



## 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](mailto: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 StoreDry Cleaning , Yoga StudioFranchise Restaurants andFine 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

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## 1st Floor Ste 160

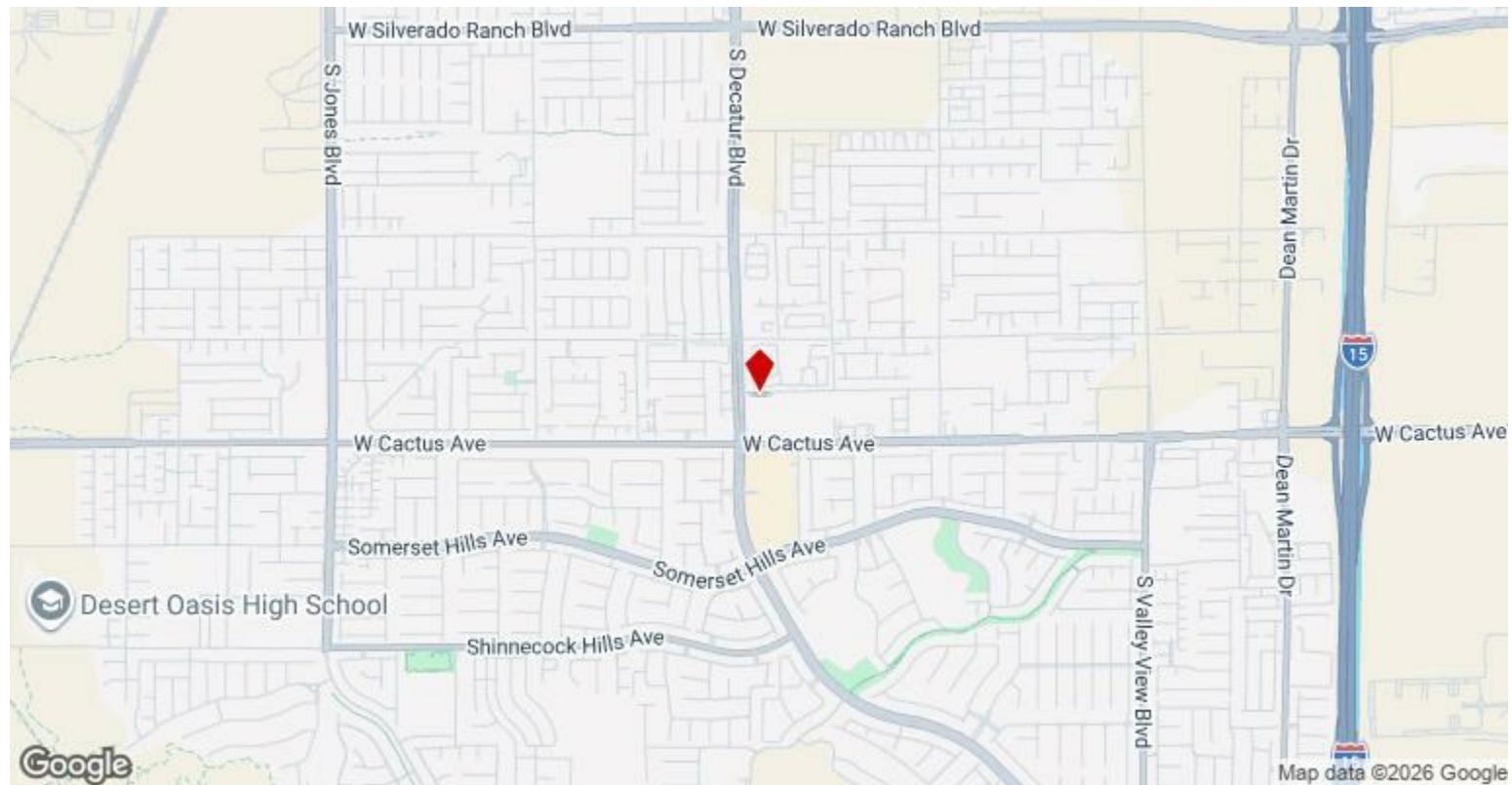
Space Available	950 SF
Rental Rate	\$3.20 /SF/MO
Date Available	February 01, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	New
Space Use	Retail
Lease Term	3 - 5 Years

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 Studio Great Signage location End Cap Corner Restaurants welcome, perfect for small dine-in & take-out/deliveries! All Retail uses welcome! Text or Call for an appointment to see today! 702-336-3693 Heather Hicks BHHS S.35070

## Major Tenant Information

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



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# Property Photos

