

JANSEN CENTER

West of SWC Blue Diamond Rd & Decatur Blvd
Las Vegas, NV 89139



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PROPERTY HIGHLIGHTS

**±2,600 SF
WITH DRIVE-THRU**

**±4,000 SF
WITH NO DRIVE-THRU**

- State of the art design at the popular Blue Diamond Retail/Restaurant Corridor
- This center has excellent cross access with the adjacent center, which is anchored by EOS Fitness
- Direct access from Blue Diamond Rd
- Exposure to over 83,000 vehicles per day (combined)
- Close proximity to affluent neighborhoods and master planned communities



APN 176-13-801-050

Zoning General Commercial (C-2)



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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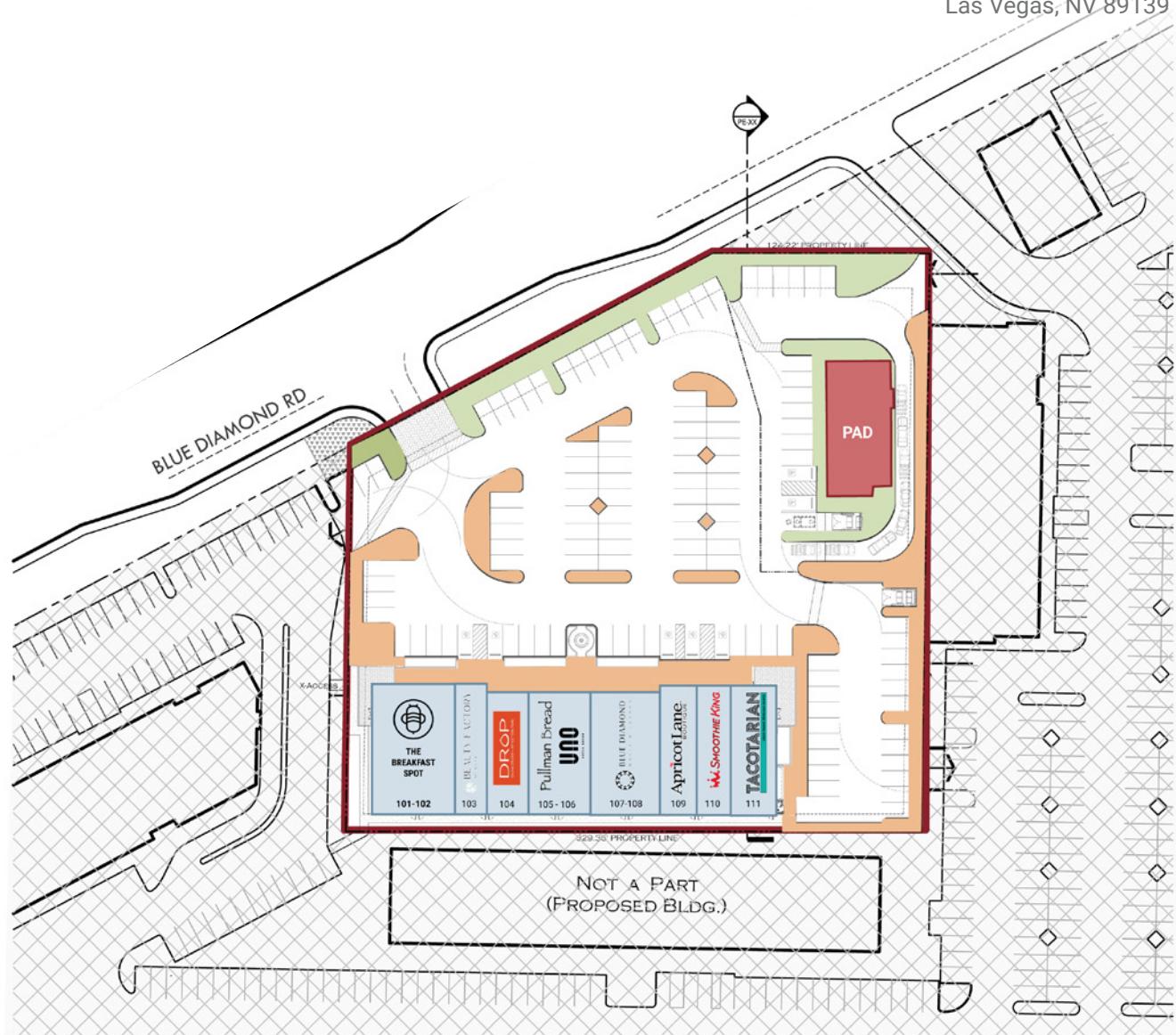
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PROPERTY SITE PLAN

