



# NEC Tropical Pkwy and Losee Rd

North Las Vegas, 89081

THE VILLAGES  
AT TULE SPRINGS



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# DRIVE THROUGH PADS AVAILABLE

**CBRE**

# Property Information



## NEC Tropical Pkwy and Losee Rd

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E. Tropical Pkwy.

Losee Rd.

### **+/-2.25 acre New Retail Development Drive Through Pad and Retail Shops Available**

- Join Wash U Car Wash
- Property is surrounded by various planned housing developments
- Directly across from Walmart Neighborhood anchored center
- Located +/- 1.5 miles south of I-215/Losee interchange



Size  
+/- 2.25 AC



Zoning  
Proposed  
Commercial  
(C-2) City of  
North Las Vegas



Anticipated  
delivery  
Q1 2026



Portion  
of APN  
124-25-214-142

# Site Plan

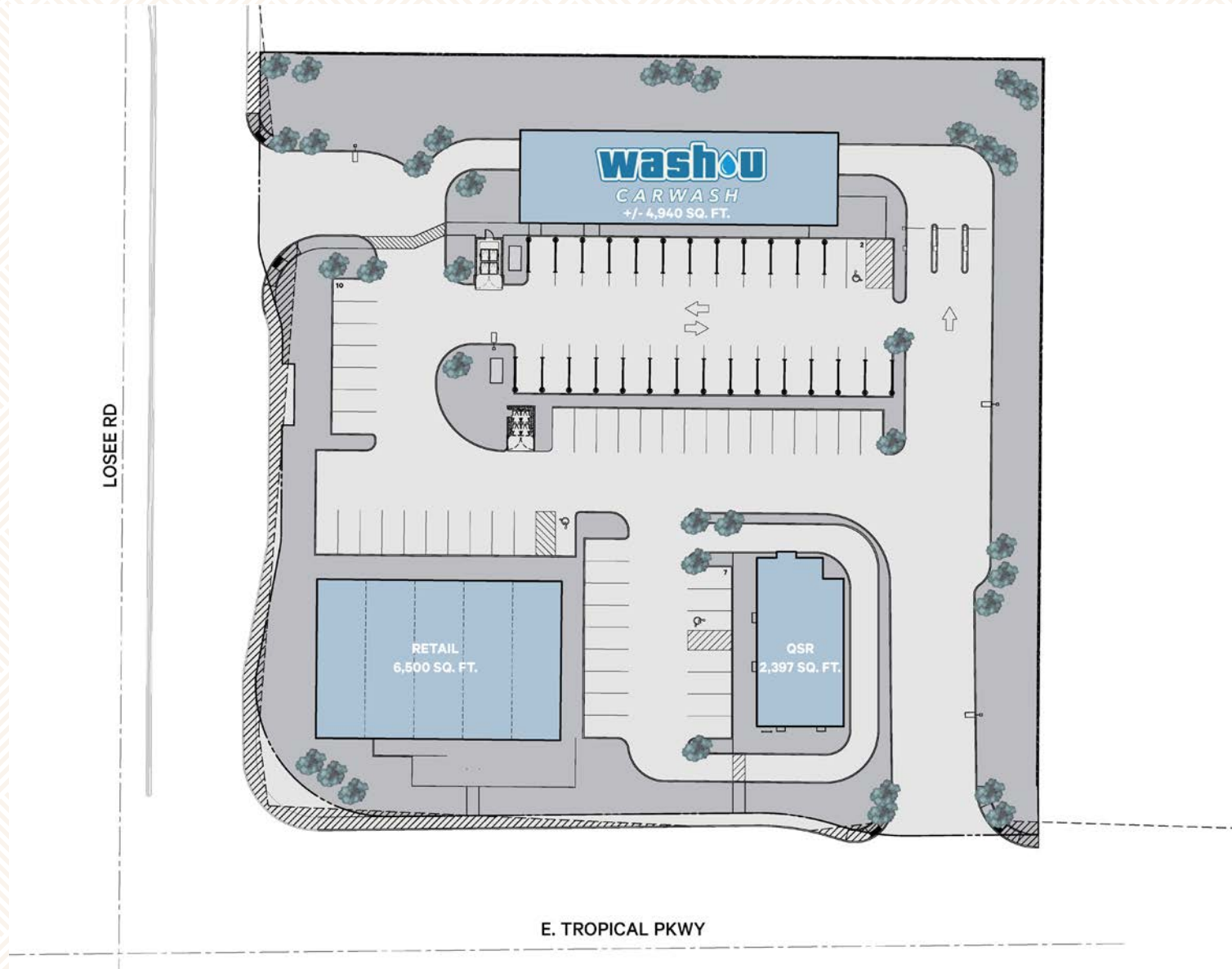


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# Proposed Retail Pads



# Proposed Retail Pads

## AREA DEMOGRAPHICS



### Population

|         |         |
|---------|---------|
| 1 Mile  | 27,213  |
| 3 Miles | 121,098 |
| 5 Miles | 296,299 |



### Average HH Income

|         |          |
|---------|----------|
| 1 Mile  | \$96,371 |
| 3 Miles | \$96,504 |
| 5 Miles | \$89,836 |

Source: Esri 2024



# Trade Aerial



# For More Information Contact:

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