



LOS PRADOS
LAS VEGAS, NEVADA

LONE MOUNTAIN PLAZA

searsoutlet



Little Caesars

27,200 VPD

DECATUR BLVD

8,150 VPD

LONE MOUNTAIN RD



SITE

DECATUR DESERT PLAZA

NEC Lone Mountain Rd & Decatur Blvd | Las Vegas, NV 89130

FOR LEASE, GL, OR BTS

ZONING: NEIGHBORHOOD COMMERCIAL (C-1)

APN: 124-31-401-003



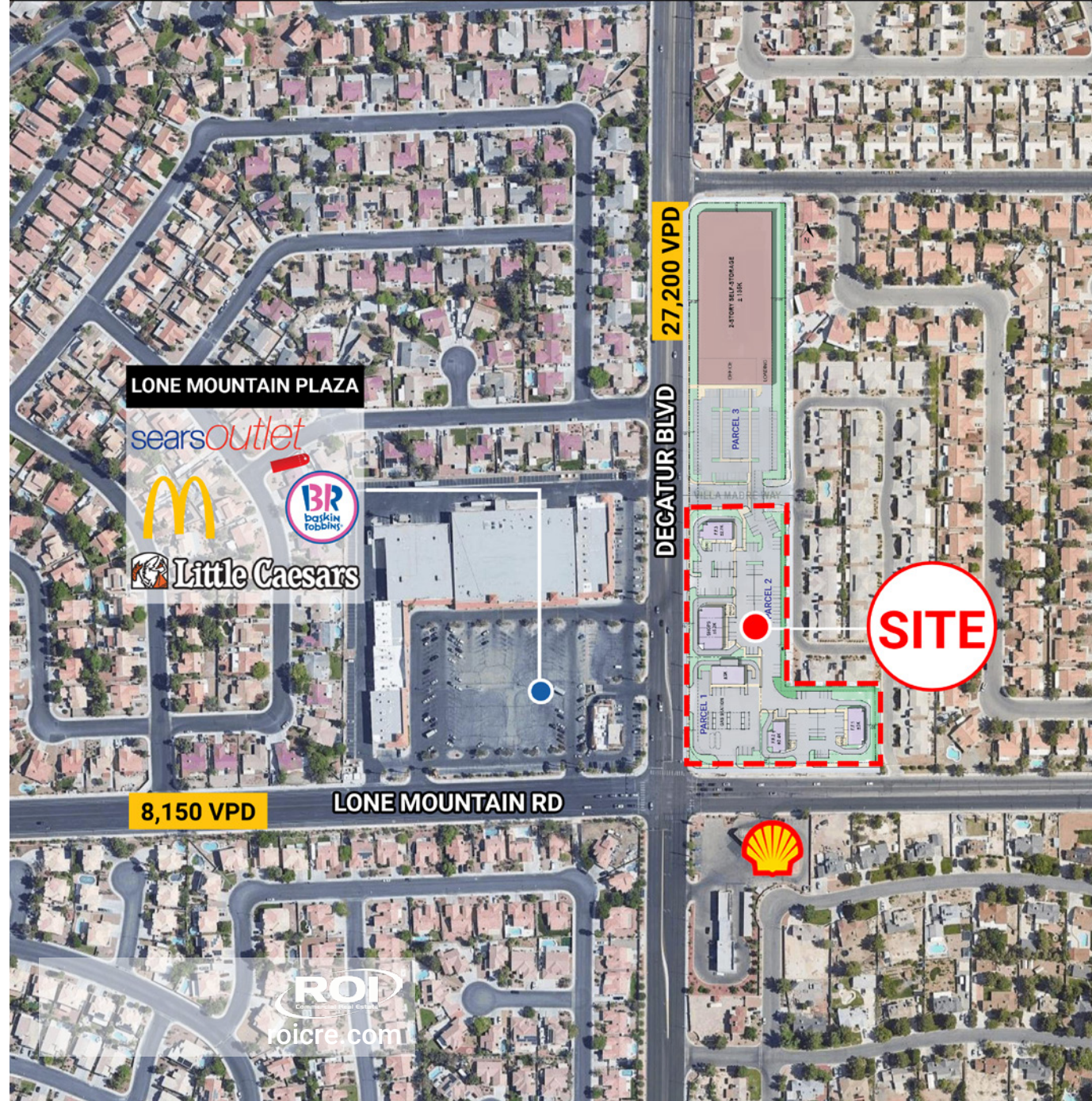
9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