**±2,600 SF
WITH DRIVE-THRU**

**±4,000 SF
WITH NO DRIVE-THRU**

Suite	Tenant	Size (SF)
101-102	The Breakfast Spot	3,285
103	Beauty Factory MedSpa	1,460
104	Drop Sauna	1,680
105-106	Pullman Bread & UNO Katsu Sando	2,520
107-108	MJ Nails & Spa	2,800
109	Apricot Lane Boutique	1,460
110	Smoothie King	1,460
111	Tacotarian	1,825
PAD	AVAILABLE	2,600



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
9,198	115,984	333,555



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$150,499	\$129,931	\$123,693



TRAFFIC COUNTS

Blue Diamond Rd	Decatur Blvd
67,000 VPD	17,100 VPD

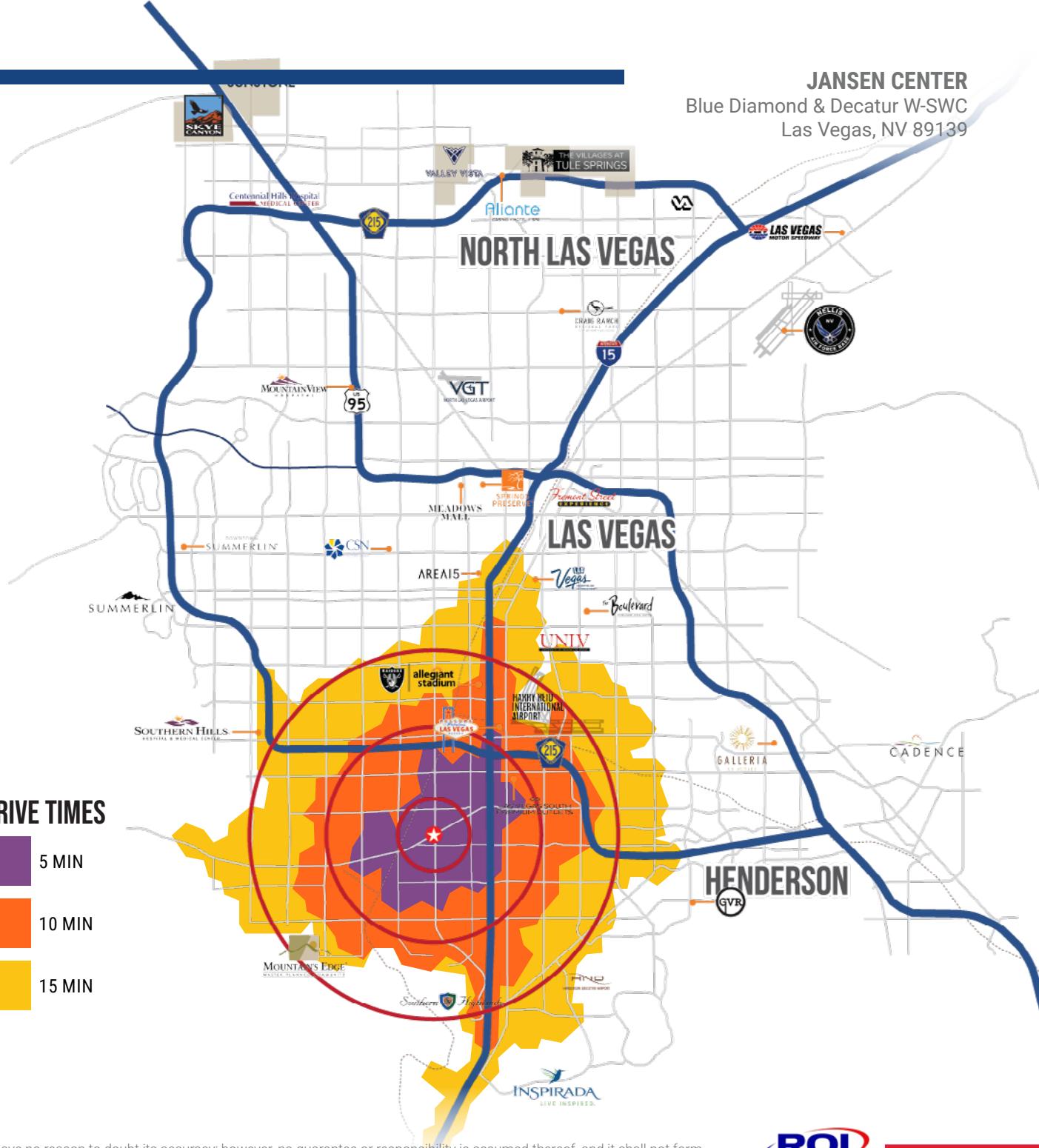
DRIVE TIMES



Sources:
SitesUSA 2024
TRINA, NV DOT 2023

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CALL US FOR MORE INFO

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