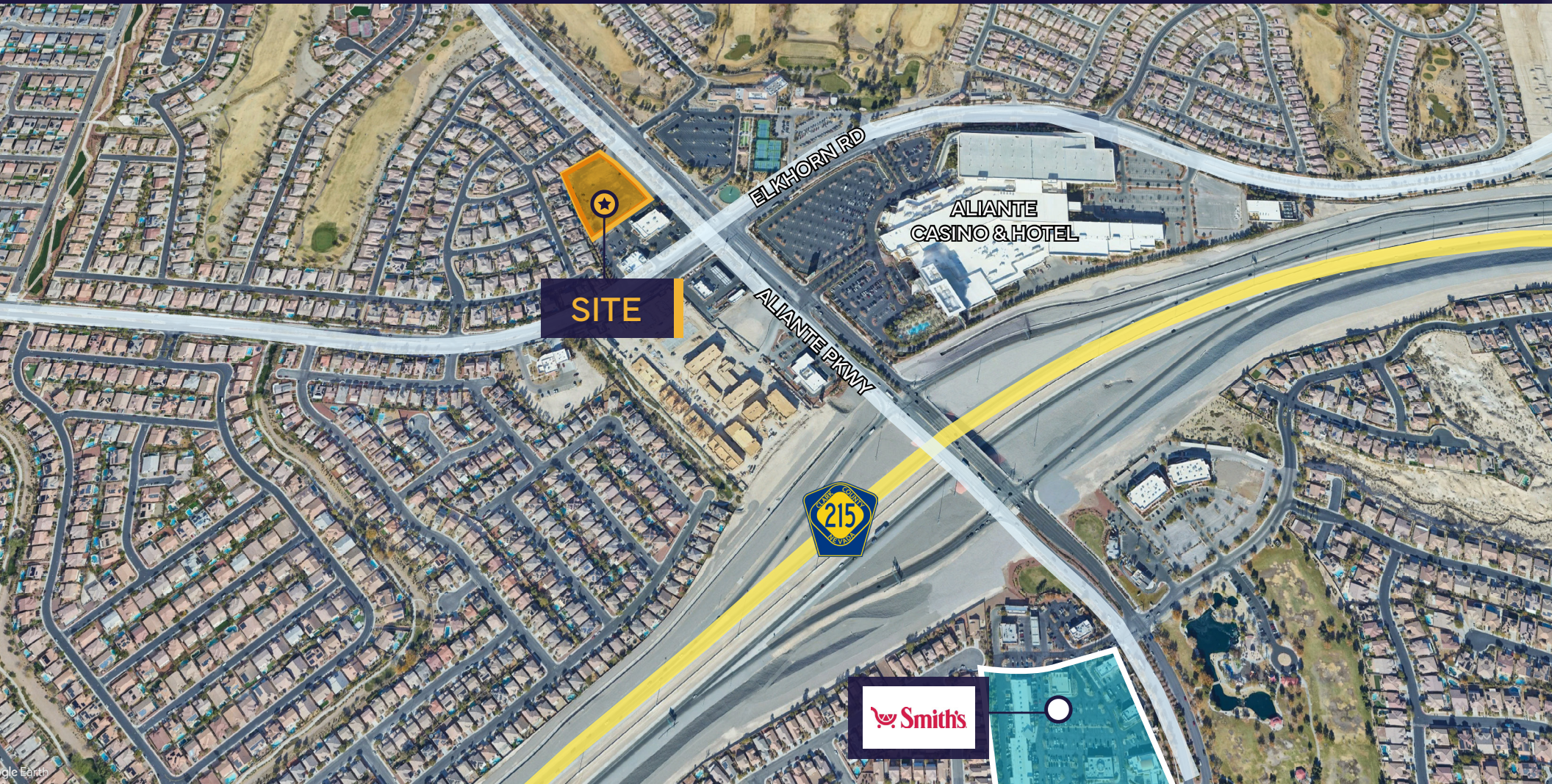


NORTH ALIANTE PARKWAY

NORTH LAS VEGAS, NV 89084





PROPERTY HIGHLIGHTS

PROPERTY DETAILS

SIGNAGE: 30 FT. PYLONS

RETAIL SPACE: ±3.50 AC

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 pre-leasing, 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.



