

**NEW RETAIL
MULTI-TENANT DEVELOPMENT**

SITE

**ALIANTE
CASINO & HOTEL**



ELKHORN RD 6,200 VPD

ALIANTE PKWY. 23,000 VPD

80,000 VPD

**7321, 7325 & 7329 N ALIANTE PKWY,
NORTH LAS VEGAS, NV 89084**

NORTH ALIANTE PARKWAY

CBRE

PROPERTY OVERVIEW

Property Summary

Signage	30 Foot Pylons
Available	± 1,318 - 6,780 SF
Rent	Inquire with broker
Zoning	C-1 MPC

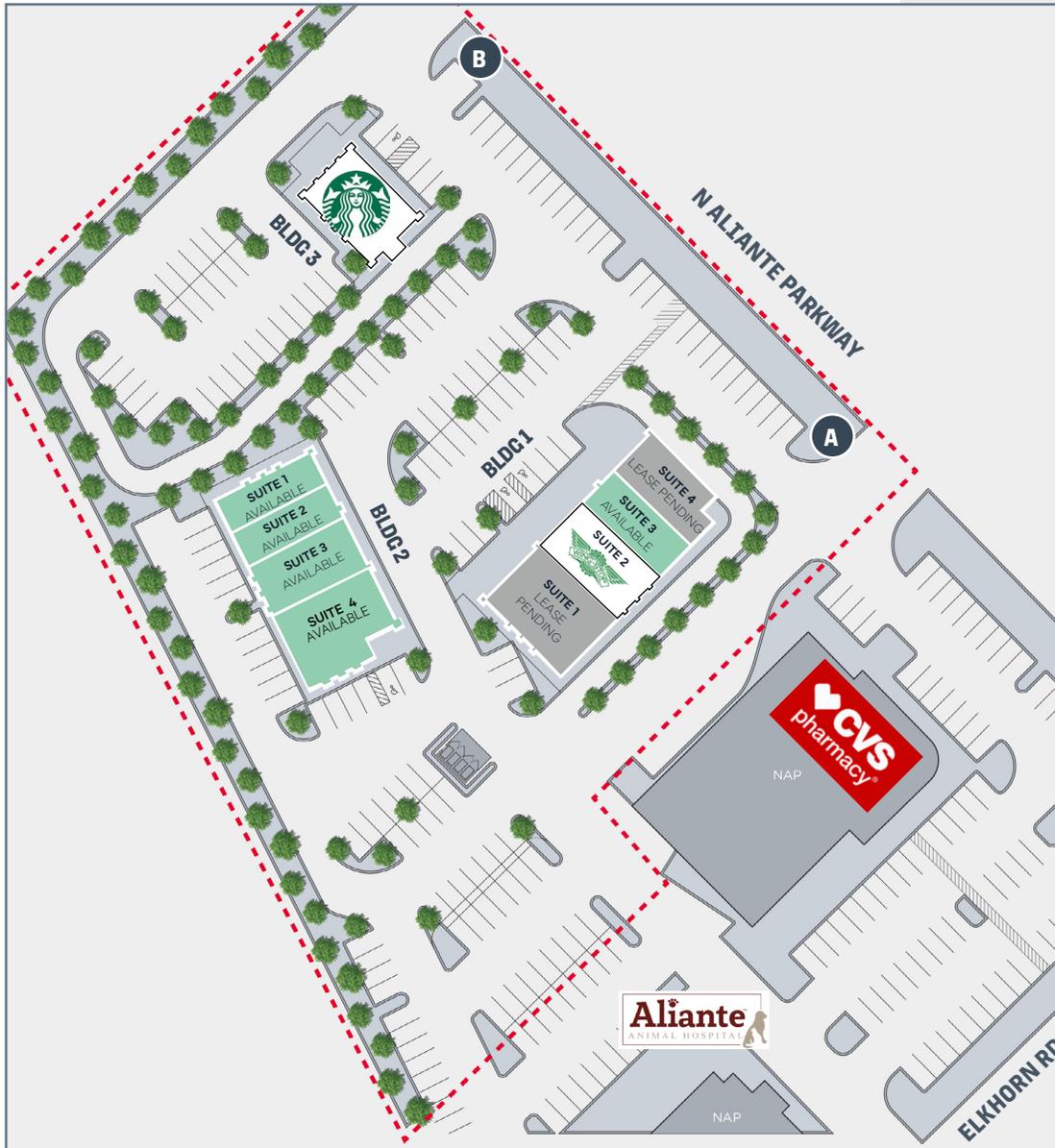
Opportunity Benefits

Join Starbucks and Wingstop in this brand-new retail development along Aliante Parkway, just off the 215 Beltway in North Las Vegas. Now under construction, this center offers a range of retail spaces, including a rare drive-thru endcap. The center is ideal for QSR's, retailers, medical, and service-based users looking to tap into one of the valley's most active growth corridors.

Located at the entrance of Tule Springs across from Aliante Casino, Las Vegas' newest master-planned community, the site is surrounded by dense residential neighborhoods, new home construction, and strong household demographics.



