

ANN VALLEY PLAZA - LAST PAD SPACE AVAILABLE

NWC Ann Road & Valley Drive | North Las Vegas, NV 89031



| | |
|--------------|------------------------------------|
| AVAILABLE SF | ±1,200 SF - ±3,000 SF Remaining |
| JURISDICTION | North Las Vegas |
| ZONING | Neighborhood Commercial (C-1) |
| RATES | \$3.75 per SF NNN |

PROPERTY HIGHLIGHTS

- Surrounded by residential
- Hard corner, signalized intersection
- Can be divided down to 1,200 SF
- Lat/Long: 36.262089, -115.199470

CO-TENANTS



2023 DEMOGRAPHIC SNAPSHOT

| | | |
|--|-------------------------------------|-------------------|
| | Population: 3-mile radius | 161,778 |
| | Average HH Income: | \$102,379 |
| | Traffic Counts: Ann Road | 27,470 vpd |



Contact: Christina M. Strickland, CCIM • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

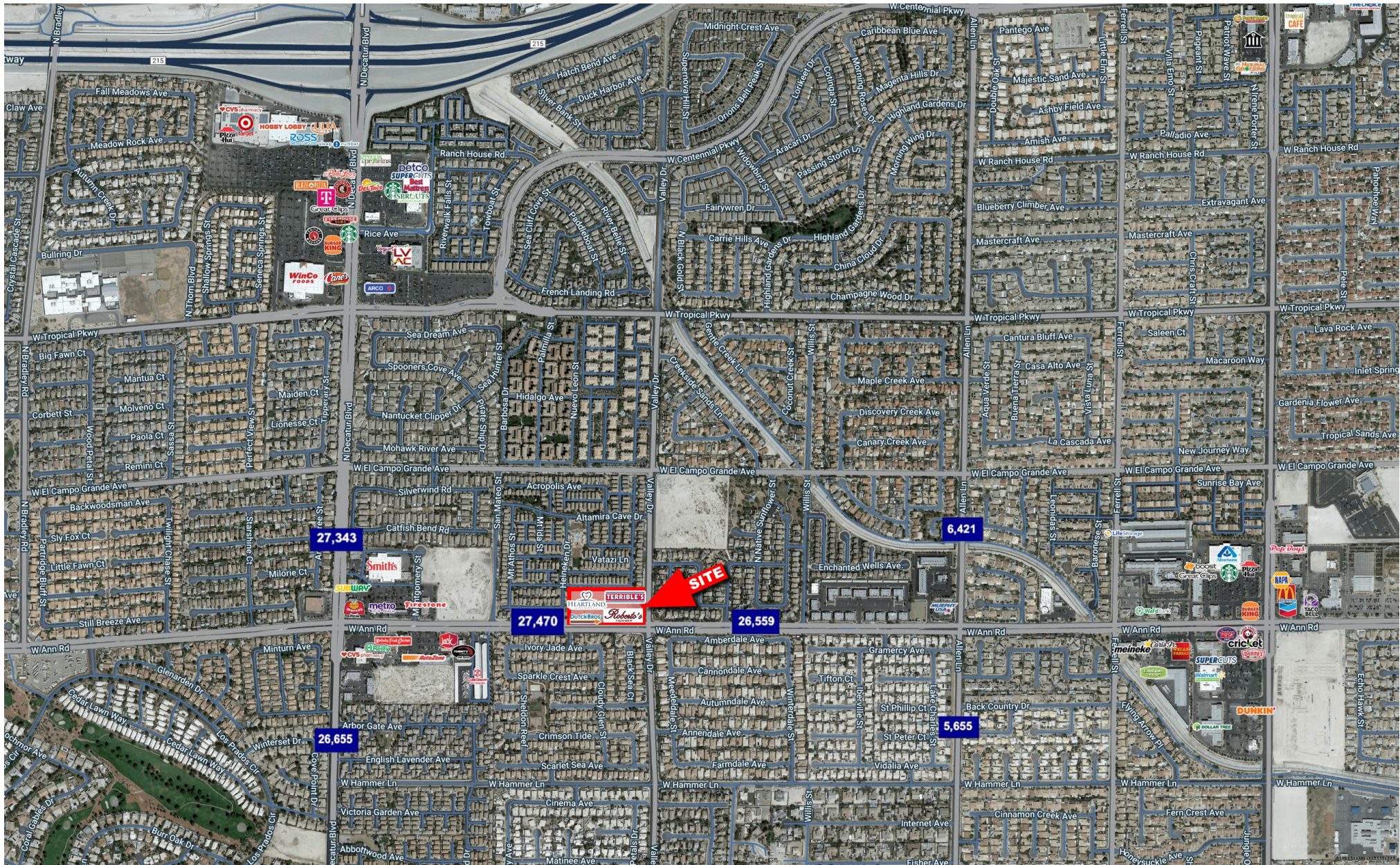


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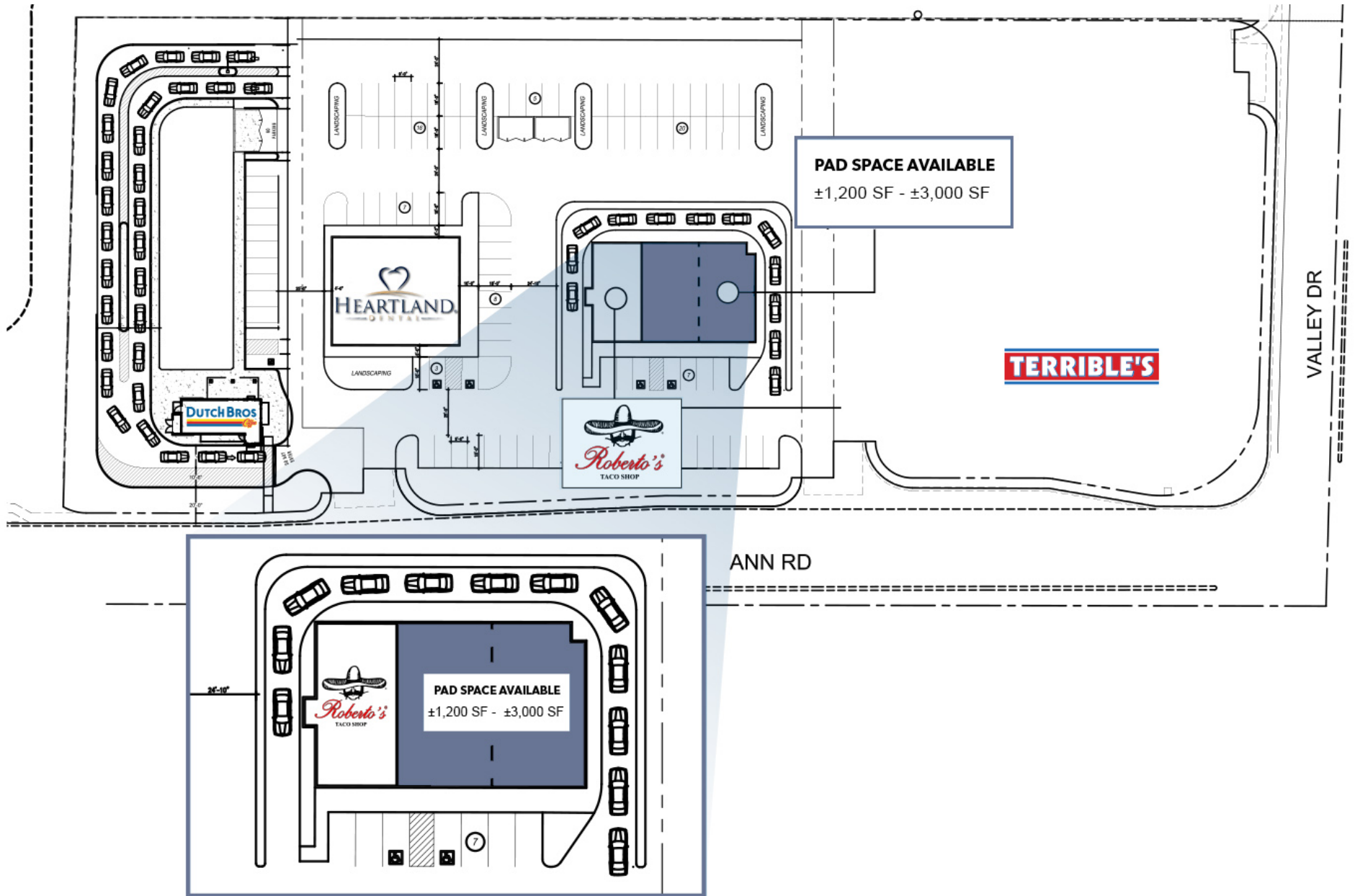
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2023 ESTIMATED DEMOGRAPHICS



Population

| | |
|--------|----------------|
| 1-Mile | 24,258 |
| 3-Mile | 161,778 |
| 5-Mile | 369,908 |



