

# DEER SPRINGS TOWN CENTER

Deer Springs Way & N 5<sup>th</sup> St  
North Las Vegas, NV 89086

Last Space Available  $\pm 1,412$  sf

# 635 E DORRELL LANE

Q2 2026 DELIVERY



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## MAP: AERIAL SATELLITE





# PROPERTY SUMMARY



## CENTER

Deer Springs Town Center

## BUILDING TYPE

Retail PAD with Drive-thru

## DELIVERY

Q2 2026 Delivery

## SUBMARKET

North Las Vegas

## APN

124-23-210-013

## ZONING

C-2

## TENANTS

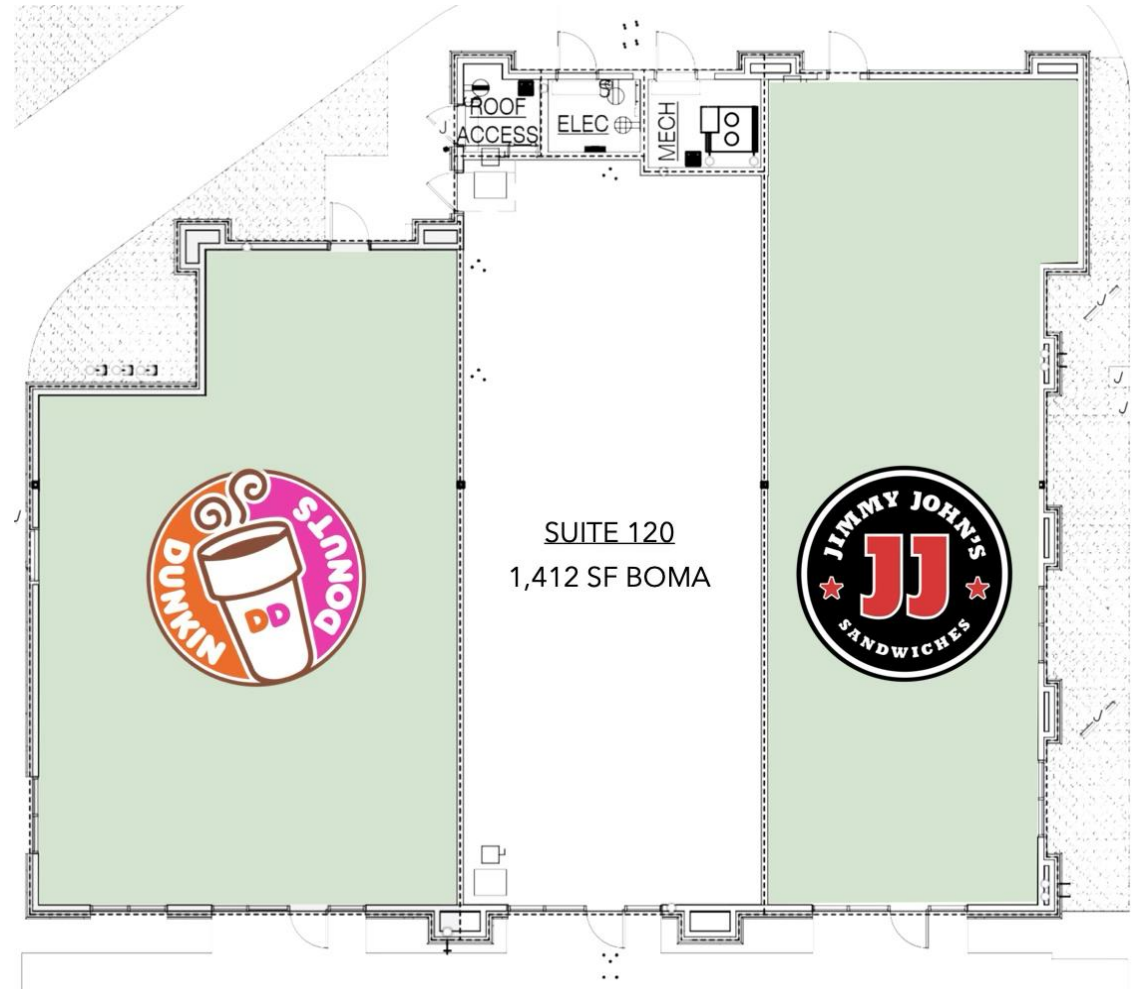
Prominent tenants in the surrounding center include:

- In-N-Out Burger
- Popeye's Louisiana Chicken
- The Home Depot
- Michael's Arts & Crafts
- Burlington
- Target

# AVAILABLE OPTIONS

## SUITE 120

<b>Size</b>	±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.



