radius - Key Facts



114,276

2024 Population



37,468

Number of Households



3.05

Average Household Size



\$100,258

2024 Average Household Income



34.3

Median Age

EDUCATION



23.8%

Bachelor's/Graduate/
Professional Degree



12.2%

Associates Degree



23.6%

Some College, No Degree



25.1%

High School Graduate

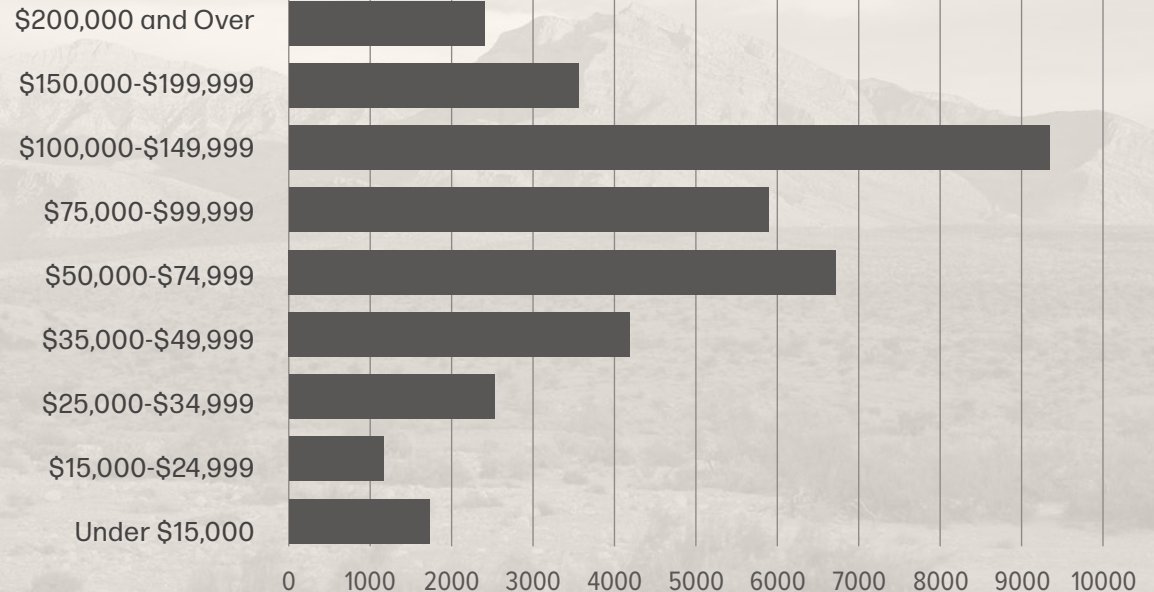
10.3%

No High School Diploma

INCOME

2022 HOUSEHOLD INCOME DISTRIBUTION

Household Income (\$)



AREA DEMOGRAPHICS

5 Mile Radius - Key Facts



257,780

2024 Population



84,042

Number of Households



3.05

Average Household Size



\$100,746

2024 Average Household Income



34.6

Median Age

EDUCATION



23.8%

Bachelor's/Graduate/
Professional Degree



12.2%

Associates Degree



23.6%

Some College, No Degree



25.1%

High School Graduate

10.3%

No High School Diploma

INCOME

2022 HOUSEHOLD INCOME DISTRIBUTION

Household Income (\$)

\$200,000 and Over

\$150,000-\$199,999

\$100,000-\$149,999

\$75,000-\$99,999

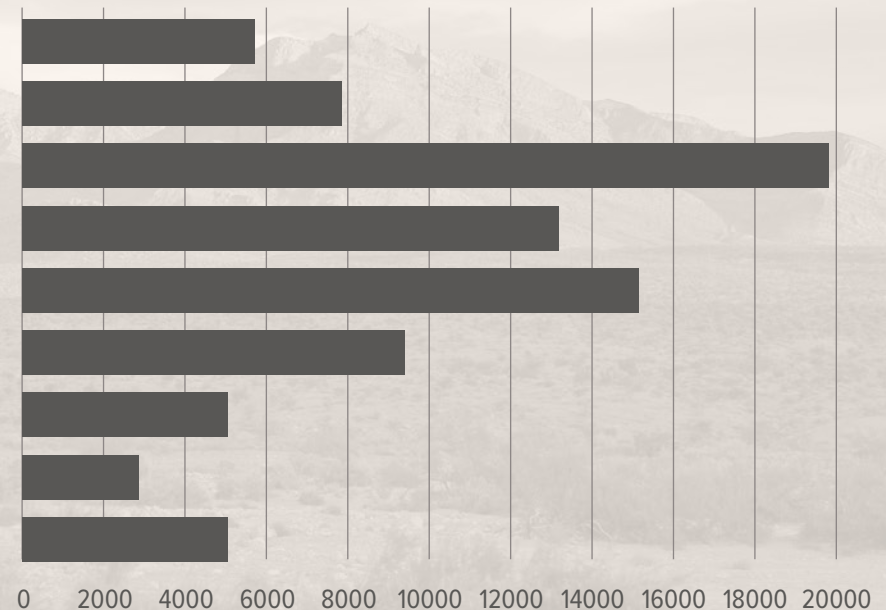
\$50,000-\$74,999

\$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

MATT PATROS

Senior Associate

+1 702 369 4820

matt.patros@cbre.com

Lic. BS.0144795

DYLAN HEROY

Associate

+1 702 369 4820

dylan.heroy@cbre.com

Lic. S.0185856

ROY FRITZ, CCIM

First Vice President

+1 702 482 9675

roy.fritz@cbre.com

Lic. S.0169670

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.PMStudio_December2024

CBRE

www.cbre.us/lasvegas