

LEASE **HERE**

2101 + 2135

S Decatur Blvd Las Vegas, NV 89102

XYZ PLAZA

5,339 RSF Corner Pad
Building With Drive Thru
+

Suites from
+/- 1,200 to 8,415 RSF
2nd Gen Retail and
Restaurant Kitchen Spaces

Dynamic retail center on the busy
South Decatur Blvd Corridor adjacent
to power centers and dense residential



XYZ Plaza is a centrally located 45,140 SF Retail Center on the heavily trafficked South Decatur corridor. Surrounded by strong residential density and numerous big box retail uses in the nearby trade area, this well-established, infill location also benefits from strong daytime population numbers. XYZ Plaza has convenient access to the Sahara Corridor as it is located only one block to the South, and Charleston Boulevard only a few blocks to the North

SUBMARKET



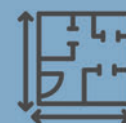
Central-West Las Vegas Retail Submarket

USE



Retail / Service Commercial

AVAILABLE



+/- 1,200 to 8,415 Rentable Square Feet

ZONING



C-2 General Commercial (City of Las Vegas)

RATE



\$2.25 - 3.25 NNN (NNN estimate for 2025 at \$0.49/SF)

POWER



Most suites feature 100A single phase panel @110 / 220V

VISIBILITY



Excellent visibility on South Decatur Boulevard

RESTROOMS



Private restrooms in each suite

SIGNAGE



Pylon signage space available

CLEAR HEIGHT / FIRE



10' - 14' ceiling heights, sprinklered main building (2135 Non-sprinklered)

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Recent Upgrades

- Modern Paint Scheme
- Desert Landscaping
- Revamped Pylon Sign
- Recent Lot Striping / Coating
- Lighting Upgrades