SHOPS & DRIVE-THRU PAD AVAILABLE

1,000 - 5,200 SF

- Drive Thru Pads, Shop Space, Gas Station Space Available
- Located in rapidly growing Northwest Las Vegas submarket
- Serves the Los Prados Master Planned Community and surrounded by mature residential neighborhoods
- ± 1,415 residential units planned or under construction within a 2 mile radius
- Close proximity and easy access to both US-95 and 215 Beltway
- Excellent visibility along Decatur Blvd with exposure to over 27,200 VPD with cross-access to Lone Mountain Rd



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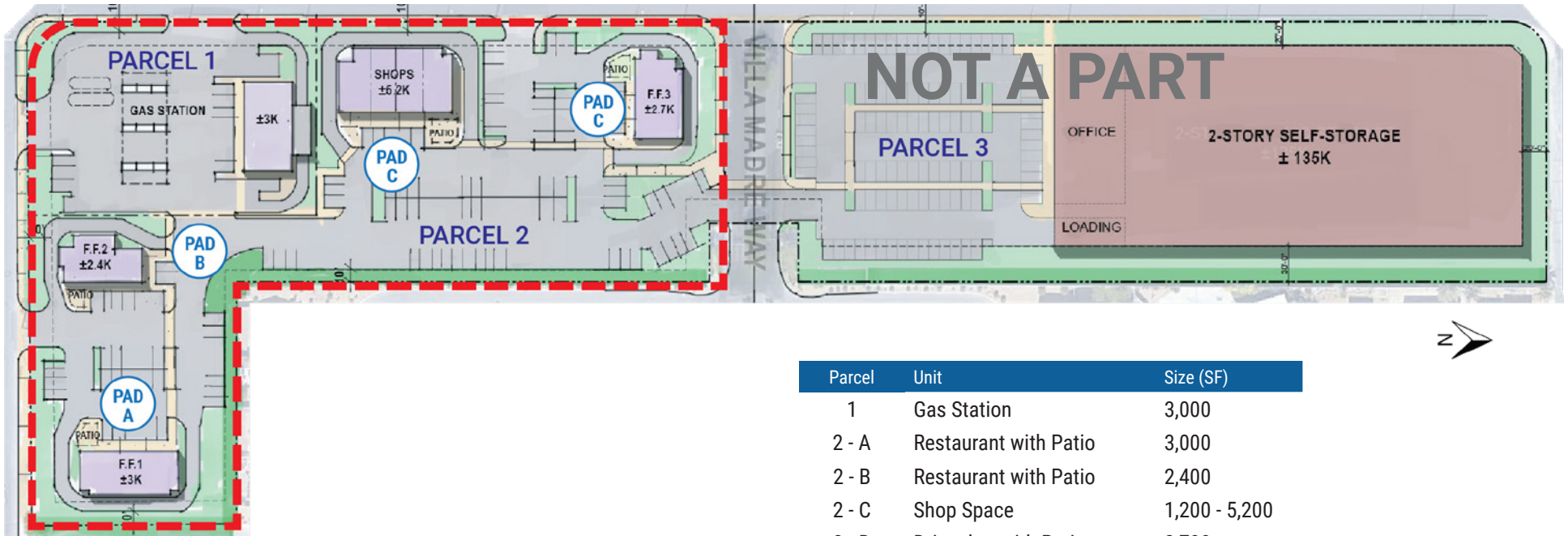
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SITE PLAN

NEC Lone Mountain Rd & Decatur Blvd
Las Vegas, NV 89130



Parcel	Unit	Size (SF)
1	Gas Station	3,000
2 - A	Restaurant with Patio	3,000
2 - B	Restaurant with Patio	2,400
2 - C	Shop Space	1,200 - 5,200
2 - D	Drive-thru with Patio	2,700



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Zoning Neighborhood Commercial (C-1)

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

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AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