DRONE FLYOVER

SITE PLAN

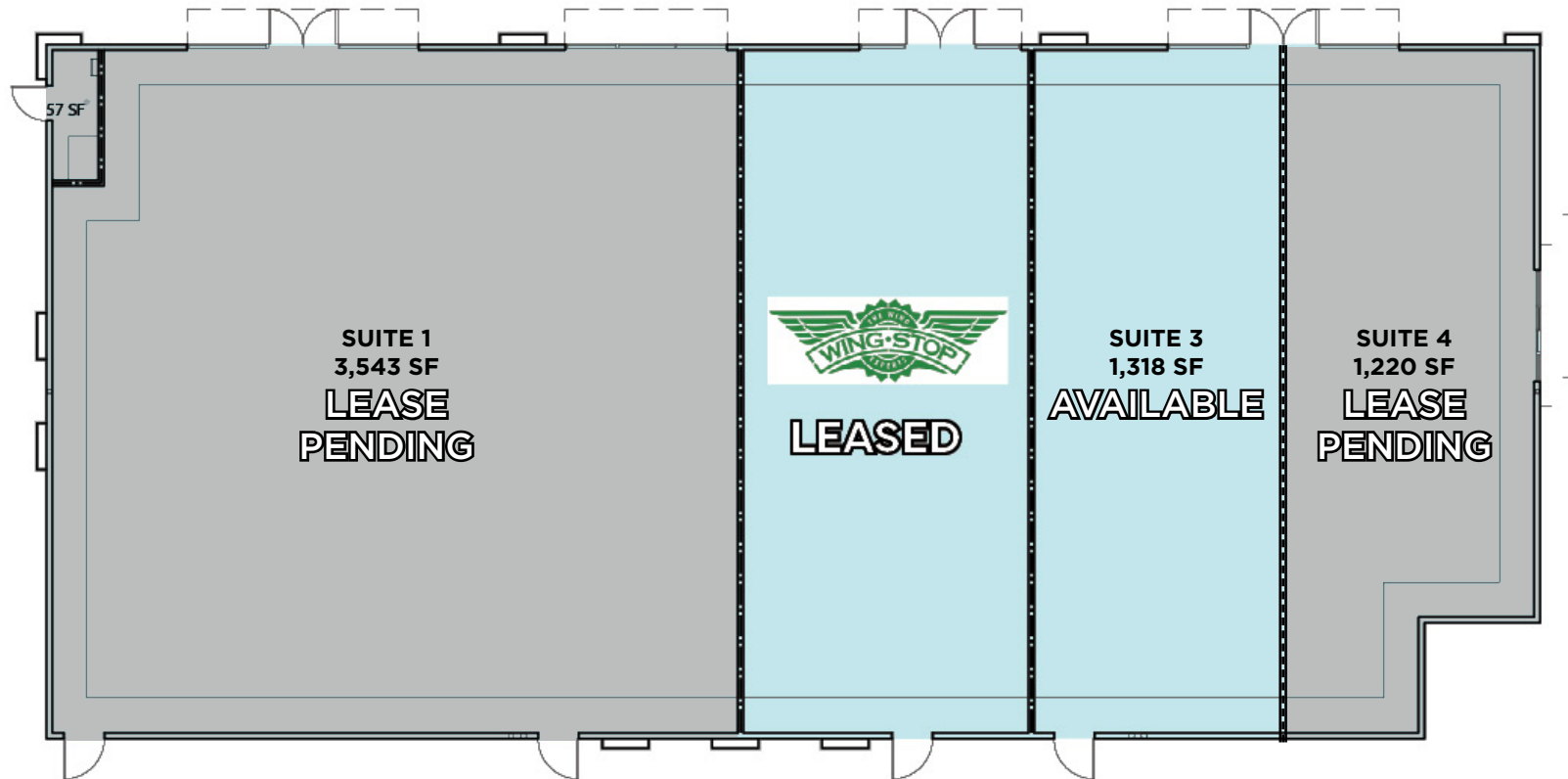


AVAILABLE

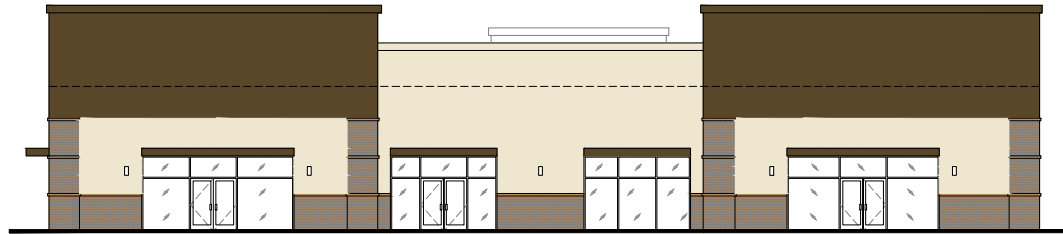
BLDG	SUITE	TENANT	SQ FT
1	1	Lease Pending	3,543
	2	WINGSTOP (COMING SOON)	1,506
	3	AVAILABLE NO DRIVE THRU	1,318
	4	Lease Pending DRIVE THRU OPPORTUNITY	1,220
2	1	AVAILABLE	1,500
	2	AVAILABLE	1,500
	3	AVAILABLE	1,900
	4	Lease Pending	1,880
3		STARBUCKS (COMING SOON)	2,230

