

# LEASE **HERE**

# 2101 S Decatur Blvd

Las Vegas, NV 89102

## XYZ PLAZA

Recently remodeled including paint,  
landscaping, and pylon signage

Suites from  
+/- 1,200 to 1,922 RSF  
2nd Gen Retail and  
Restaurant Kitchen  
Spaces

Dynamic retail center on the busy  
South Decatur Blvd Corridor adjacent  
to power centers and dense residential



XYZ Plaza is a centrally located 45,140 SF Retail Center on the heavily trafficked South Decatur corridor. Surrounded by strong residential density and numerous big box retail uses in the nearby trade area, this well-established, infill location also benefits from strong daytime population numbers. XYZ Plaza has convenient access to the Sahara Corridor as it is located only one block to the South, and Charleston Boulevard only a few blocks to the North

SUBMARKET	USE	AVAILABLE	ZONING	RATE
 Central-West Las Vegas Retail Submarket	 Retail / Service Commercial	 +/- 1,200 to 1,922 Rentable Square Feet	 C-2 General Commercial (City of Las Vegas)	 \$2.00 - 2.50 NNN (NNN estimate for 2024 at \$0.49/SF)
POWER	VISIBILITY	RESTROOMS	SIGNAGE	CLEAR HEIGHT / FIRE
 Most suites feature 100A single phase panel @110 / 220V	 Excellent visibility on South Decatur Boulevard	 Private restrooms in each suite	 Pylon signage space available	 10' - 14' ceiling heights, sprinklered building

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## Recent Upgrades

- Modern Paint Scheme
- Desert Landscaping
- Revamped Pylon Sign
- Recent Lot Striping / Coating
- Lighting Upgrades

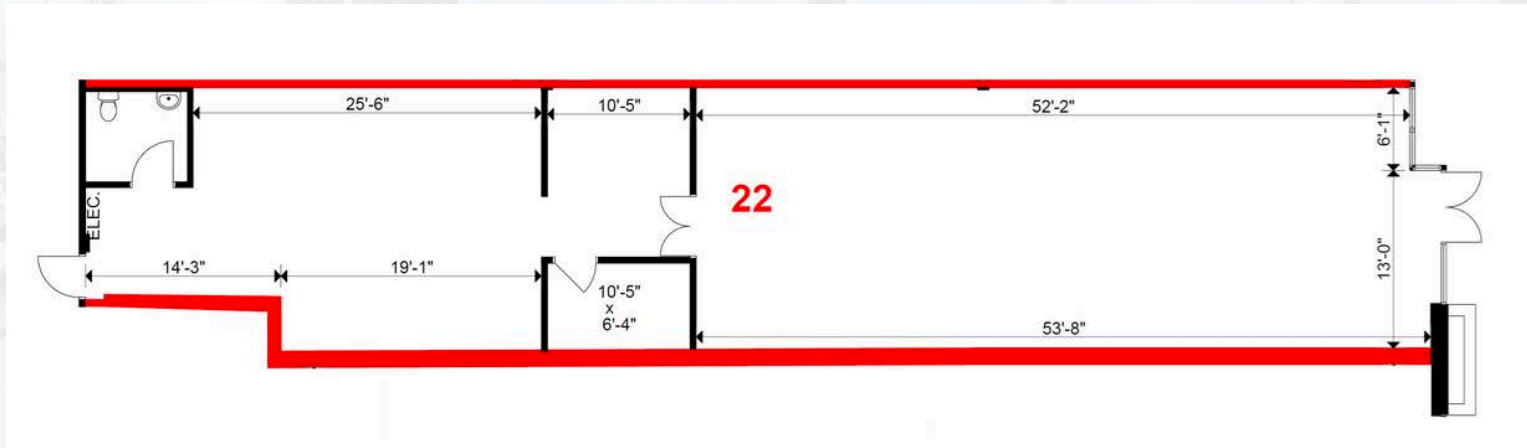


Suite #	Use Type	RSF	Position	Base Rent	NNN	Total Monthly	About This Space
Suite 22	Retail/ Restaurant	1,922	Inline	\$2.50 / SF NNN	\$0.49 Est	\$5,747	Full to-go / counter service 2nd gen kitchen build out space including sautee line with type 1 vent hood / Ansul system, floor drains. No walk in refrigerator. unisex restroom in rear. Non-fixture equipment not included. Contact broker for details.
Suite 11	Retail / Personal Services	1,200	Inline	\$2.25/ SF NNN	\$0.49 Est	\$3,288	2nd Generation nail salon space, wash areas / plumbing and single restroom. Rear loading