SITE PLAN

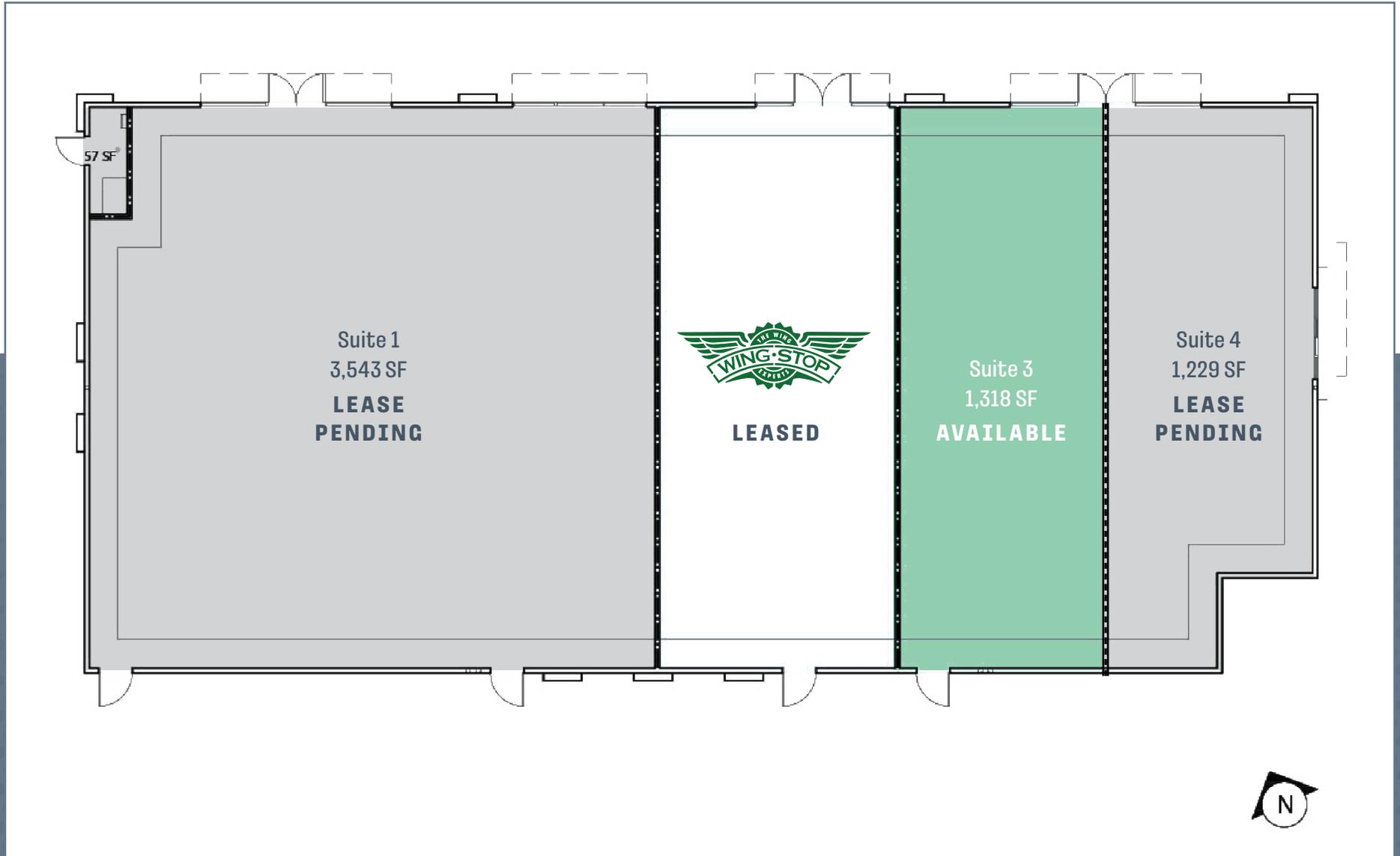


Bldg	Suite	Tenant	SF
1	1	Lease pending	3,543
	2	Wingstop	1,506
	3	Available (no drive thru)	1,318
	4	Lease Pending (drive thru opportunity)	1,220
2	1	Available	1,500
	2	Available	1,500
	3	Available	1,900
	4	Available	1,880
3		Starbucks	2,230

A Planned 30' tall pylon

B Planned 10' tall monument

BUILDING ONE | FLOOR PLAN



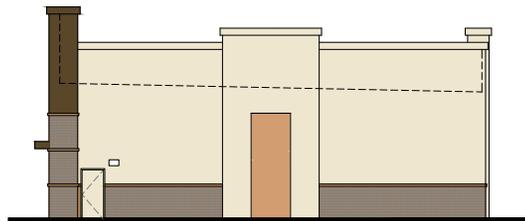
BUILDING ONE | EXTERIOR ELEVATIONS



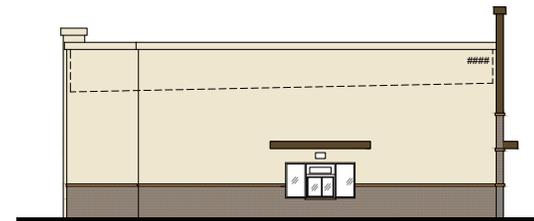
1 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

