



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CLICK FOR DRONE FLY OVER

SUBJECT SITE

Dotty's

TERRIBLE HERBST

Nexus Way

15

Lamb Boulevard
38,500 cars/day

NORTHGATE CROSSING

SEC OF LAMB BOULEVARD & NEXUS WAY • NORTH LAS VEGAS • NEVADA

FOR LEASE, PADS & SHOPS

PROPERTY DETAILS

- COMING SOON - Dotty's, Chevron, and 127 Rooms TownePlace Suites Hotel
- 8.06 Acre Development
- 1,800 - 5,000 SF Pads
- 900 - 10,000 SF Inline Shops
- 70 Foot Pylon Planned
- Immediate Access and Visibility from I-15/Lamb Interchange
- Hard Corner Signalized Intersection
- 38,500 Vehicles/Day (Lamb), 53,500 Vehicles/Day (I-15)
- Adjacent to Northgate Distribution Center
- 2 Million Additional SF of distribution space planned
- Nellis Air Force Base to add 8,000 on-base employees in their 10-year plan
- Located near Dr. Horton's 'Expressions' neighborhood. Top 3 fastest selling subdivision in Clark County.

1 MILE	11,869 2020 EST. POPULATION	3,695 2020 EST. HOUSEHOLDS	\$66,912 2020 EST. MEDIAN HH INCOME
3 MILE	81,349 2020 EST. POPULATION	26,862 2020 EST. HOUSEHOLDS	\$54,239 2020 EST. MEDIAN HH INCOME
5 MILE	215,367 2020 EST. POPULATION	66,713 2020 EST. HOUSEHOLDS	\$53,757 2020 EST. MEDIAN HH INCOME

NORTHGATE DISTRIBUTION CENTER TENANTS INCLUDE:

amazon
 SEPHORA
 Fanatics
 THE HONEST CO.

1,000 Employees 400 Employees 900 Employees 400 Employees

CONTACT:

ANDREW FEHRMAN

afehrman@mntwest.com
direct 702.374.0215
S.0171098
[View Profile](#)

JEFF MITCHELL

jmittchell@mntwest.com
direct 702.374.0211
B.00077448.LLC
[View Profile](#)



RETAIL - INVESTMENT - INDUSTRIAL - LAND - OFFICE - URBAN

NORTHGATE CROSSING



NORTHGATE CROSSING



CONTACT:

ANDREW FEHRMAN

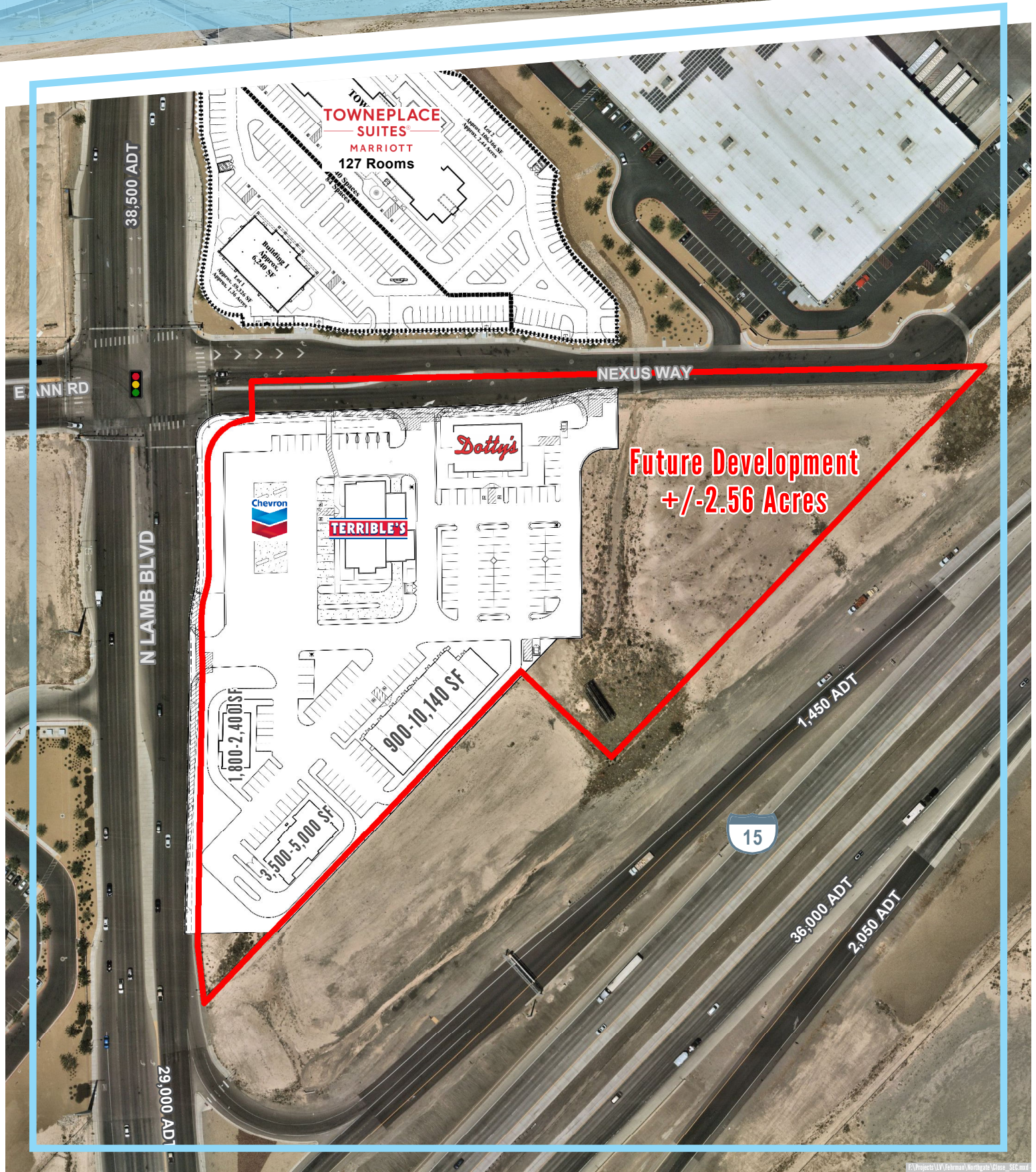
afehrman@mtnwest.com
direct 702.374.0215
S.0171098
[View Profile](#)

JEFF MITCHELL

jmitchell@mtnwest.com
direct 702.374.0211
B.00077448.LLC
[View Profile](#)



NORTHGATE CROSSING



F:\Projects\LV_Fehman\Northgate\Crossing_SEC.mxd