- A** PLANNED 30' TALL PYLON
- B** PLANNED 10' TALL MONUMENT
- C** PLANNED 10' TALL MONUMENT

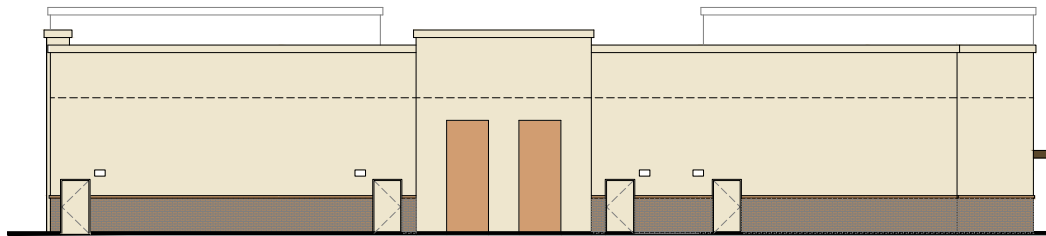
BUILDING ONE | FLOOR PLAN



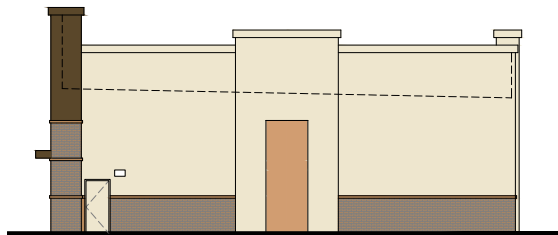
BUILDING ONE | EXTERIOR ELEVATIONS



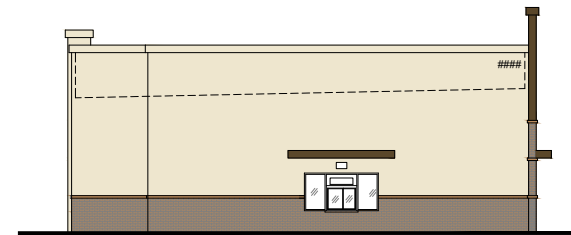
1 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"