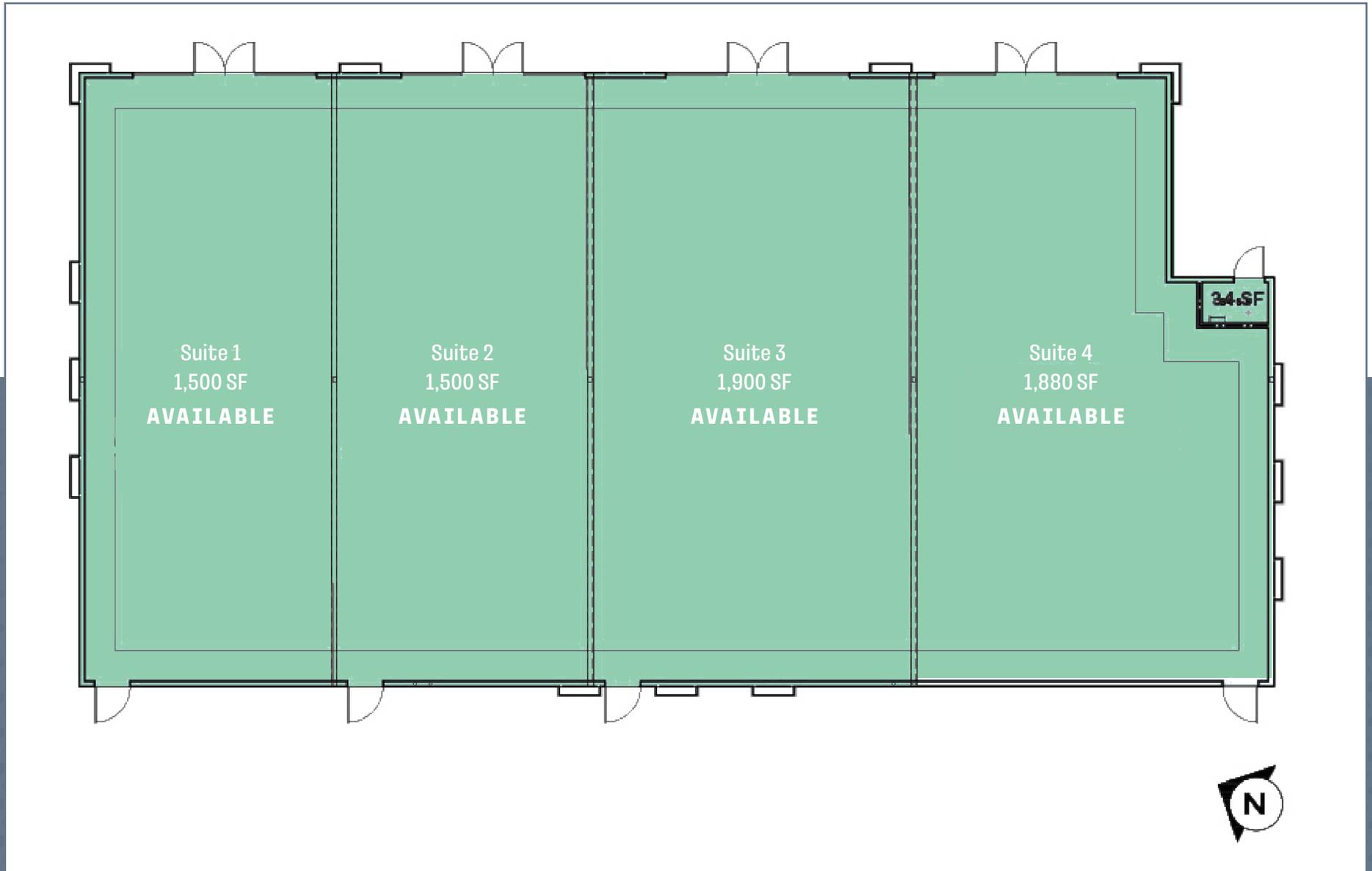


3 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

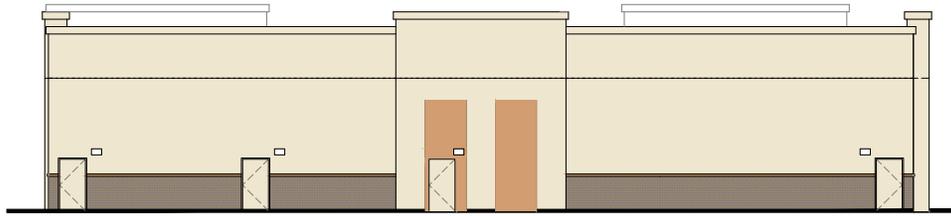
BUILDING TWO | FLOOR PLAN



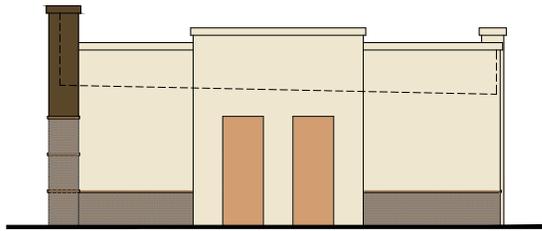
BUILDING TWO | EXTERIOR ELEVATIONS



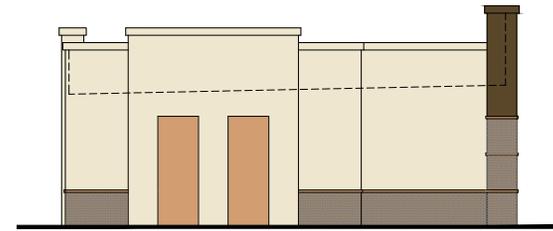
1 EXTERIOR ELEVATIONS - EAST
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS - WEST
SCALE: 1/8"=1'-0"



3 EXTERIOR ELEVATIONS - NORTH
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS - SOUTH
SCALE: 1/8"=1'-0"

AMENITY MAP



AREA DEMOGRAPHICS

Population (2025)

1 Mile	13,955
3 Miles	116,520
5 Miles	274,333

Avg HH Income (2025)

1 Mile	\$124,240
3 Miles	\$115,128
5 Miles	\$104,589

of Households (2025)

1 Mile	5,369
3 Miles	38,880
5 Miles	93,051



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CBRE

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