



FUTURE SHOPPING CENTER

NWC Cactus Ave & Valley View Blvd
Las Vegas, NV 89141

GROUND LEASE, BUILD-TO-SUIT
DRIVE-THRU PADS, SHOP SPACE, AND
ANCHOR SPACE AVAILABLE



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

3,000 - 44,000 SF Available

- Grocer and Drug Store planned
- Shops, Anchor, and Junior Anchor space available
- Freestanding and Drive Thru Pads available for Lease, GL or BTS
- At the doorstep of Southern Highlands Master Planned Community
- 6,455 homes planned and under construction within 3 miles
- Valley View extends into the heart of Southern Highlands and 12.5 miles north. This, and proximity to I-15, creates a regional draw
- Excellent visibility to Cactus Ave with exposure to over 31,500 VPD as well as to Valley View Blvd
- High household incomes with an average of \$120,006 within a 1 mile radius and \$107,284 within a 3 mile radius



PARCEL INFO

APN: 177-30-801-030 & 177-30-801-031

Size: 3,000 - 44,000 SF

Planned Use: General Commercial (C-2)



NWC Cactus Ave & Valley View Blvd
Las Vegas, NV 89141

DAN ADAMSON



702.550.4934



dan@roicre.com

Lic # B.0026992.CORP

EDWARD LEHNARDT



702.550.4169



edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER



702.483.3683



chris@roicre.com

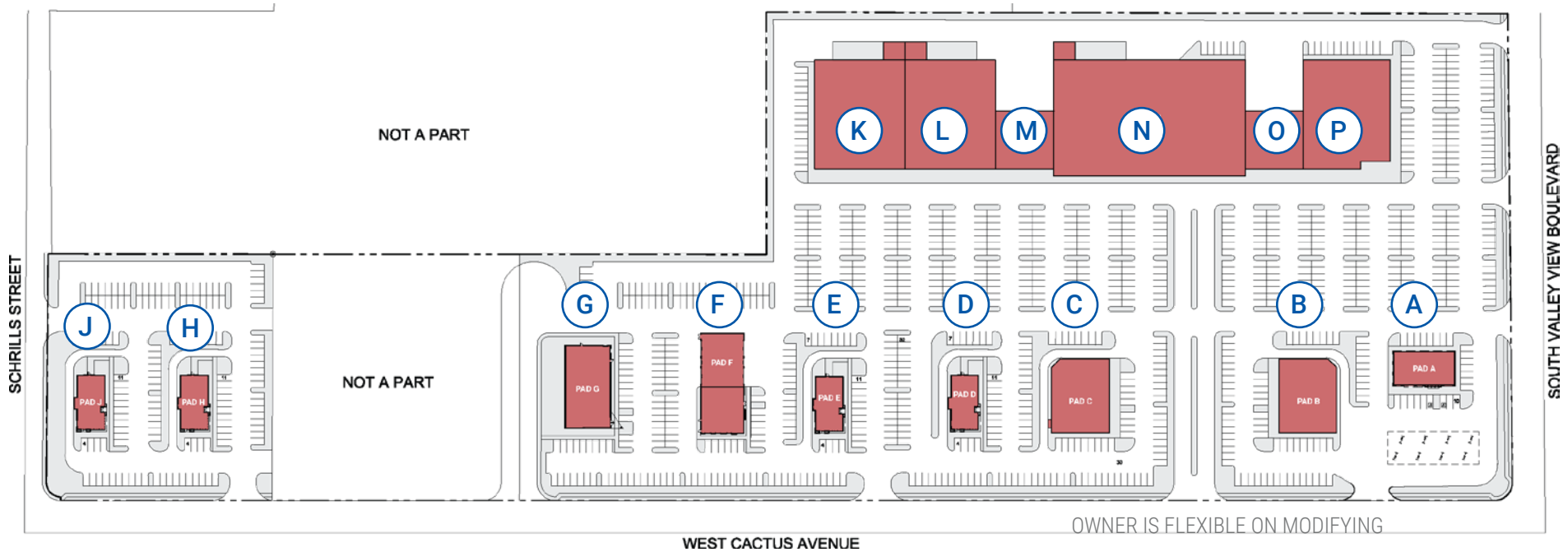
Lic # S.0190814



roicre.com

SCHEMATIC SITE PLAN

NWC Cactus Ave & Valley View Blvd
Las Vegas, NV 89141



Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
Pad A	Convenience Store	4,000	Pad J	Restaurant	3,000
Pad B	Retail/Restaurant	8,000	Anchor	Anchor	19,500
Pad C	Retail/Restaurant	8,000	Anchor	Anchor	19,500
Pad D	Restaurant	3,000	Anchor	Anchor	6,400
Pad E	Restaurant	3,000	Anchor	Anchor	44,000
Pad F	Auto Maintenance	8,320	Anchor	Anchor	6,400
Pad G	Retail	7,381	Anchor	Anchor	17,600
Pad H	Restaurant	3,000			