2101

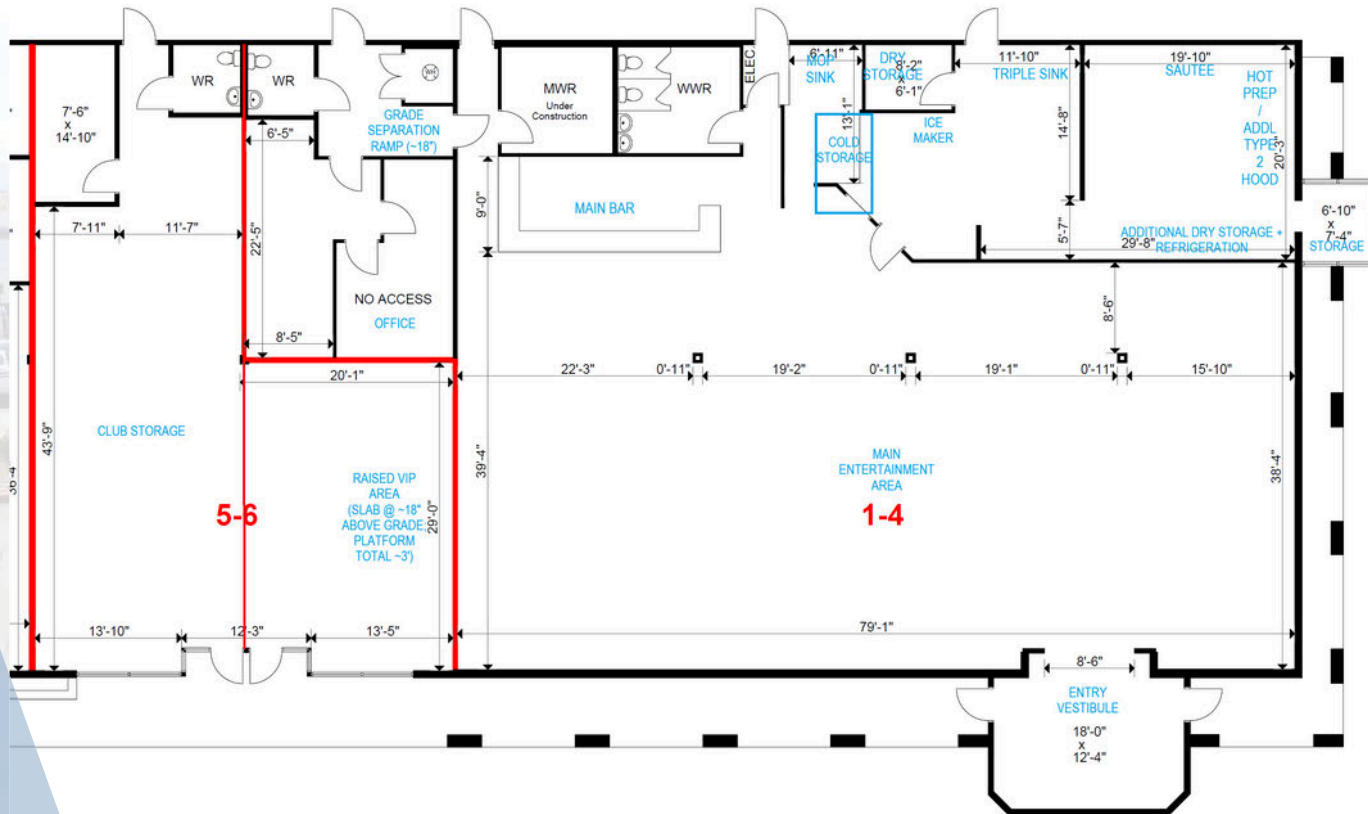


Suite #	Use Type	RSF	Position	Base Rent	NNN	Total Monthly	About This Space
Suite 1-6	Retail/ Restaurant	4,815 - 7,215	End Cap	\$3.25 / SF NNN	\$0.49 Est	\$18,008 - \$26,984	See floorplan page for details.
Suite 7	Retail / Personal Services	1,200	Inline	\$2.25/ SF NNN	\$0.49 Est	\$3,288	Open space suite with restrooms. Ready for anything!
Suite 13-14-15	Events Space / Banquet	3,600	Inline	\$2.25/ SF NNN	\$0.49 Est	\$9,864	2nd Gen Events space / Banquet center. Open space, 2 restrooms, ready room, built-in bar area (no wet improvements)

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AVAILABILITIES