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

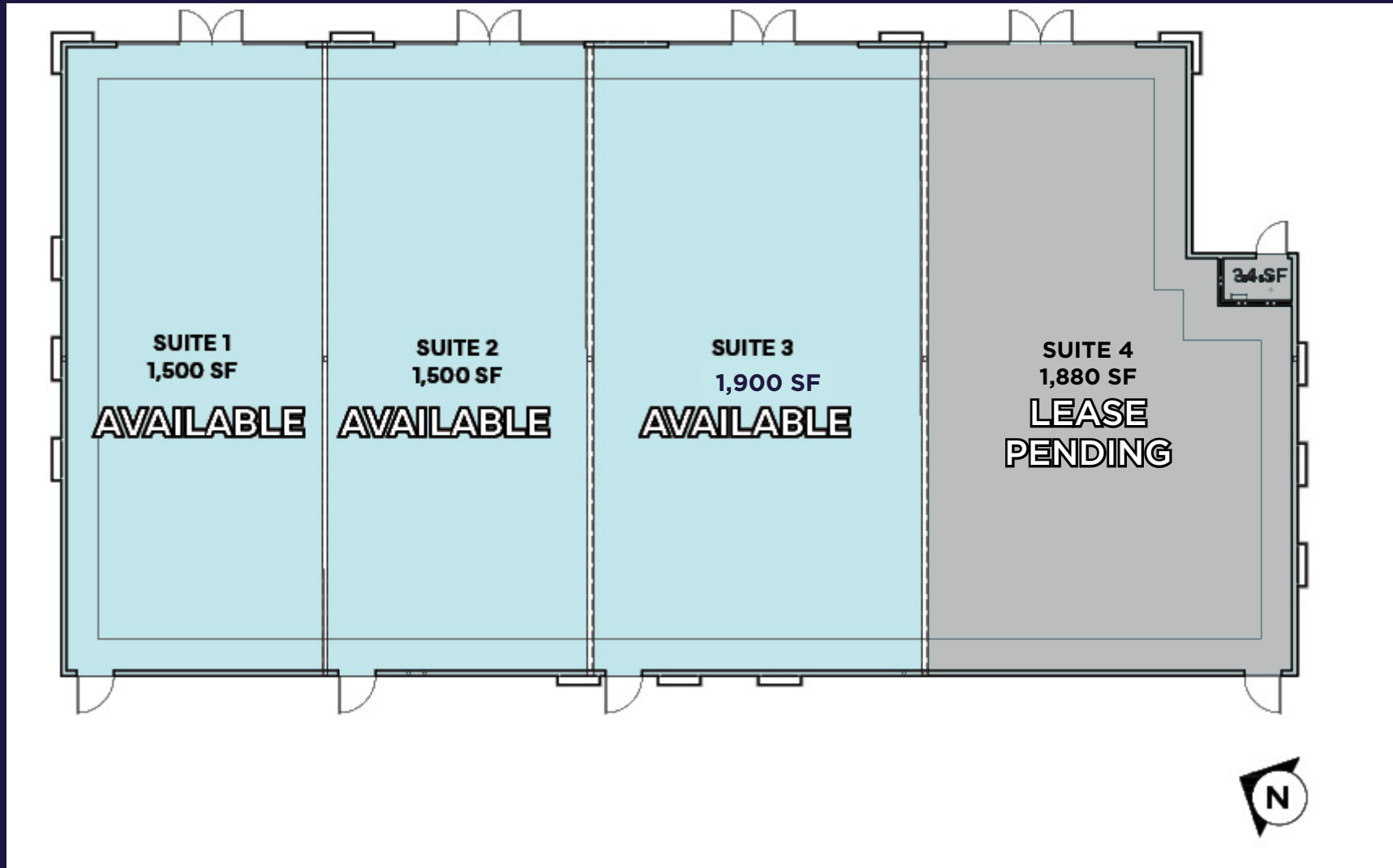


3 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

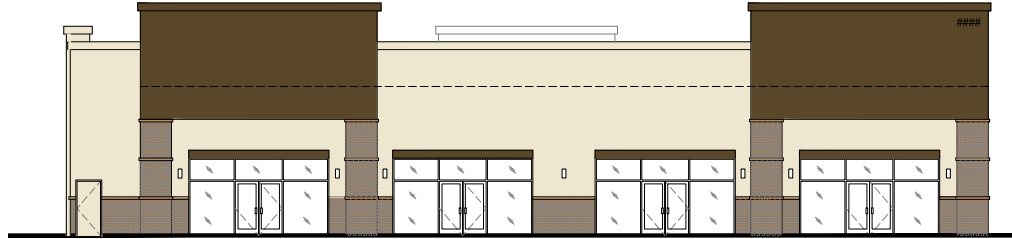


4 EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

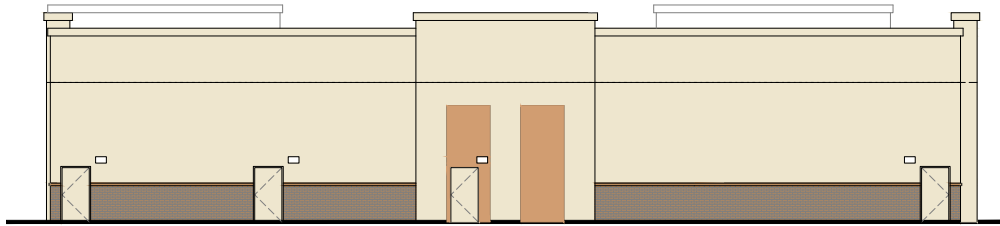
BUILDING TWO | DEMISABLE FLOOR PLAN



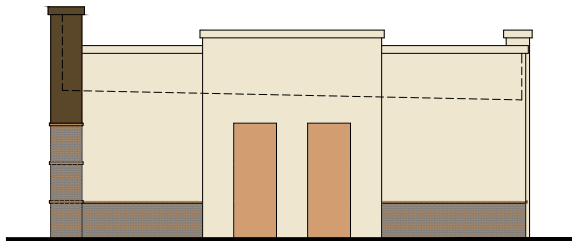
BUILDING TWO | EXTERIOR ELEVATIONS



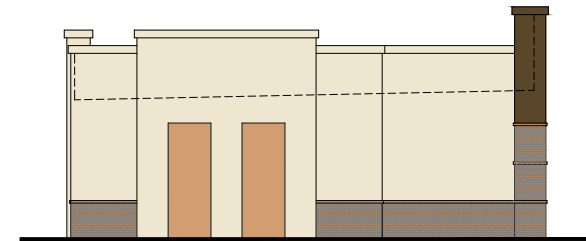
1 EXTERIOR ELEVATIONS - EAST
SCALE: 1/8"=1'-0"