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

EDWARD LEHNARDT

702.550.4169

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

702.483.3683

chris@roicre.com

Lic # S.0190814



roicre.com

AREA DEMOGRAPHICS



TRAFFIC COUNTS

W Cactus Ave 31,500 VPD



POPULATION

1 Mile	3 Miles	5 Miles
12,867	106,499	258,878

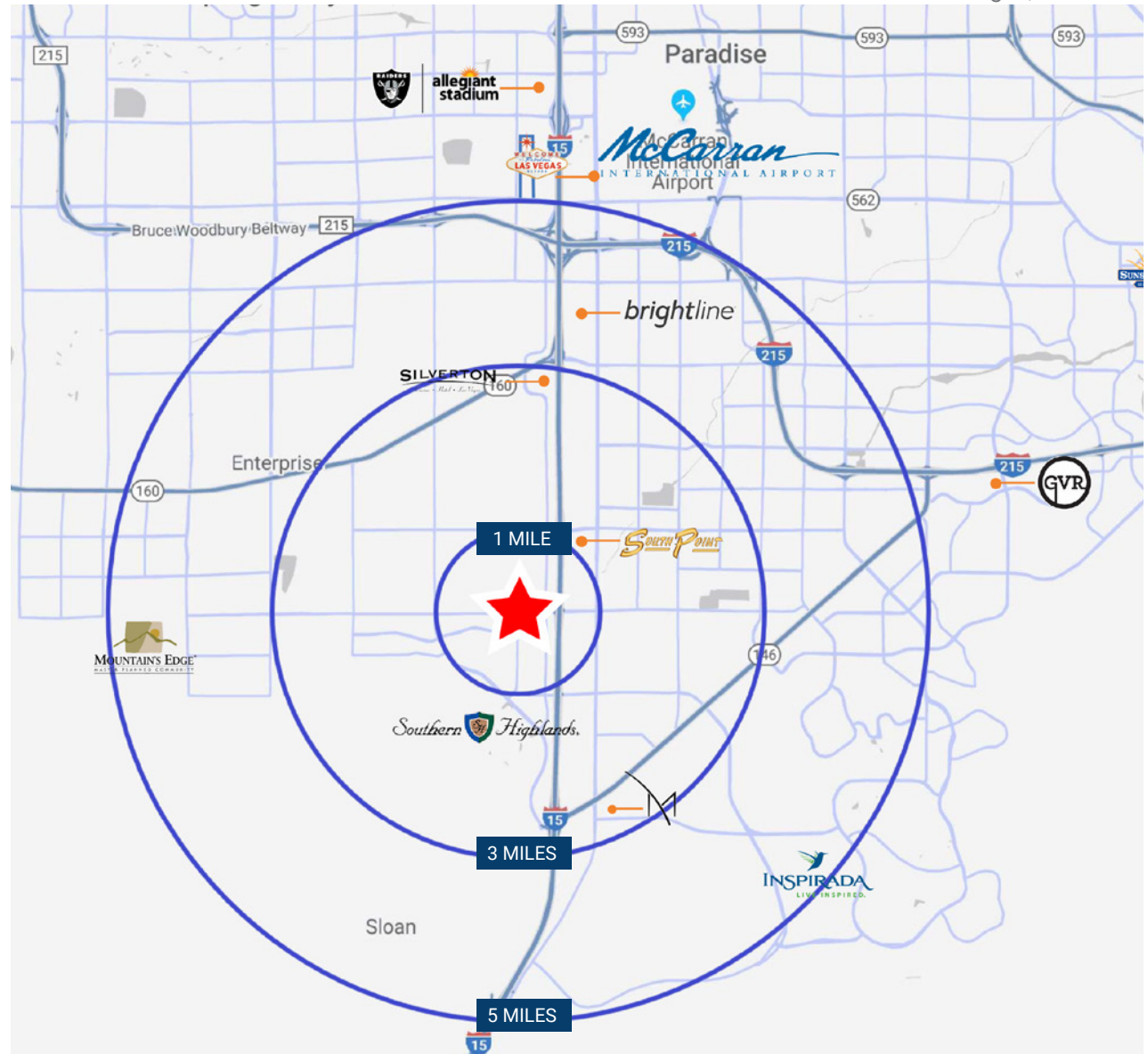


AVERAGE HHI

1 Mile	3 Miles	5 Miles