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Corner endcap space with street frontage on Decatur. 2nd gen restaurant space with full kitchen, sautee line, hood, walk-in cooler and grease trap / interceptor. Built out as a nightclub with platform seating area, full bar and L16 on premises liquor license with entertainment. Demisable +/- 4,815 SF - 7,215 SF.

Suite 1-6



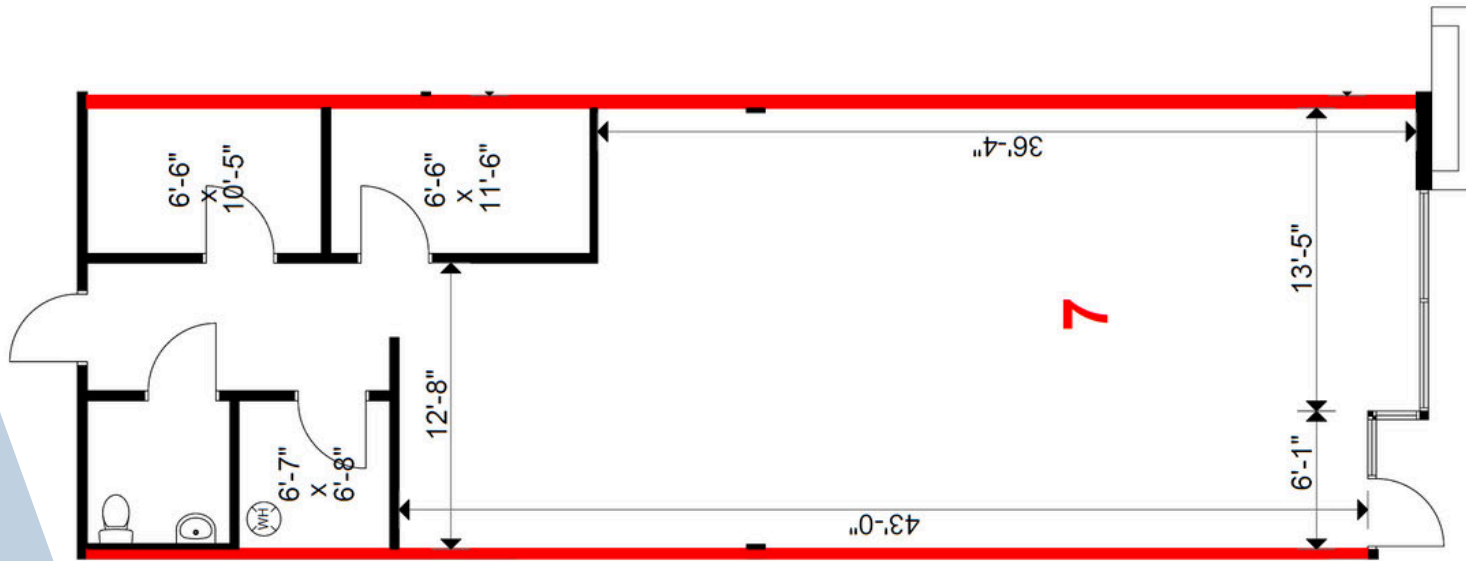
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Suite 7	Retail / Personal Services	1,200	Inline	\$2.25/ SF NNN	\$0.49 Est	\$3,288	2nd Generation open retail space, 2 rear office areas, former Tax preparation office. One of the closest to S Decatur.
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Suite 7