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## AVAILABILITIES

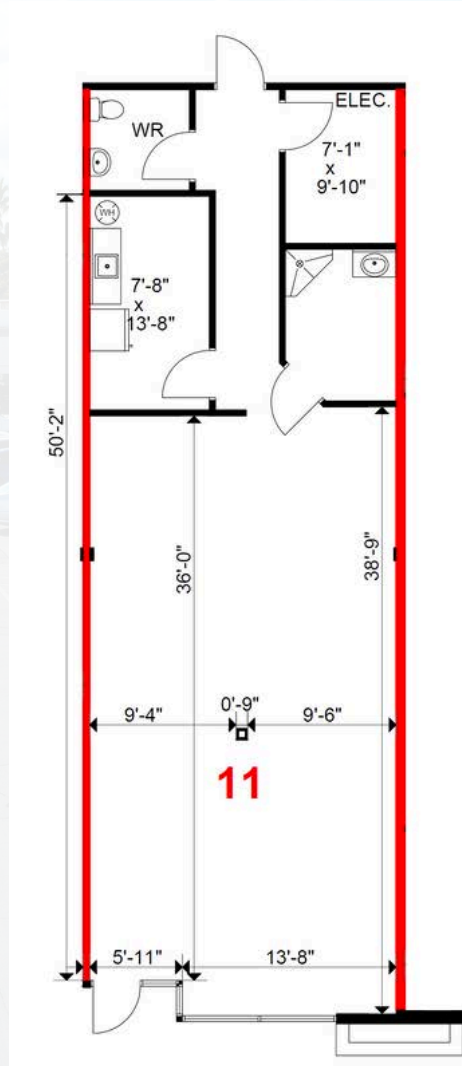


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Suite 22



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Suite 11



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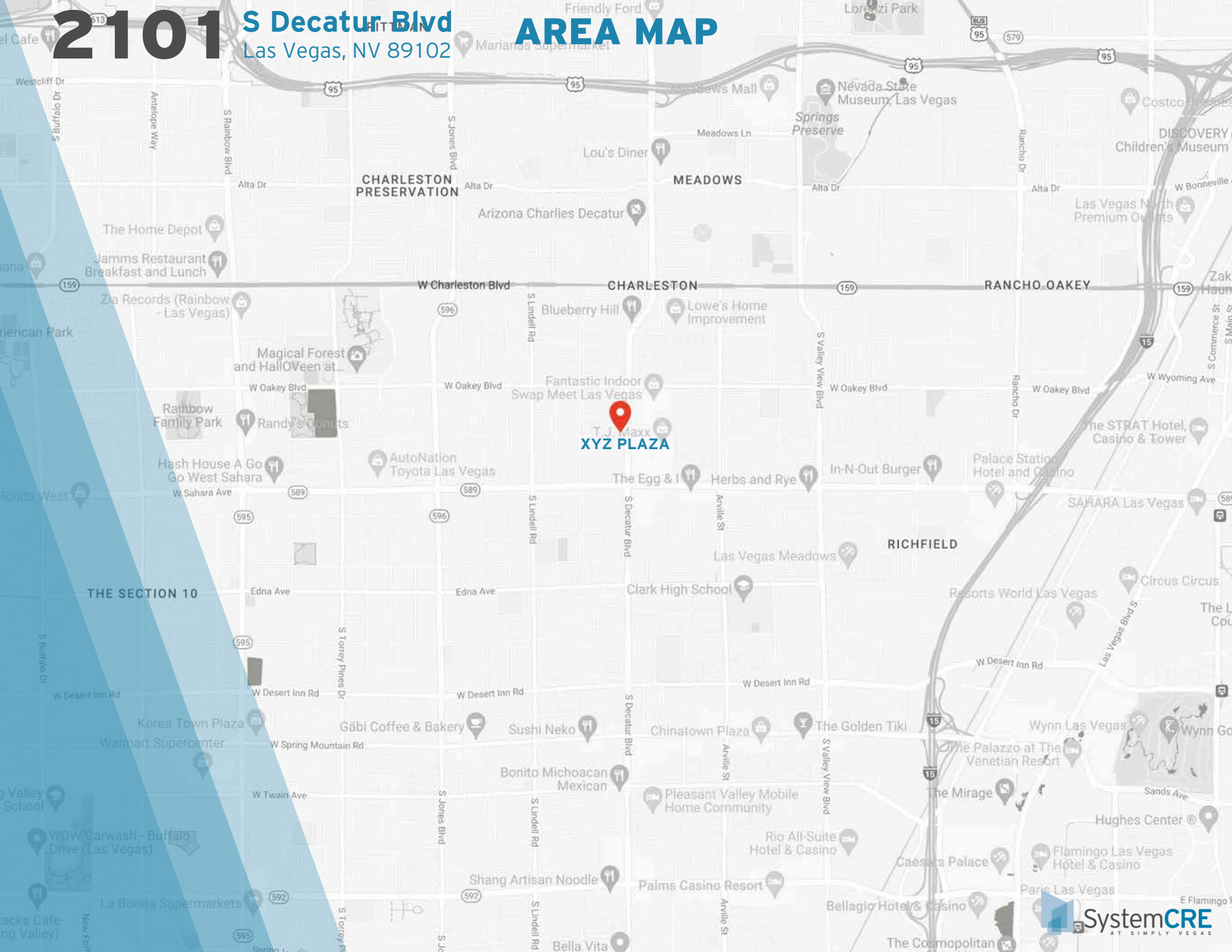




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# AREA MAP



## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2029 PROJECTION	25,924	183,259	515,898
2024 ESTIMATE	23,905	170,174	479,635
2020 CENSUS	21,969	163,275	463,473
GROWTH 2024-2029	1.7%	1.5%	1.5%
GROWTH 2020-2024	2.2%	1.1%	0.9%

### HOUSEHOLDS

2029 PROJECTION	9,445	71,019	208,211
2024 ESTIMATE	8,715	65,852	193,479
2020 CENSUS	8,046	62,642	186,252
GROWTH 2024-2029	1.7%	1.6%	1.5%
GROWTH 2020-2024	2.00%	0.80%	0.80%

### HOUSEHOLD INCOME

2024 AVERAGE HOUSEHOLD INCOME	\$56,673	\$65,984	\$65,699
2024 MEDIAN HOUSEHOLD INCOME	\$41,845	\$44,919	\$45,095

# FOR MORE INFO OR TO TOUR:

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