

# Westland Fair

SOUTHEAST CORNER OF CHARLESTON BLVD. & DECATUR BLVD.  
LAS VEGAS, NV 89102



- **Now Open: Boot Barn Western Wear**
- 577,000 SF Walmart & Lowe's anchored power center
- Join national tenants including Smart & Final Extra, Michael's, Petsmart, Office Depot, Panda Express, Raising Cane's, Freddy's Steakburgers, Jamba Juice and many more
- The property is located just two miles west of the I-15 freeway and one mile south of the US-95 freeway offering easy access to nearby customers
- Daytime employee counts of more than 93,000 in the surrounding three miles including UMC, Valley Hospital, Las Vegas Valley Water District and the dense medical district on Charleston Blvd.
- Shop spaces available from 1,400 to 5,692 square feet



[nmrk.com](http://nmrk.com)

## NEWMARK

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Westland Fair

SOUTHEAST CORNER OF CHARLESTON BLVD. & DECATUR BLVD.  
LAS VEGAS, NV 89102

**Building Type:** Retail Power Center

**Space Available:** 1,400 to 5,692 SF

**Lease Rates:** \$1.50 to \$2.95/SF NNN

**NNN:** \$0.68/SF

**Zoning:** C-1 (City of Las Vegas)

**Traffic Counts:** ± 77,100 cars per day

## Demographics

### Population

1 mile radius	21,368 people
3 mile radius	173,295 people

### Daytime Employees

1 mile radius	11,140 people
3 mile radius	95,120 people

### Annual HH Income

1 mile radius	\$75,442
3 mile radius	\$83,656

2025 Estimated Demographics



**Mike Zobrist**

*Managing Director*

t 702-405-1755

mike.zobrist@nmrk.com  
S.70489

**Lauren Tabeeek, CCIM**

*Managing Director*

t 702-405-1707

lauren.tabeeek@nmrk.com  
S.74477.LLC

**Scott Price**

*Associate*

t 702-405-1728

scott.price@nmrk.com  
S.174018

**NEWMARK**

# Westland Fair

SOUTHEAST CORNER OF CHARLESTON BLVD. & DECATUR BLVD.  
LAS VEGAS, NV 89102

## Site Plan



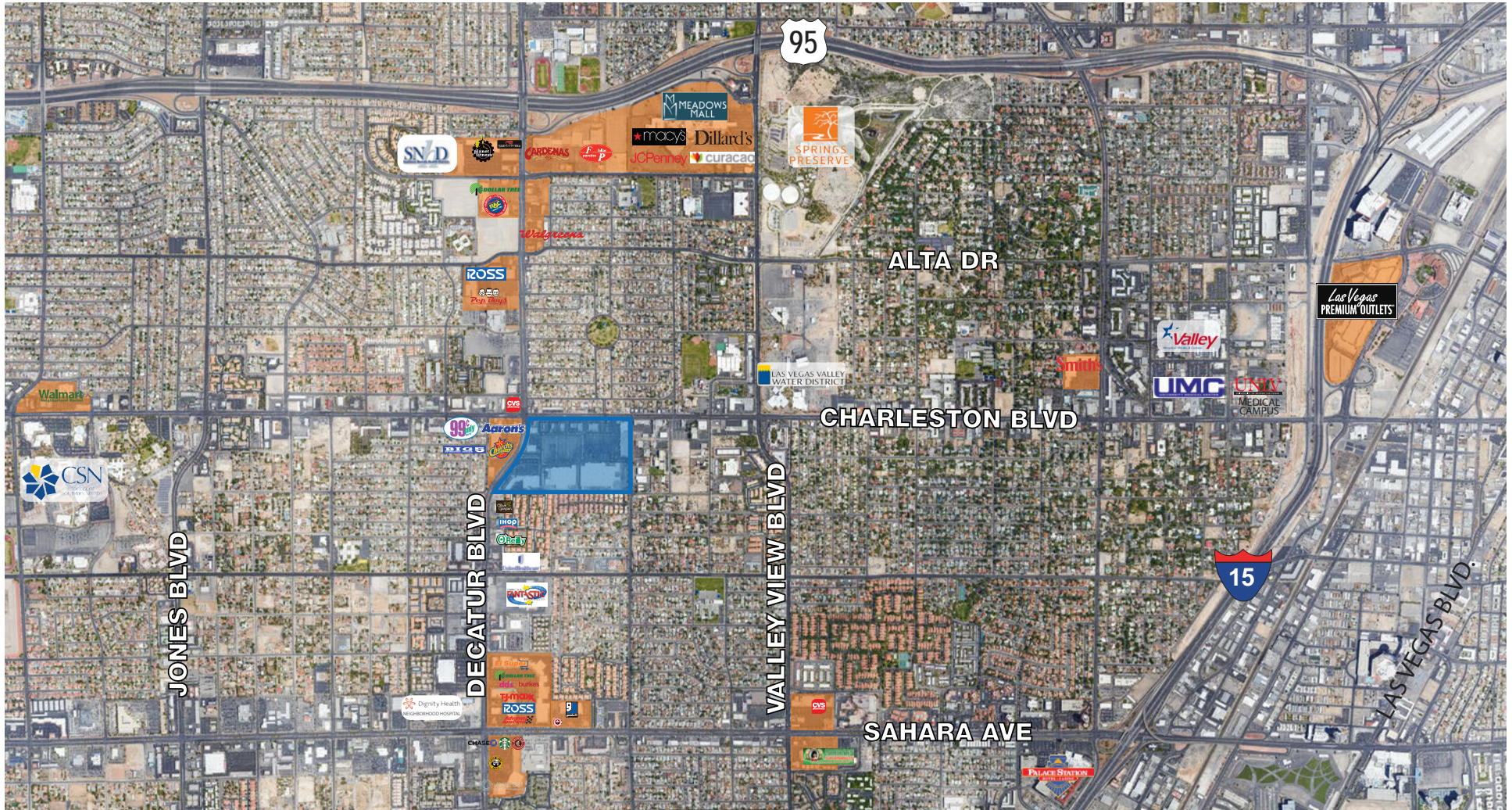
**NEWMARK**

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Westland Fair

SOUTHEAST CORNER OF CHARLESTON BLVD. & DECATUR BLVD.  
LAS VEGAS, NV 89102

## Aerial



# NEWMARK

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.