

NEW RETAIL
MULTI-TENANT DEVELOPMENT

7321, 7325 & 7329 N ALIANTE PKWY,
NORTH LAS VEGAS, NV 89084

NORTH ALIANTE PARKWAY

CBRE

PROPERTY OVERVIEW

Property Summary

Signage	30 Foot Pylons
Available	± 1,318 - 6,513 SF
Rent	Inquire with broker
Zoning	C-1 MPC

Opportunity Benefits

Join Starbucks, Wingstop, Swig and ATI Physical Therapy in this brand-new retail development along Aliante Parkway, just off the 215 Beltway in North Las Vegas. Now under construction, this center offers a range of retail spaces, including a rare drive-thru endcap. The center is ideal for QSR's, retailers, medical, and service-based users looking to tap into one of the valley's most active growth corridors.

Located at the entrance of Tule Springs across from Aliante Casino, Las Vegas' newest master-planned community, the site is surrounded by dense residential neighborhoods, new home construction, and strong household demographics.



SITE PLAN

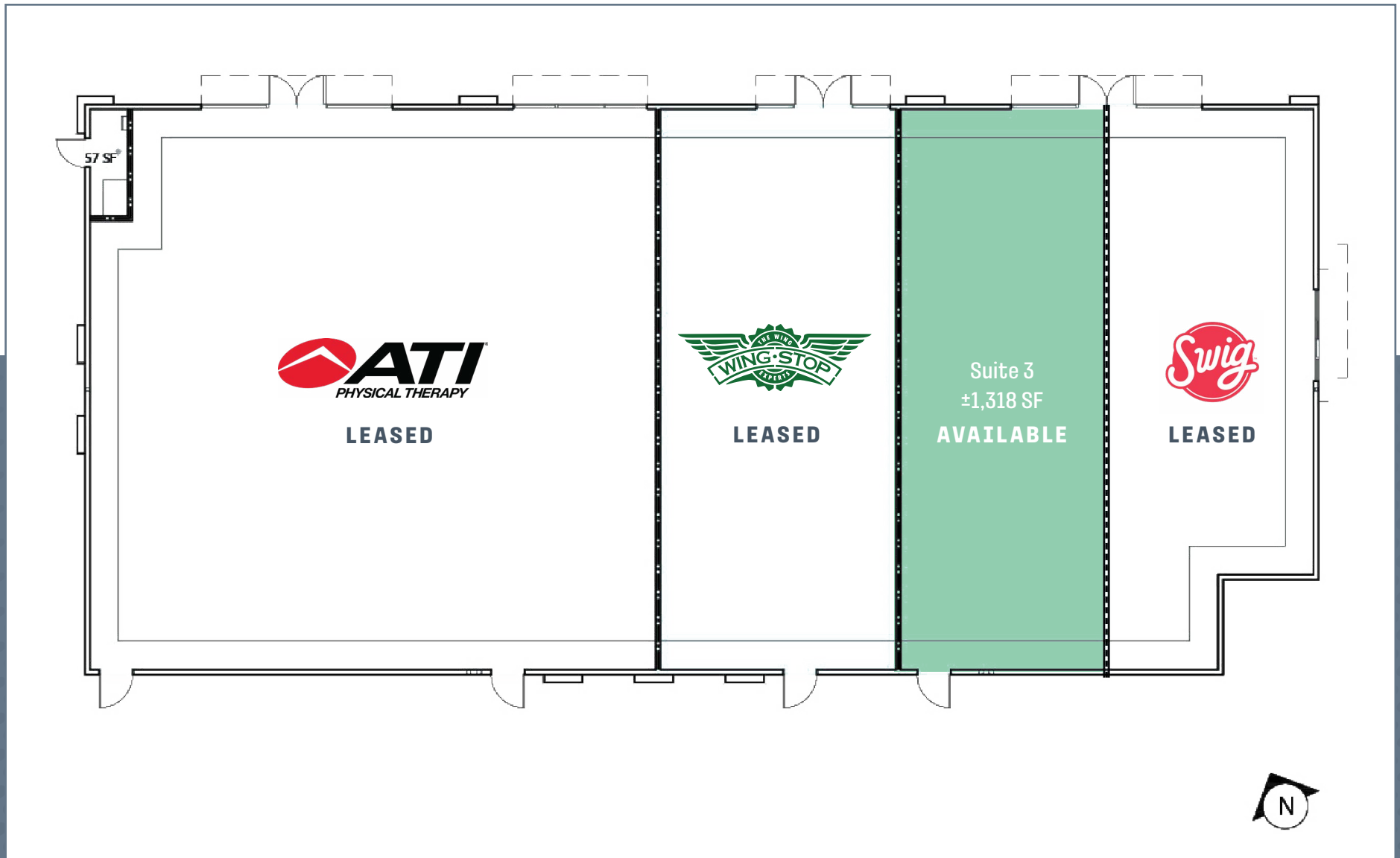


Bldg	Suite	Tenant	SF
1	1	ATI Physical Therapy	3,543
2		Wingstop	1,506
3		Available (no drive thru)	1,318
4		Swig	1,220
2	1	Available	1,430
	2	Available	1,445
	3	Available	1,838
	4	Available	1,800
3		Starbucks	2,230