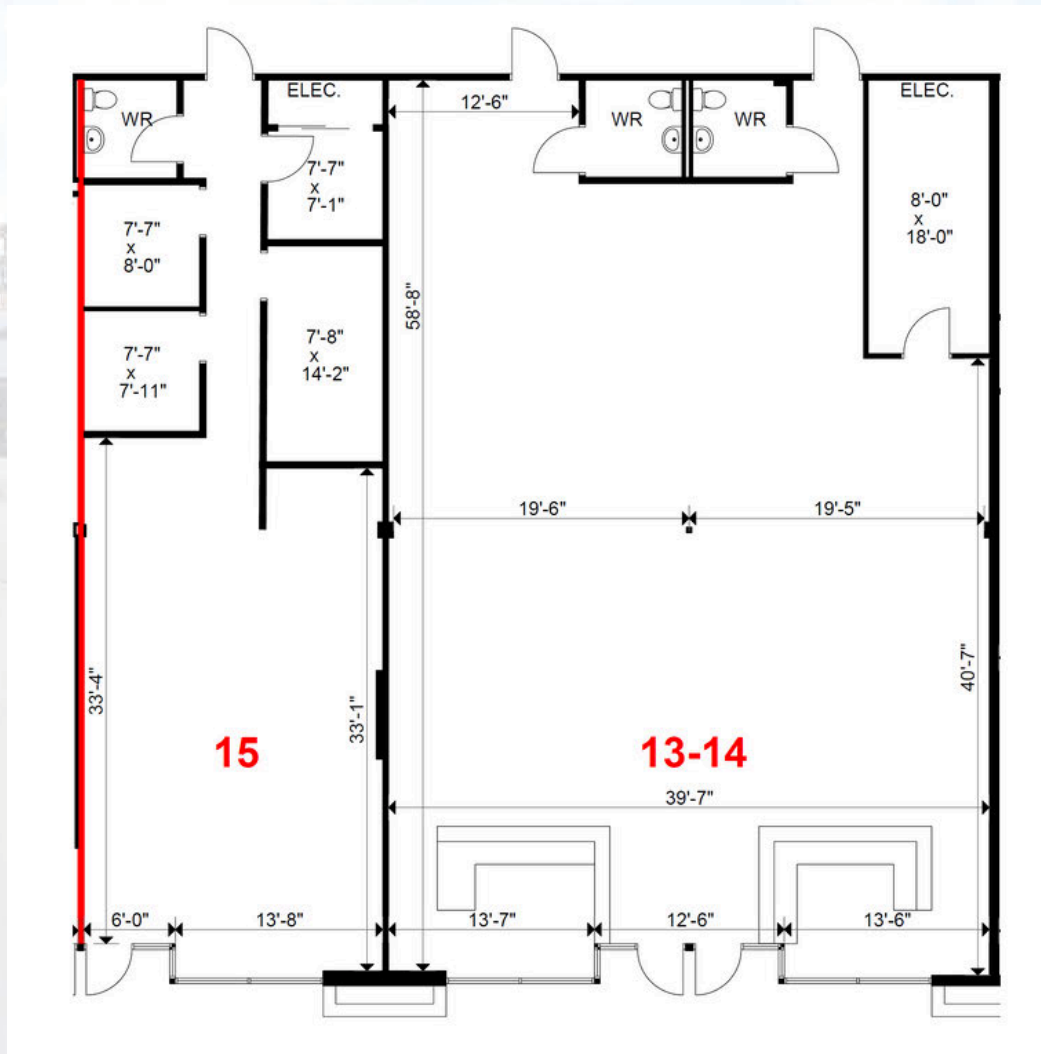
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