Average Household Income

| | |
|--------|------------------|
| 1-Mile | \$105,968 |
| 3-Mile | \$102,379 |
| 5-Mile | \$99,861 |



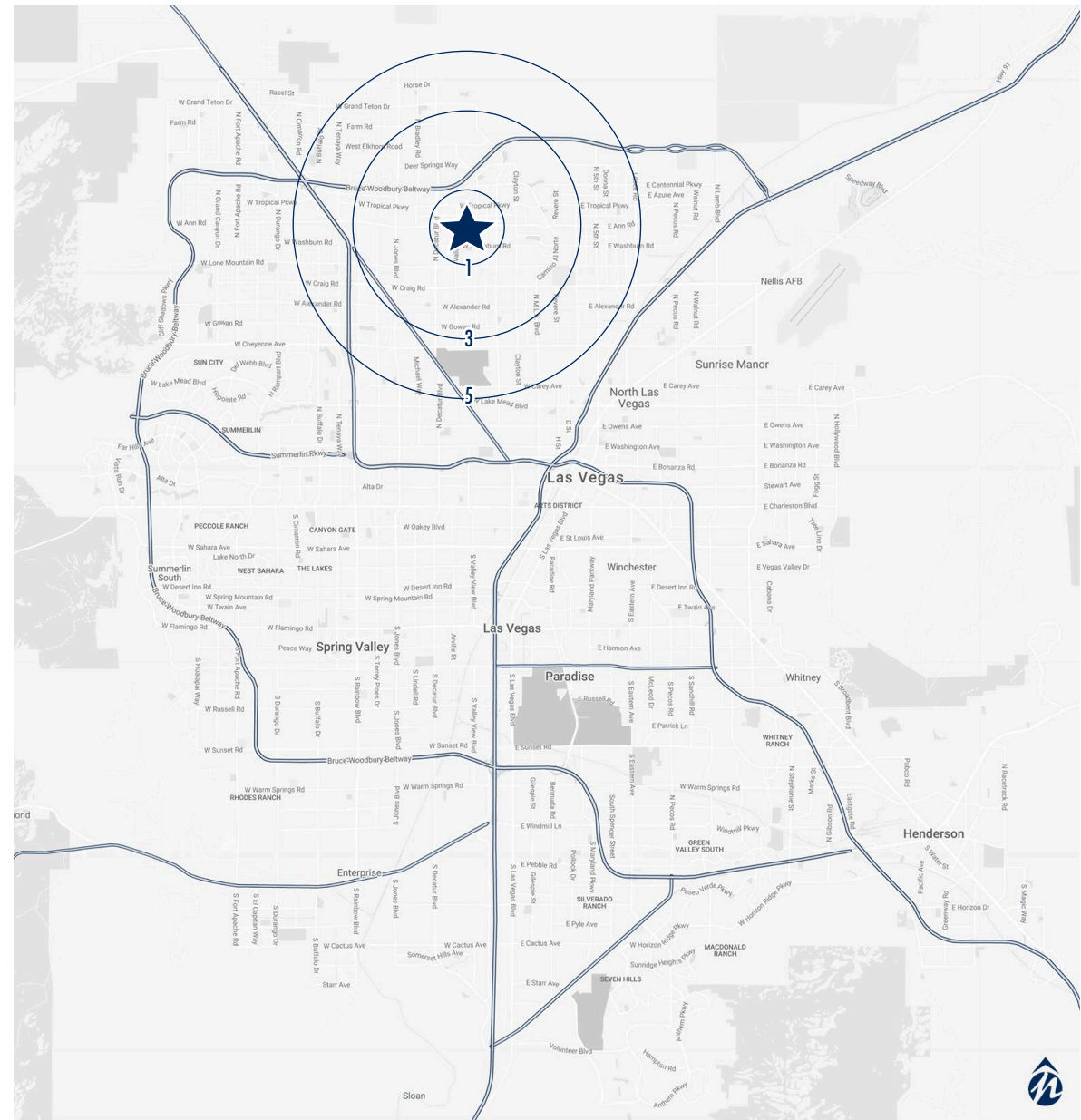
Number of Households

| | |
|--------|----------------|
| 1-Mile | 8,495 |
| 3-Mile | 57,177 |
| 5-Mile | 130,870 |



Daytime Population (Employees)

| | |
|--------|---------------|
| 1-Mile | 1,718 |
| 3-Mile | 21,354 |
| 5-Mile | 65,635 |



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