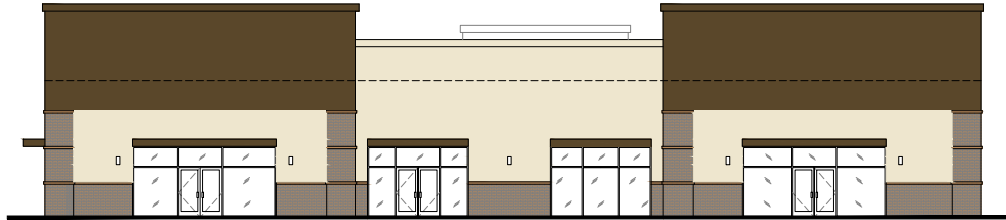
A Planned 30' tall pylon

B Planned 10' tall monument

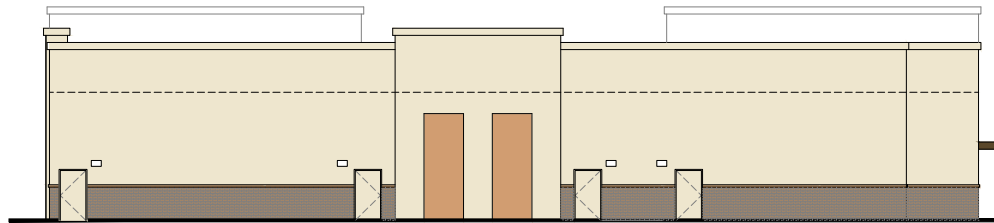
BUILDING ONE | FLOOR PLAN



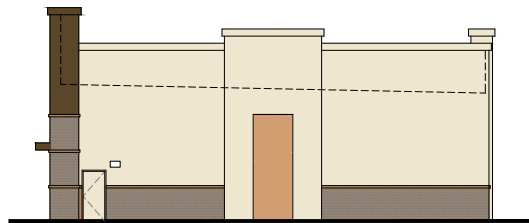
BUILDING ONE | EXTERIOR ELEVATIONS



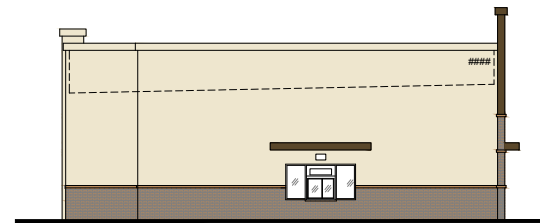
1 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