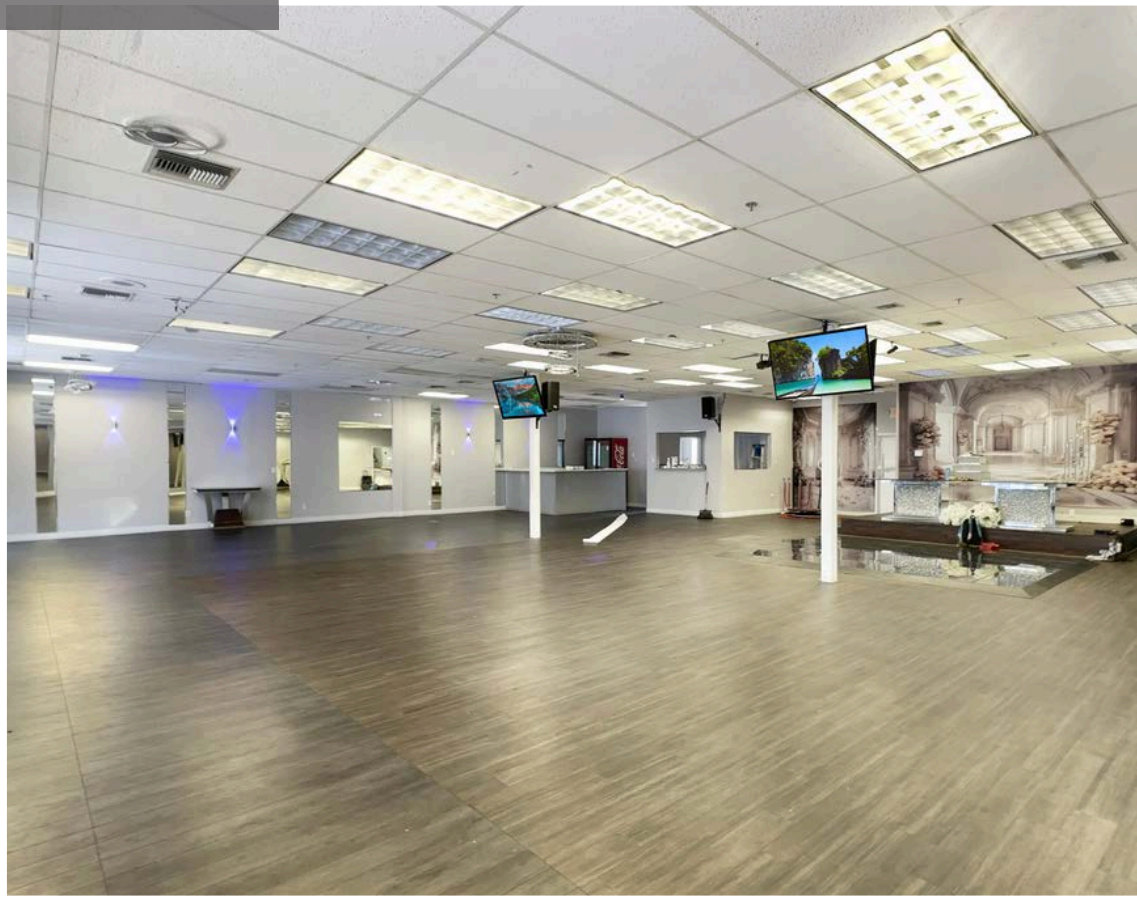
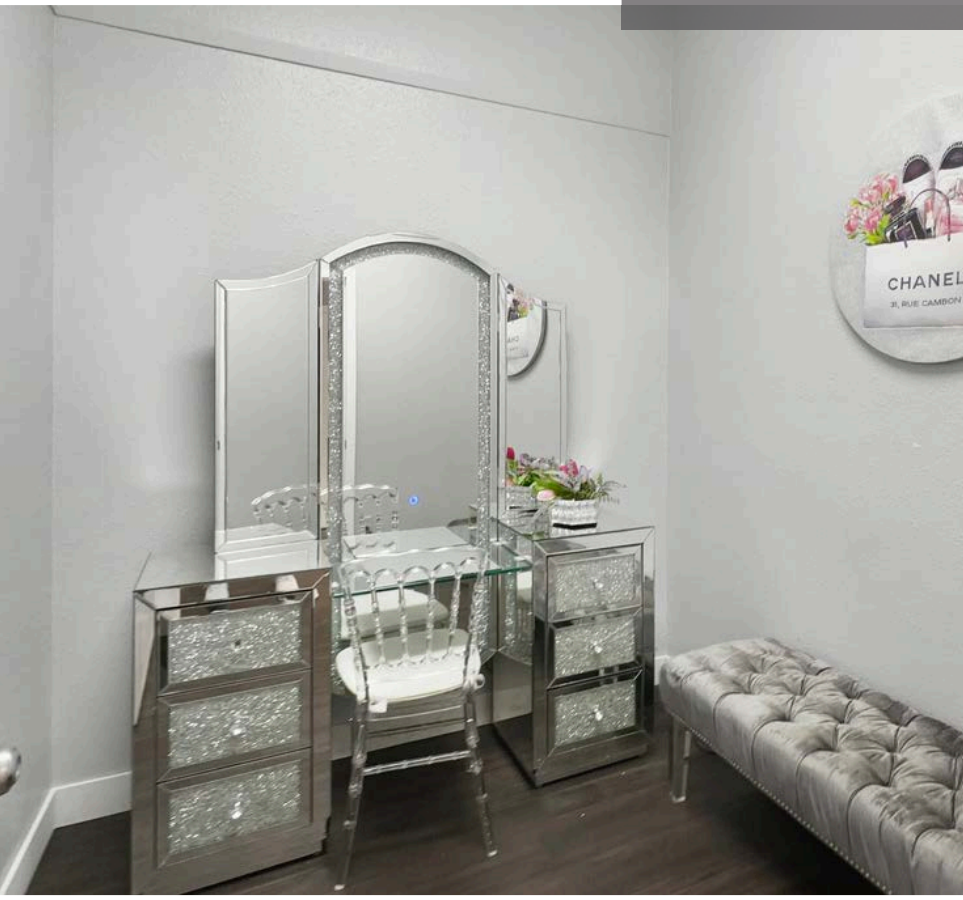


