

# DEER SPRINGS TOWN CENTER

Deer Springs Way & N 5<sup>th</sup> St  
North Las Vegas, NV 89086  
Last Space Available ±1,412 sf

# 635 E DORRELL LANE

Q2 2026 DELIVERY



**KAYLEE CHO, CCIM**  
Kaylee@KayleeLasVegasRealty.com  
NV RE Lic.# BS.0144592  
702.728.1932

**RENA AREE**  
RenaAree@gmail.com  
NV RE Lic.# S.0197997  
702.530.8383

**KAYLEE CHO**  
TEAM COMMERCIAL & DEVELOPMENT

**kw** Keller Williams  
**COMMERCIAL**  
LAS VEGAS

# MAP: AERIAL SATELLITE



# PROPERTY SUMMARY

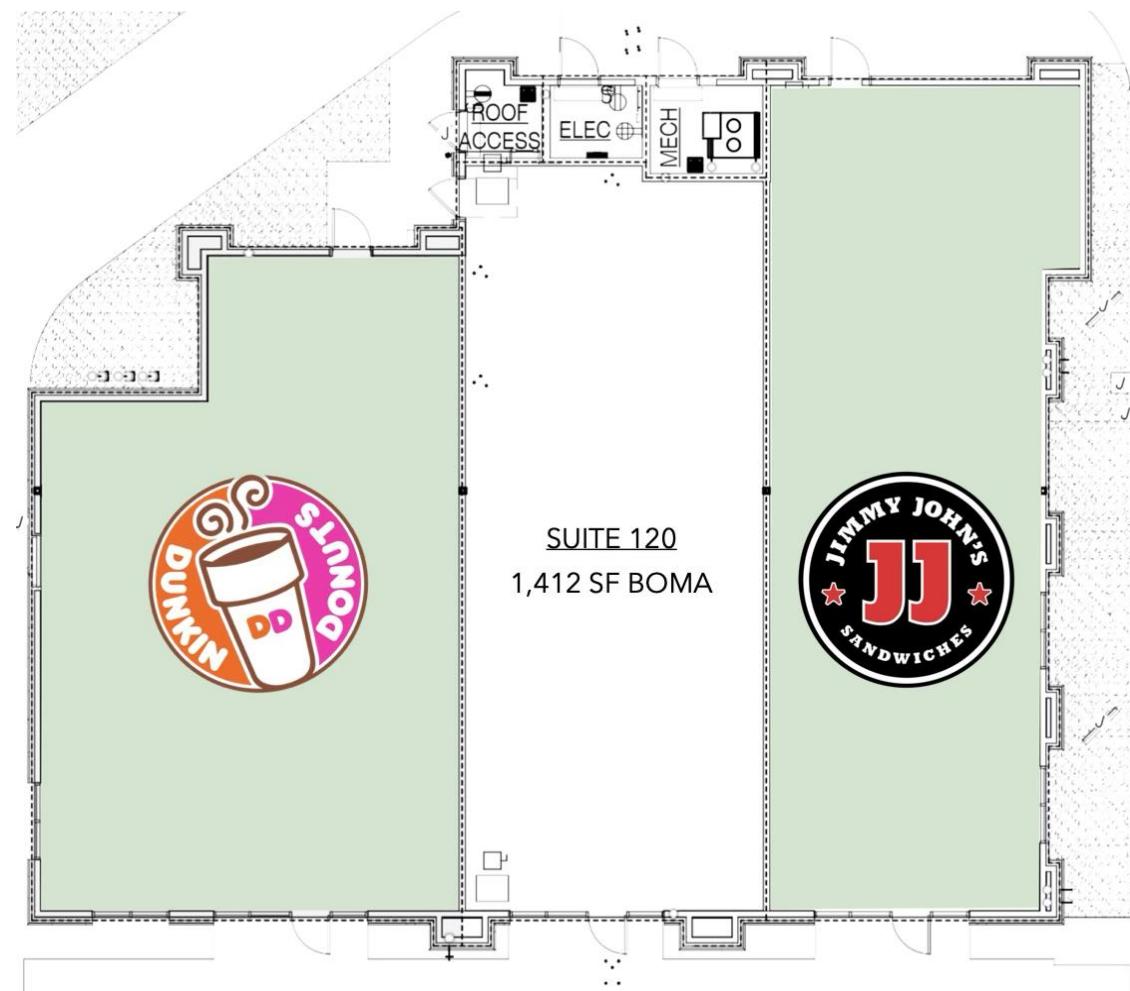


<b>CENTER</b>	Deer Springs Town Center
<b>BUILDING TYPE</b>	Retail PAD with Drive-thru
<b>DELIVERY</b>	Q2 2026 Delivery
<b>SUBMARKET</b>	North Las Vegas
<b>APN</b>	124-23-210-013
<b>ZONING</b>	C-2
<b>TENANTS</b>	<p>Prominent tenants in the surrounding center include:</p> <ul style="list-style-type: none"><li>• In-N-Out Burger</li><li>• Popeye's Louisiana Chicken</li><li>• The Home Depot</li><li>• Michael's Arts &amp; Crafts</li><li>• Burlington</li><li>• Target</li></ul>

# AVAILABLE OPTIONS

## SUITE 120

<b>Size</b>	$\pm 1,412$ sf
<b>Rate</b>	\$ 3.25 sf/mo
<b>CAM</b>	\$ 0.65 NNN (estimated)
<b>Lease Term</b>	5+ Years
<b>Description</b>	Inline restaurant space



Plans are not to exact scale. They are intended for general information purposes only.