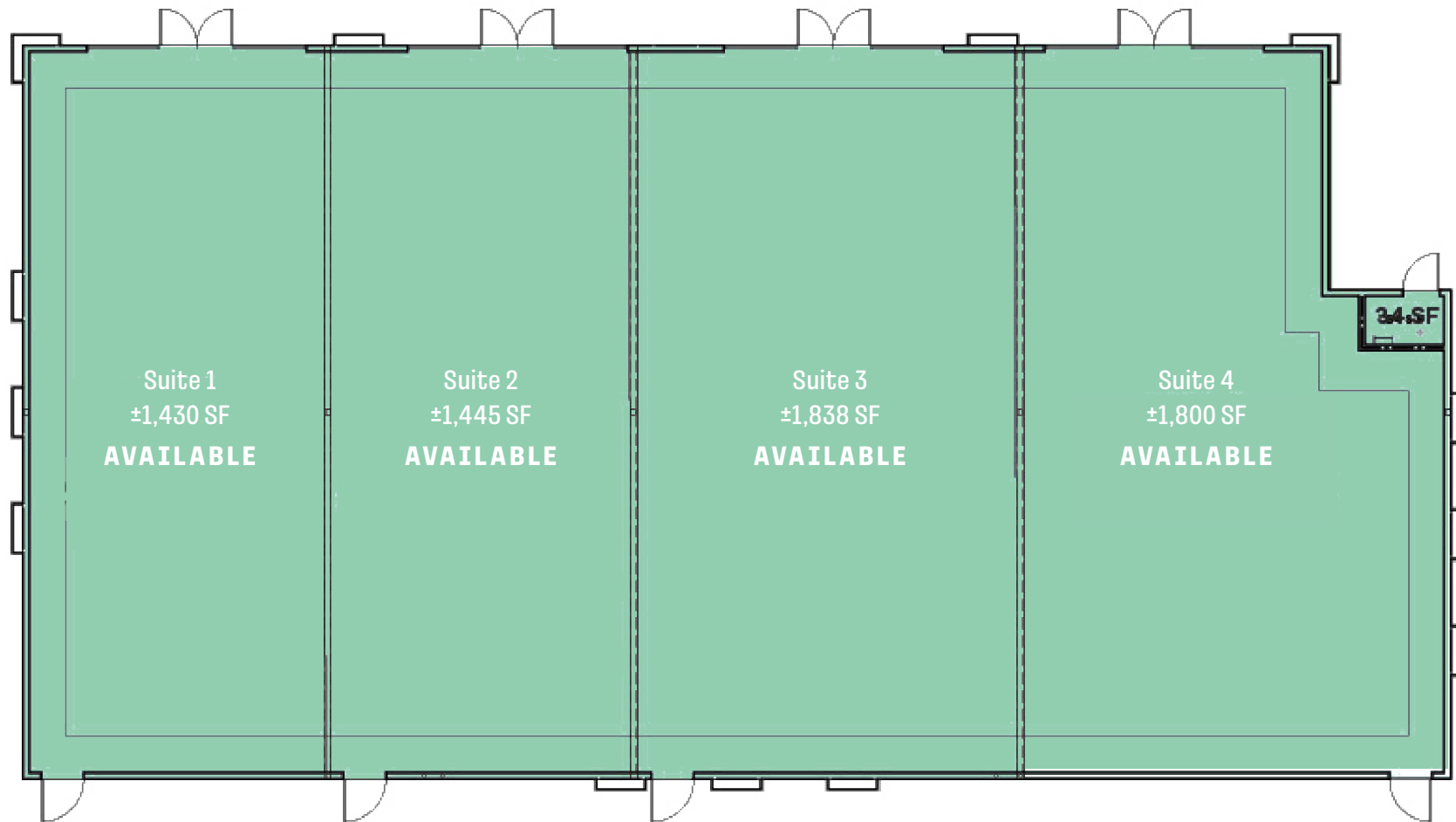


3 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

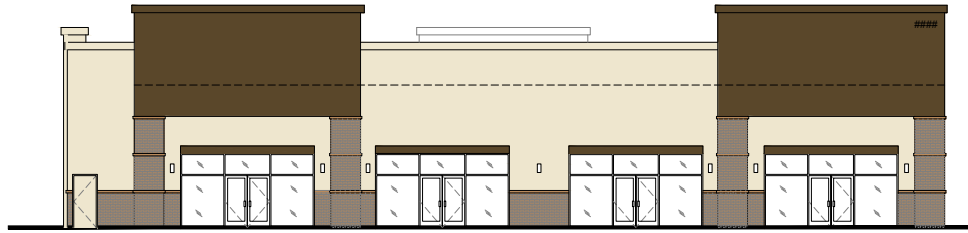


4 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

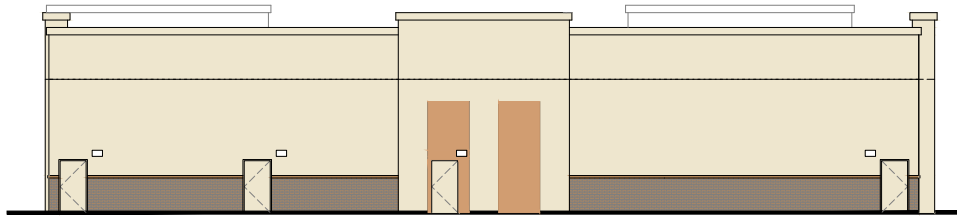
BUILDING TWO | FLOOR PLAN



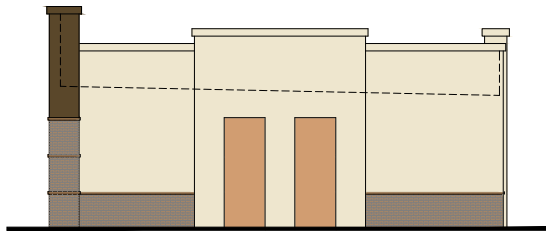
BUILDING TWO | EXTERIOR ELEVATIONS



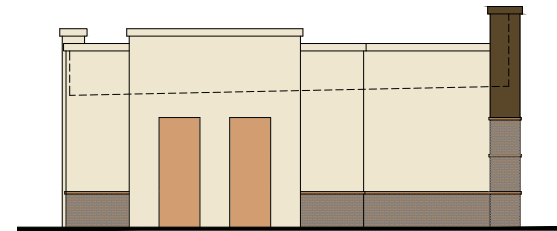
1 EXTERIOR ELEVATIONS - EAST
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS - WEST
SCALE: 1/8"=1'-0"



3 EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS - SOUTH
SCALE: 1/8"=1'-0"

AMENITY MAP



AREA DEMOGRAPHICS

Population (2025)

1 Mile	13,955
3 Miles	116,520
5 Miles	274,333

Avg HH Income (2025)

1 Mile	\$124,240
3 Miles	\$115,128
5 Miles	\$104,589

of Households (2025)

1 Mile	5,369
3 Miles	38,880
5 Miles	93,051



SITE PHOTOS



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