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Suite 13-15

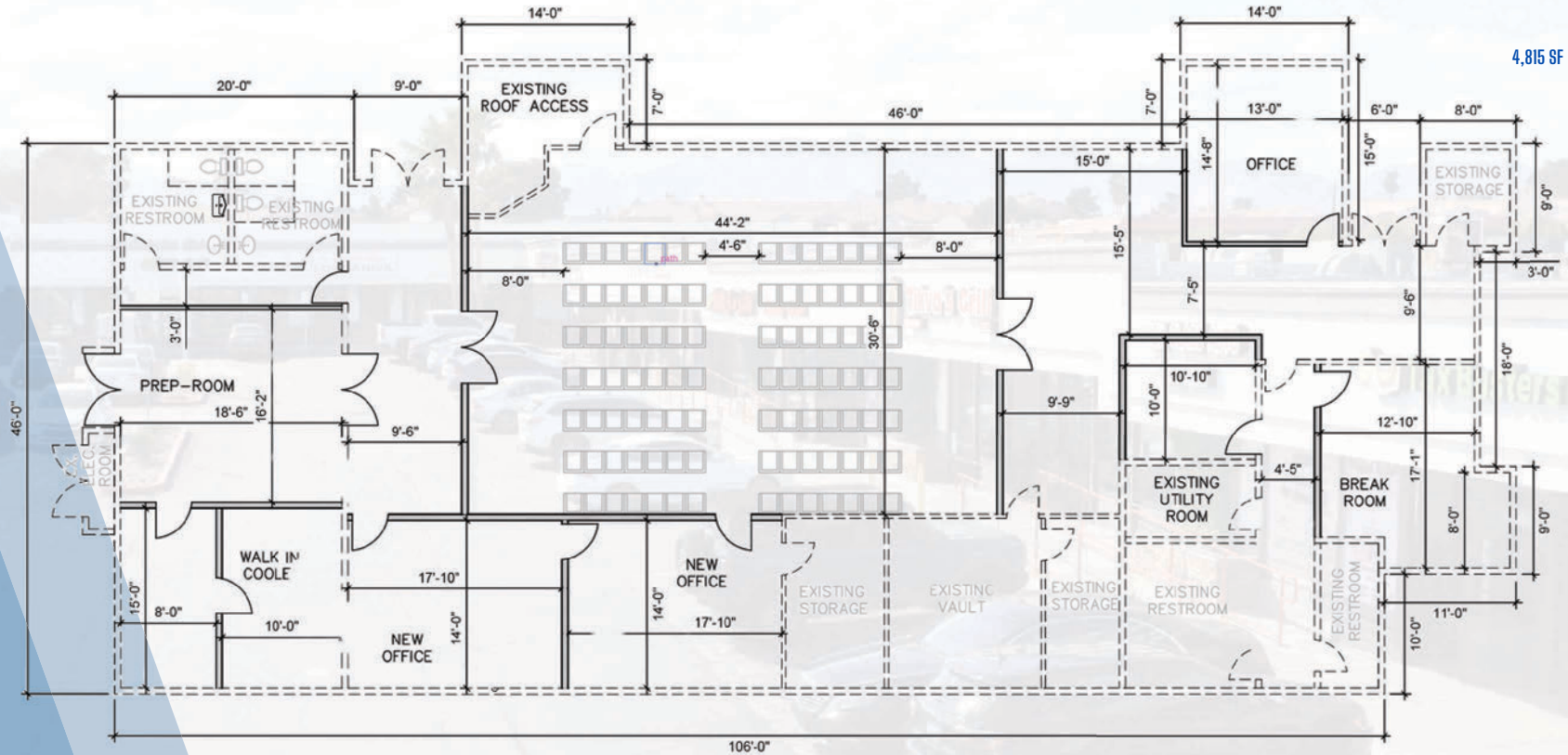


2101 S Decatur Blvd
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AVAILABILITIES

2135

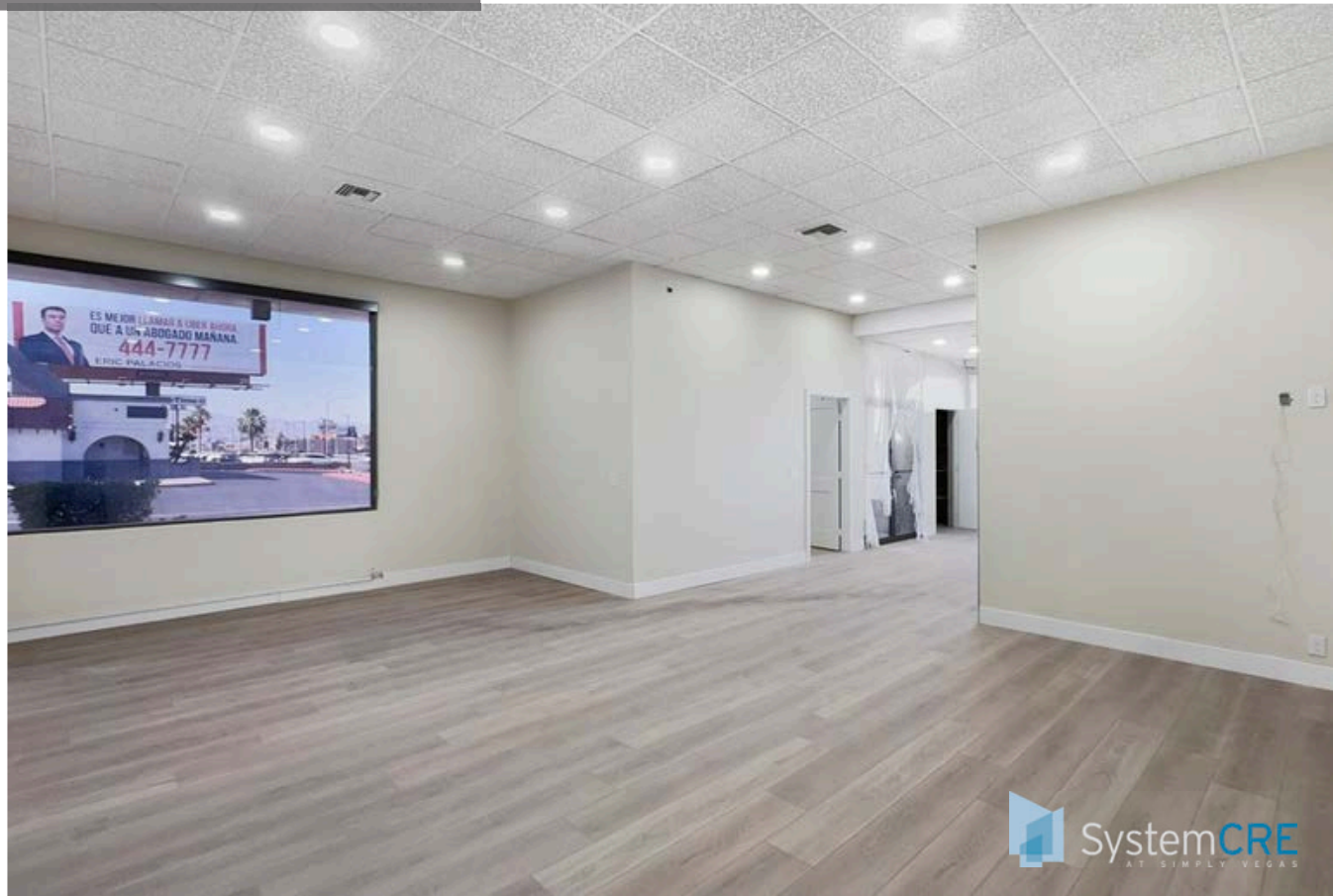


Suite #	Use Type	RSF	Position	Base Rent	NNN	Total Monthly	About This Space
2135 Corner Full Building	Retail/ Restaurant	5,339	Corner Pad Building	\$3.25 / SF NNN	\$0.49 Est	\$19,822	Partially completed ~85% improvements for a funeral home concept, can be converted to restaurant / brewery / drive thru / pharmacy or professional services. New lighting, restrooms