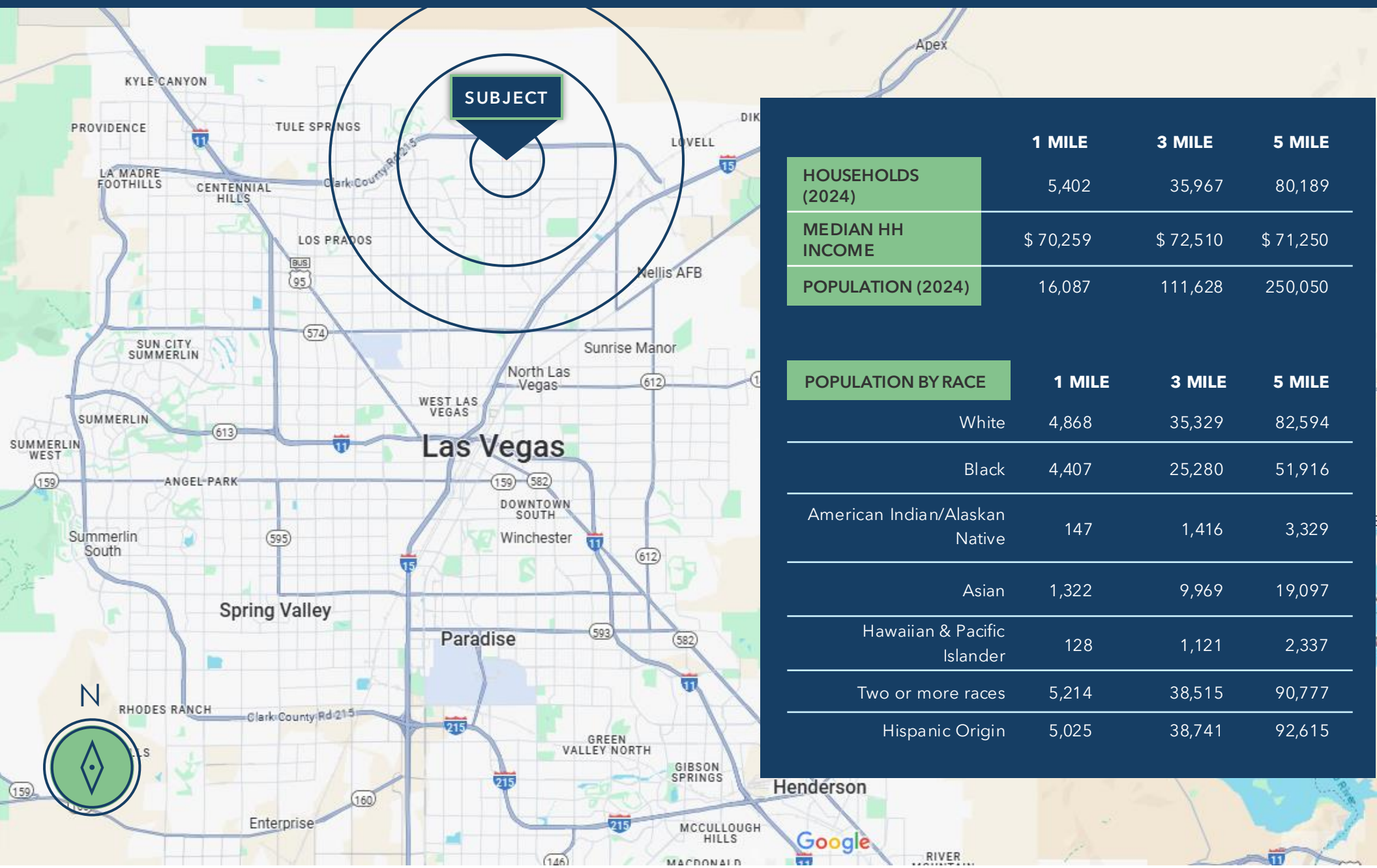
# SITE PLAN & ADJACENT RETAIL

## 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
HOUSEHOLDS (2024)	5,402	35,967	80,189
MEDIAN HH INCOME	\$ 70,259	\$ 72,510	\$ 71,250
POPULATION (2024)	16,087	111,628	250,050
POPULATION BY RACE	1 MILE	3 MILE	5 MILE
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



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