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"

AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

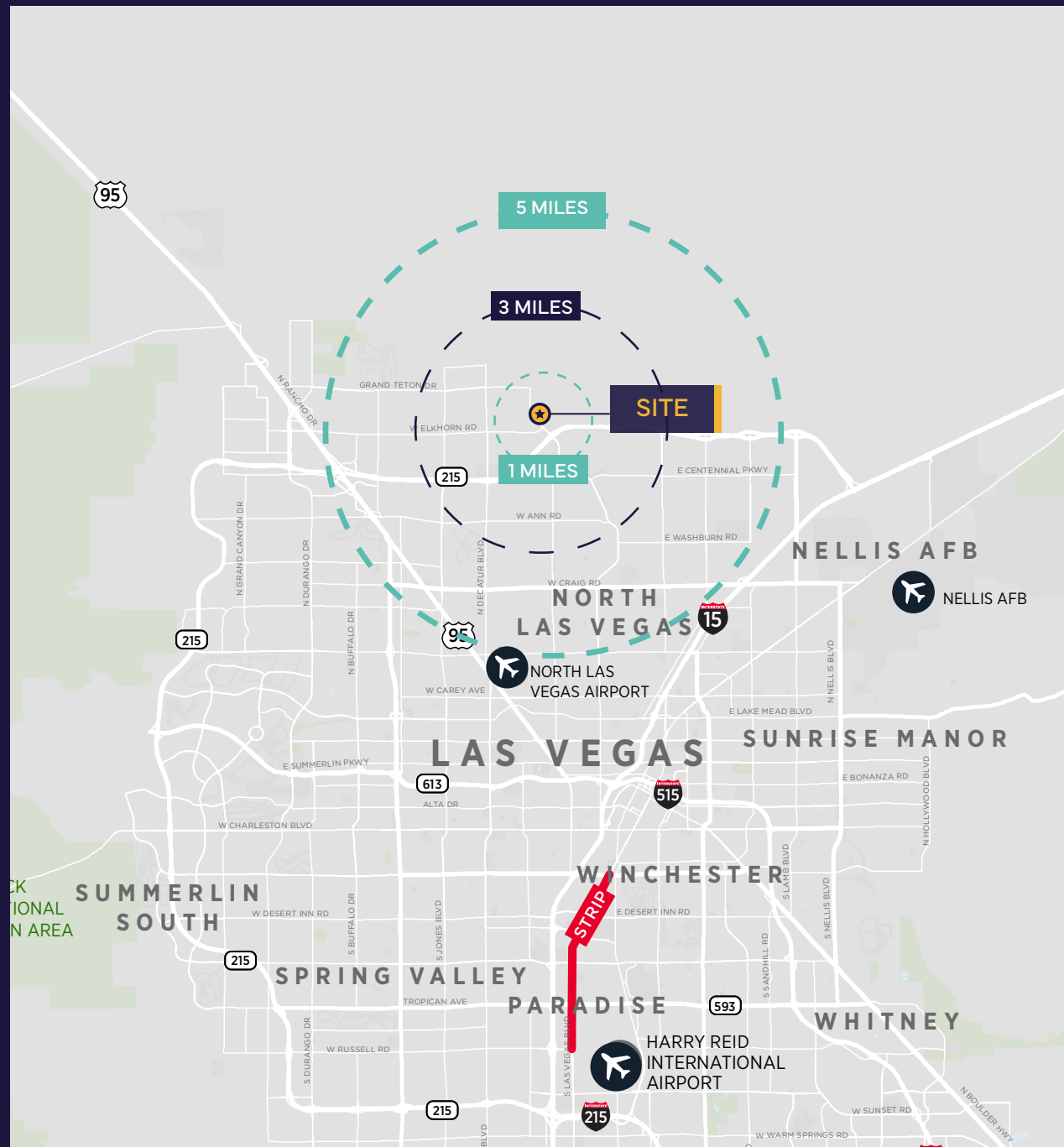
1 MILE	13,955
3 MILES	116,520
5 MILES	274,333

AVG HH INCOME

1 MILE	\$124,240
3 MILES	\$115,128
5 MILES	\$104,589

OF HOUSEHOLDS

1 MILE	5,369
3 MILES	38,880
5 MILES	93,051



LEASING

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NORTH ALIANTE PARKWAY

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