2135 Full Building



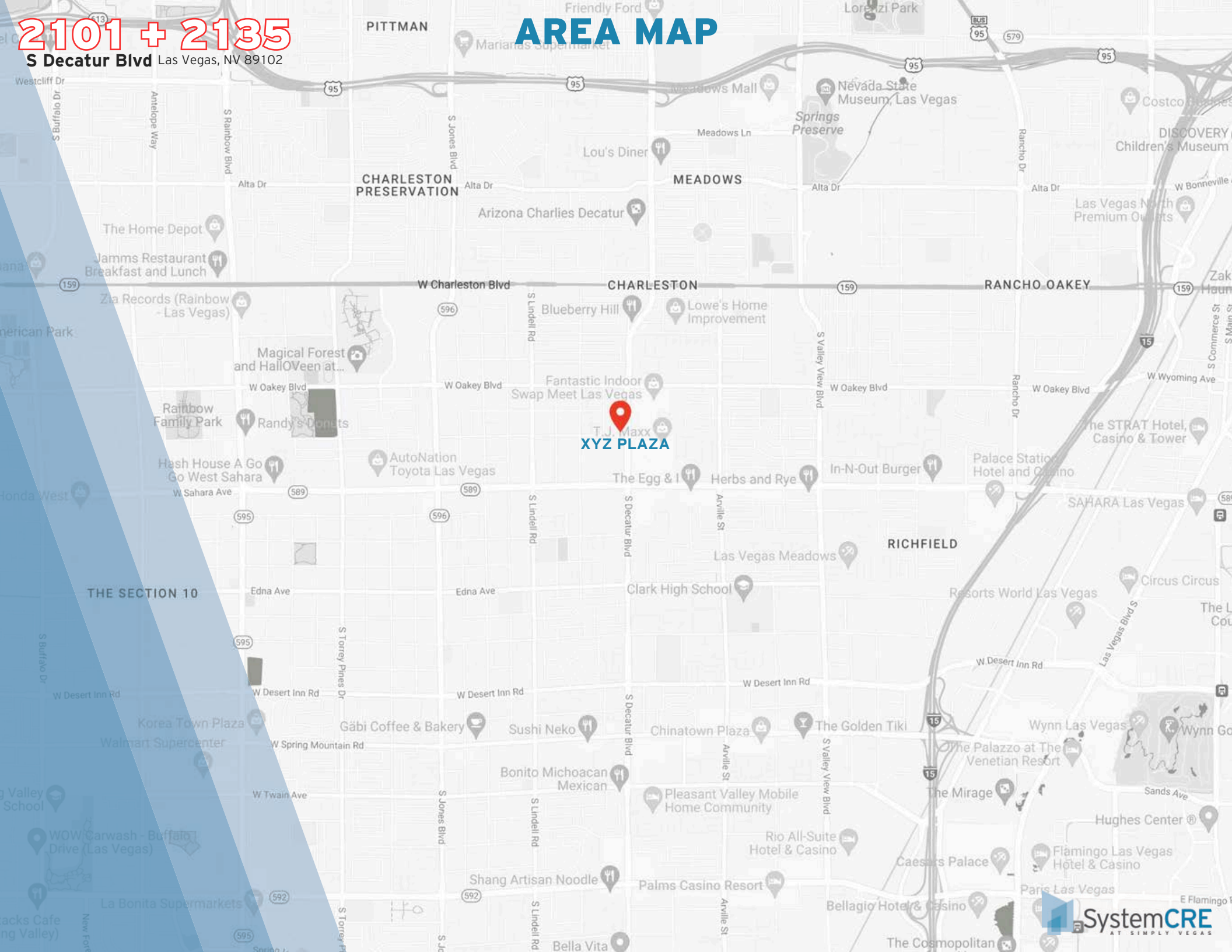
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AREA MAP



DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

5 MILE

2029 PROJECTION

25,924

183,259

515,898

2024 ESTIMATE

23,905

170,174

479,635

2020 CENSUS

21,969

163,275

463,473

GROWTH 2024-2029

1.7%

1.5%

1.5%

GROWTH 2020-2024

2.2%

1.1%

0.9%

HOUSEHOLDS

2029 PROJECTION

9,445

71,019

208,211

2024 ESTIMATE

8,715

65,852

193,479

2020 CENSUS

8,046

62,642

186,252

GROWTH 2024-2029

1.7%

1.6%

1.5%

GROWTH 2020-2024

2.00%

0.80%

0.80%

HOUSEHOLD INCOME

2024 AVERAGE HOUSEHOLD INCOME

\$56,673

\$65,984

\$65,699

2024 MEDIAN HOUSEHOLD INCOME

\$41,845

\$44,919

\$45,095

FOR MORE INFO OR TO TOUR:

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