

Decatur Crossing

204 - 294 SOUTH DECATUR BOULEVARD
LAS VEGAS, NV 89107



Highlights

- 84,425 square foot retail center located directly off the US-95 at Decatur Blvd.
- The center is anchored by the Southern Nevada Health District headquarters and other notable tenants include Planet Fitness and Pizza Hut.
- Tesla Motors just completed the installation of more than 20 Tesla “Supercharger” stations at the center, creating a captive, daily customer base
- Centrally located in an established infill area of the Las Vegas valley
- Surrounding area retailers include Dutch Bros, Dillard’s, Macy’s, Cardenas, Curacao, Ross, Red Lobster and more
- 480 new multi-family and senior housing units directly adjacent to center and another 334 multi-family units under construction across Decatur Blvd.
- Pylon signage available on Decatur Boulevard
- Future two-tenant QSR pad, adding restaurant options to the center

Building Type: Anchored Retail Center

Available Space: 1,400 - 4,200 SF

Lease Rate: \$1.35 - \$2.50/SF/mo. NNN

NNN: \$0.46/SF/mo.

Zoning: C-1 (City of Las Vegas)

Residential Population

One Mile Radius	20,584 residents
Three Mile Radius	181,003 residents

Total Daytime Population

One Mile Radius	6,012
Three Mile Radius	79,762

Annual Household Income

One Mile Radius	\$81,818
Three Mile Radius	\$82,483

2025 Estimated Demographics

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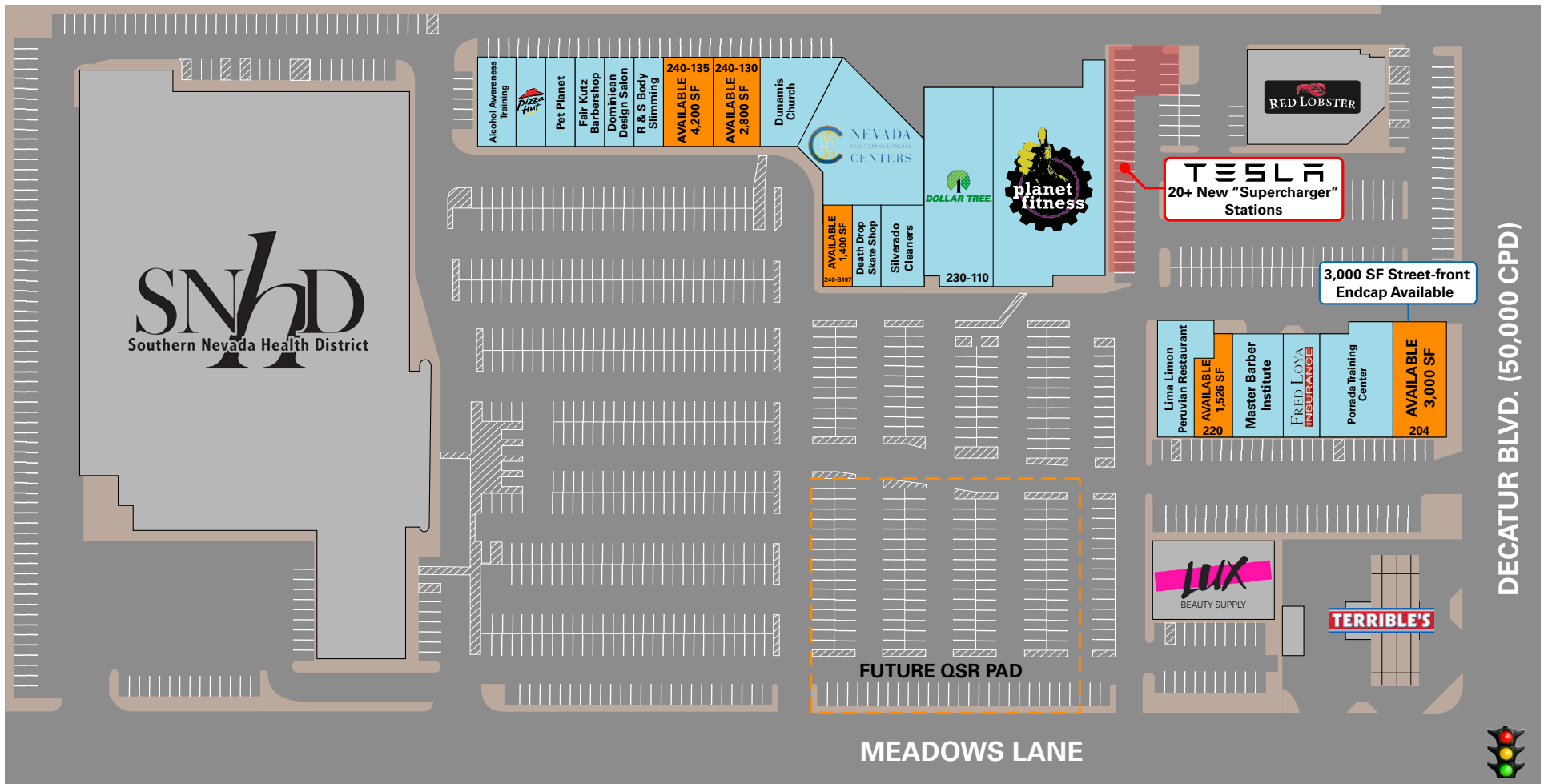
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NEWMARK

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Site Plan



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234,000 CPD



BOWLING & AMUSEMENT
ROUND 1

JCPenney

Dillard's



APEX@ MEADOWS

334 Units
Multi-Family



CARDENAS

SITE



MEADOWS LN

DECATUR COMMONS

480 Units
Multi-Family &
Senior Housing

Dally's



Walgreens



ALTA DR



VALLEY VIEW BLVD