215 BELTWAY

± 112,000 CARS DAILY
Source: TRINA, NV DOT 2019

US 95 FREEWAY

± 150,000 CARS DAILY
Source: TRINA, NV DOT 2019

CRAIG ROAD COMMERCIAL CORRIDOR

LOCATED NEAR NORTH LAS VEGAS' MAJOR RETAIL HUB - OVER 1.35 MILLION SF OF RETAIL SPACE



POPULATION



AVERAGE HHI

1 MILE	15,871	\$98,977
3 MILES	158,325	\$90,030
5 MILES	418,726	\$89,238

Source: SitesUSA 2020



Traffic Counts

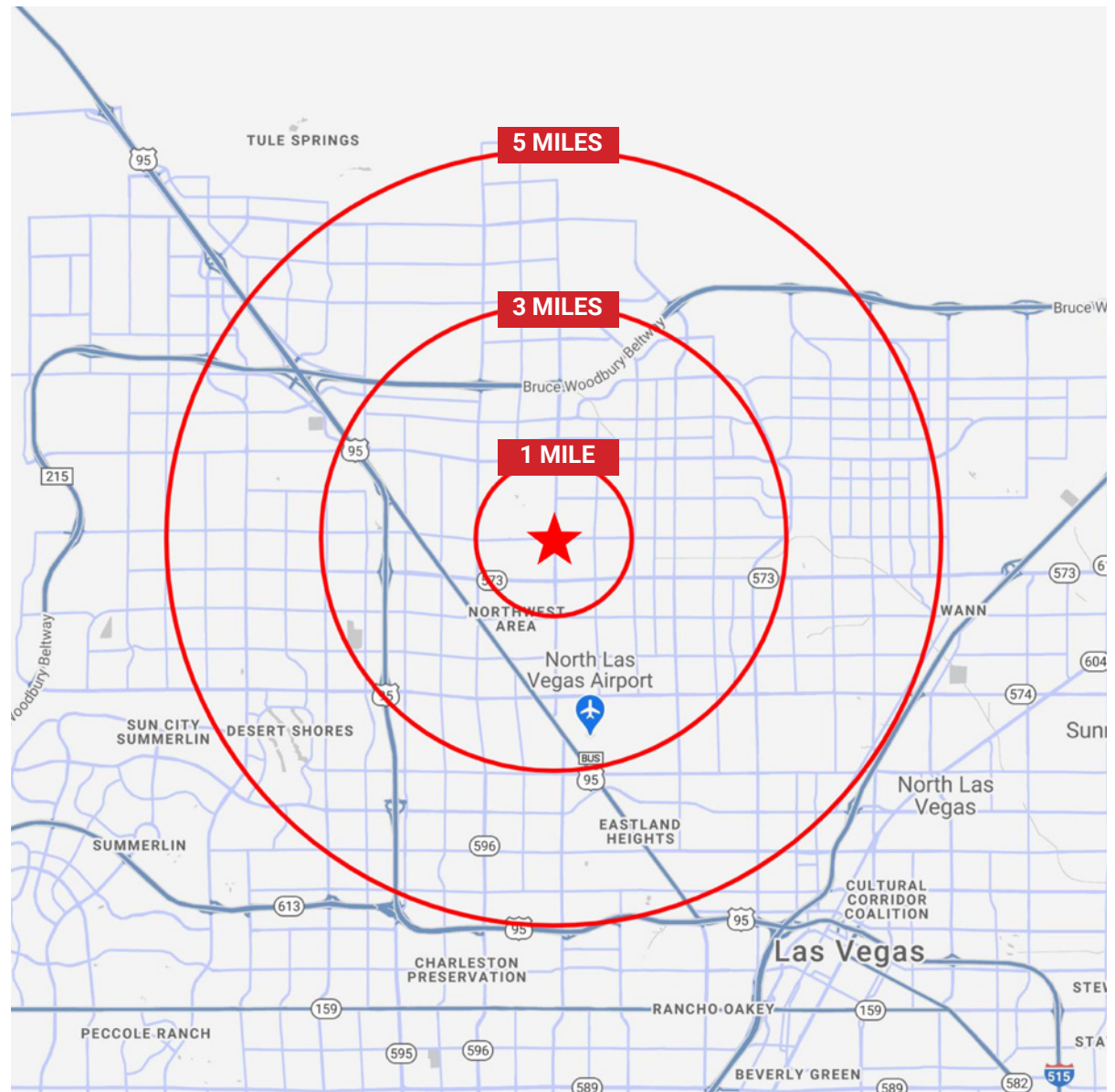
Lone Mountain Rd - 8,150 VPD

Decatur Blvd - 27,200 VPD

Source: TRINA, NV DOT 2019

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TRADE AREA AERIAL

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