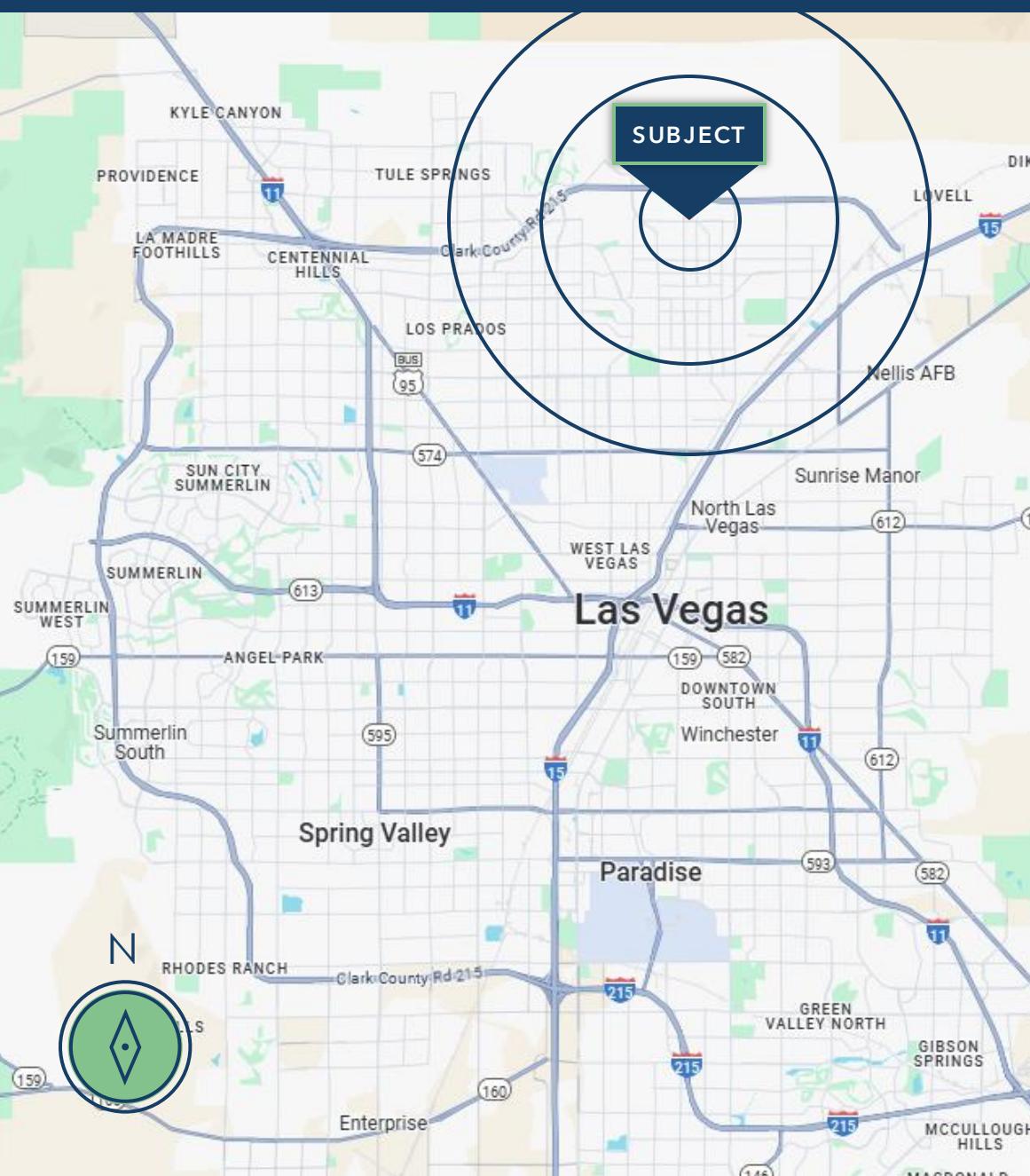
## SITE PLAN & ADJACENT RETAIL

### Existing Tenants on Parcel

<b>680-100</b>	Mathnasium	<b>640-110</b>	SerVehZah
<b>680-120</b>	Beauty Lab 702	<b>640-120</b>	UPS Store
<b>680-150</b>	Victory Martial Arts	<b>640-130</b>	Gel Nails
<b>675-100</b>	My Left Foot Children's Therapy	<b>640-140</b>	Golden Eyecare
<b>675-130</b>	Verizon	<b>640-160 &amp; 180</b>	Deer Springs Modern Dentistry
<b>675-160</b>	Red Rock Running Co.		



# DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
<b>HOUSEHOLDS (2024)</b>	5,402	35,967	80,189
<b>MEDIAN HH INCOME</b>	\$ 70,259	\$ 72,510	\$ 71,250
<b>POPULATION (2024)</b>	16,087	111,628	250,050
<b>POPULATION BY RACE</b>			
White	4,868	35,329	82,594
Black	4,407	25,280	51,916
American Indian/Alaskan Native	147	1,416	3,329
Asian	1,322	9,969	19,097
Hawaiian & Pacific Islander	128	1,121	2,337
Two or more races	5,214	38,515	90,777
Hispanic Origin	5,025	38,741	92,615

Henderson

Google

# DISCLAIMER

All materials and information received or derived from Keller Williams Realty Las Vegas | KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Realty Las Vegas | KW Commercial its directors, offices, agents, advisors, or affiliates makes any representation or warrant, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty Las Vegas | KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty Las Vegas | KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams Realty Las Vegas | KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

**KAYLEE CHO, CCIM**

Kaylee@KayleeLasVegasRealty.com  
NV RE Lic.# BS.0144592  
702.728.1932

**RENA AREE**

RenaAree@gmail.com  
NV RE Lic.# S.0197997  
702.530.8383

**KAYLEE CHO**  
TEAM COMMERCIAL & DEVELOPMENT

**kw** | Keller Williams COMMERCIAL LAS VEGAS