\$120,006	\$107,284	\$103,644

Source:
SitesUSA 2021
TRINA, NV DOT 2020

NWC Cactus Ave & Valley View Blvd
Las Vegas, NV 89141



DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

EDWARD LEHNARDT

702.550.4169

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

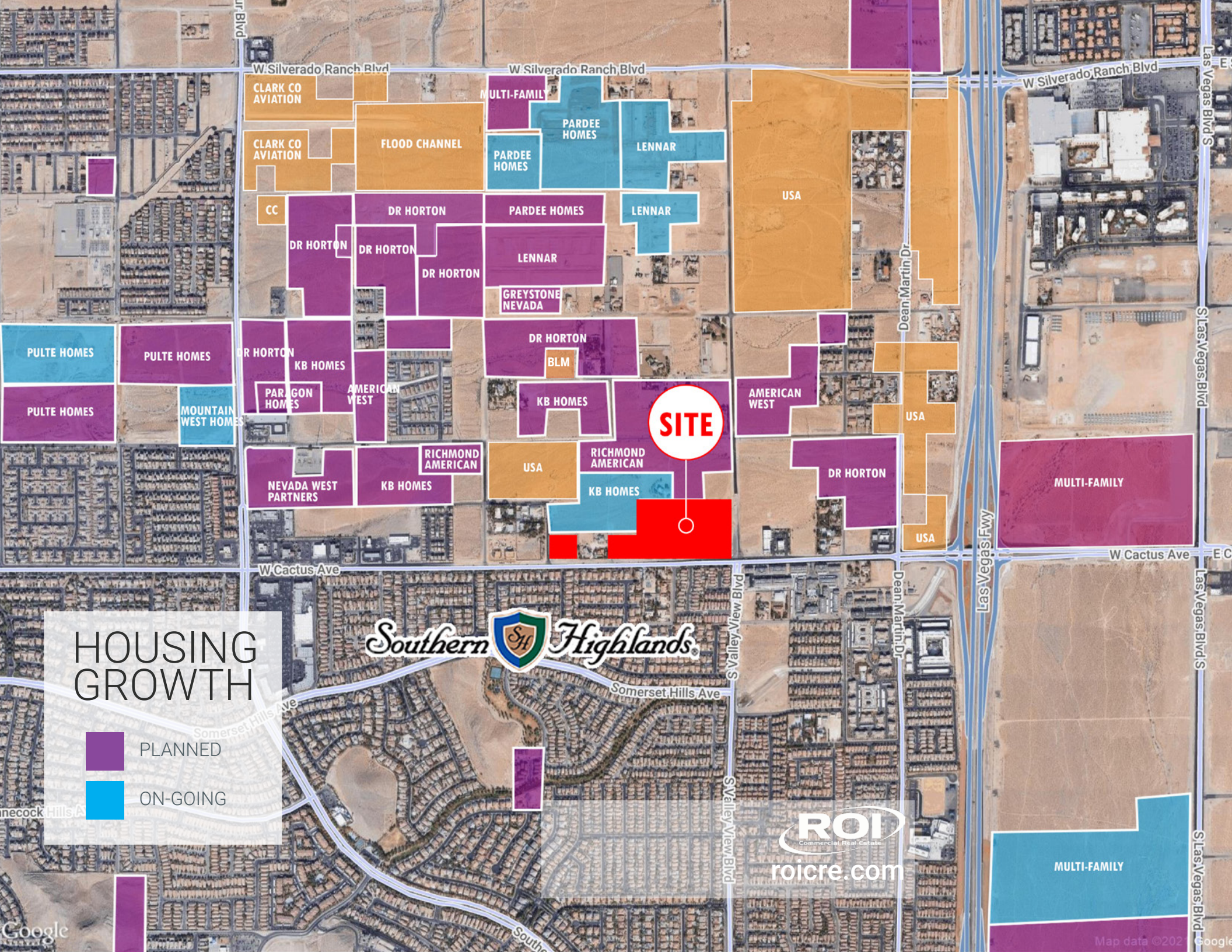
702.483.3683

chris@roicre.com

Lic # S.0190814



roicre.com



HOUSING GROWTH



PLANNED
ON-GOING

