



Cactus Marketplace

10420 S Decatur Blvd, Las Vegas, NV 89141

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES



Heather Hicks

BHHS Nevada Properties

8850 W Sunset Rd, Suite 200, Las Vegas, NV 89148

heatherh@mcgareypartners.com

(702) 336-3693



Cactus Marketplace

\$3660/MONTH TOTAL INCLUDING CAM!!!

Highly desirable Southern Highlands Area! Excellent Tenant Mix! Large Daycare/School, Professional Doggy Hotel & Pet Store, Dry Cleaning, Yoga Studio, Franchise Restaurants and Fine Italian Restaurant within the Center. Brand new Residential Apartment Complex and renowned schools within minutes of the retail space!...

- Heavy daytime foot traffic!
- Busy evenings with multiple restaurants open!
- Next to Share Tea!



Rental Rate: \$3.20 /SF/MO Base Rate

Property Type: Retail

Gross Leasable Area: 10,045 SF

Year Built: 2015

Walk Score ©: 57 (Somewhat Walkable)

CAM Fees: \$0.65 /SF/MO

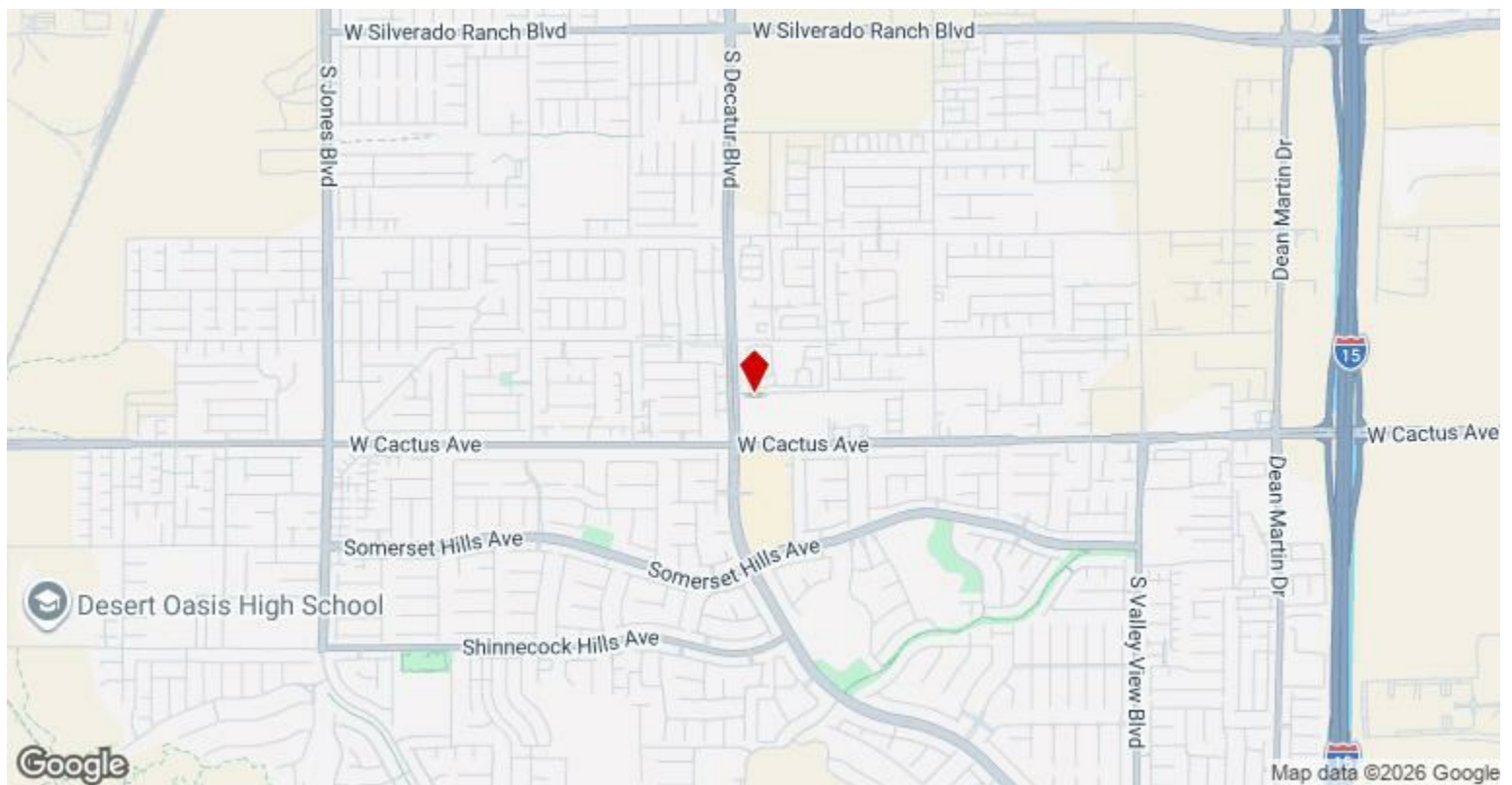
1st Floor Ste 160

Space Available	950 SF
Rental Rate	\$3.20 /SF/MO
Date Available	February 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	New
Space Use	Retail
Lease Term	3 - 5 Years

Amazing 950 Sq Ft Retail Suite located in Cactus Marketplace!End Cap! Only Available Unit!!!Located next to Share Tea!Open Floor Plan - Former Dance StudioGreat Signage location End Cap CornerRestaurants welcome, perfect for small dine-in & take-out/deliveries!All Retail uses welcome!Text or Call for an appointment to see today! 702-336-3693Heather Hicks BHHS S.35070

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cutting Edge Barber Shop	-	
Scaled Fitness	-	
Sharetea	-	
Welch Dentistry	-	



10420 S Decatur Blvd, Las Vegas, NV 89141

Highly desirable Southern Highlands Area!

Excellent Tenant Mix!
Large Daycare/School,
Professional Doggy Hotel & Pet Store
Dry Cleaning , Yoga Studio
Franchise Restaurants and
Fine Italian Restaurant within the Center.

Brand new Residential Apartment Complex and renowned schools within minutes of the retail space!

Property Photos

