

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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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



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AREA DEMOGRAPHICS



POPULATION

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



AVERAGE HOUSEHOLD INCOME

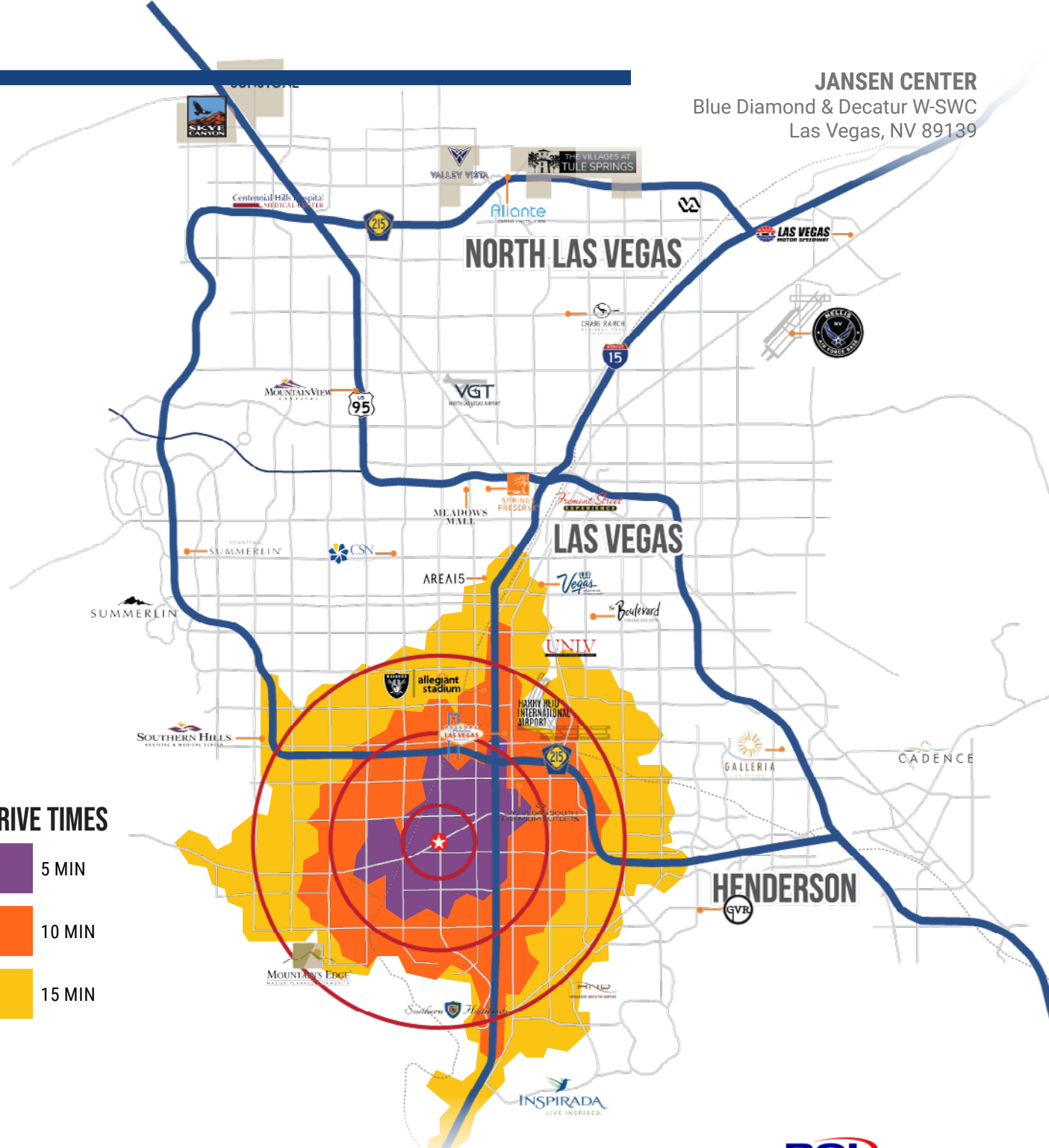
1 Mile	3 Miles	5 Miles
\$150,499	\$129,931	\$123,693



TRAFFIC COUNTS

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

DRIVE TIMES



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Sources:
SitesUSA 2024
TRINA, NV DOT 2023

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CALL US FOR MORE INFO

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