

±692 - 5,593 SF AVAILABLE

COLLEGE PARK

2011 E Lake Mead Blvd,
North Las Vegas, NV 89030

3.4 MILLION
ANNUAL VISITS

SOURCE | Placer.ai 2025



roicre.com

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9121 W Russell Rd
Suite 111
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PROPERTY HIGHLIGHTS

College Park is located in the heart of North Las Vegas' commercial area and business district

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- Strong daytime population generated by North Vista Hospital and City of North Las Vegas municipal offices
- Prime in-fill location in an under-served trade area
- Within North Las Vegas' The Gateway District



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SHOPPING CENTER RETAILERS

Rainbow

El Super

CenterWell
Senior Primary Care

WSS
Shoes. Style. Selection.

BUFFALO WILD WINGS GO
COMING SOON

CVS
pharmacy

TACO BELL

RBC
Real Estate

CHIPOTLE
MEXICAN GRILL

Starbucks

five BELOW

SCHEMATIC SITE PLAN

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VIRTUAL TOUR](#)

Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
2001-100	Wireless Toyz	1,800	2101-A	AVAILABLE	876	2123	Wild Wash Laundromat	5,448
2001-105	Starbucks	1,700	2101-B	Valley Eyebrow Threading	750	2125	Sally Beauty Supply	1,830
2011	CVS	24,100	2101-C	Mejico Express	750	2129	YNS Clothing	2,500
2021	El Super	36,983	2101-D	AVAILABLE	1,009	2209	WSS	14,924
2023	Chipotle	2,508	2105	Adecco Staffing	1,176	2217	Absolute Dental	4,200
2025	5 Below	12,850	2107	AVAILABLE DO NOT DISTURB	692	2301	Absolute Dental Kids	3,980
2027	Verizon	2,751	2109	Hansen & Hansen Insurance	1,000	2305	Rainbow	6,918
2029	Subway	1,505	2111	Barbers at College Park	470	2335	Cano Health	13,475
2031	AVAILABLE	1,655	2115	Buffalo Wild Wings GO <i>COMING SOON</i>	1,608	2401-100	Wells Fargo	6,120
2035-37	AVAILABLE	1,558	2119	GameStop	1,216	2401-200	AVAILABLE	4,563
2039	One Stop Injury	2,380	2121	Rent-A-Center	3,745			

TRADE AREA AERIAL

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
31,518	196,344	499,294



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$72,083	\$67,414	\$83,194



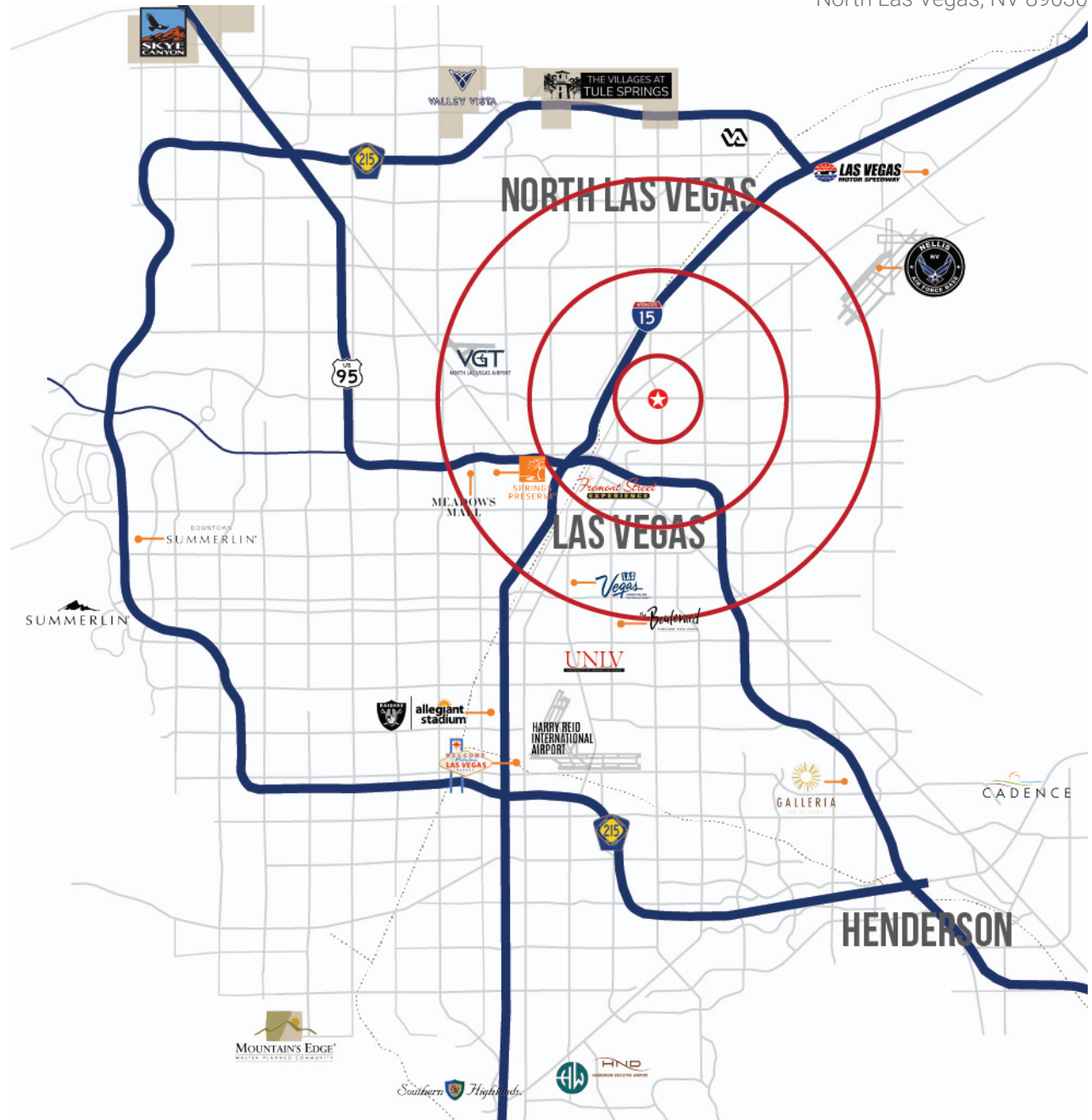
TRAFFIC COUNTS

Lake Mead Blvd	Civic Center Dr
43,000 VPD	24,500 VPD

Sources:
SitesUSA 2026
TRINA, NV DOT 2025

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FOR MORE INFORMATION

CONTACT

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