

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



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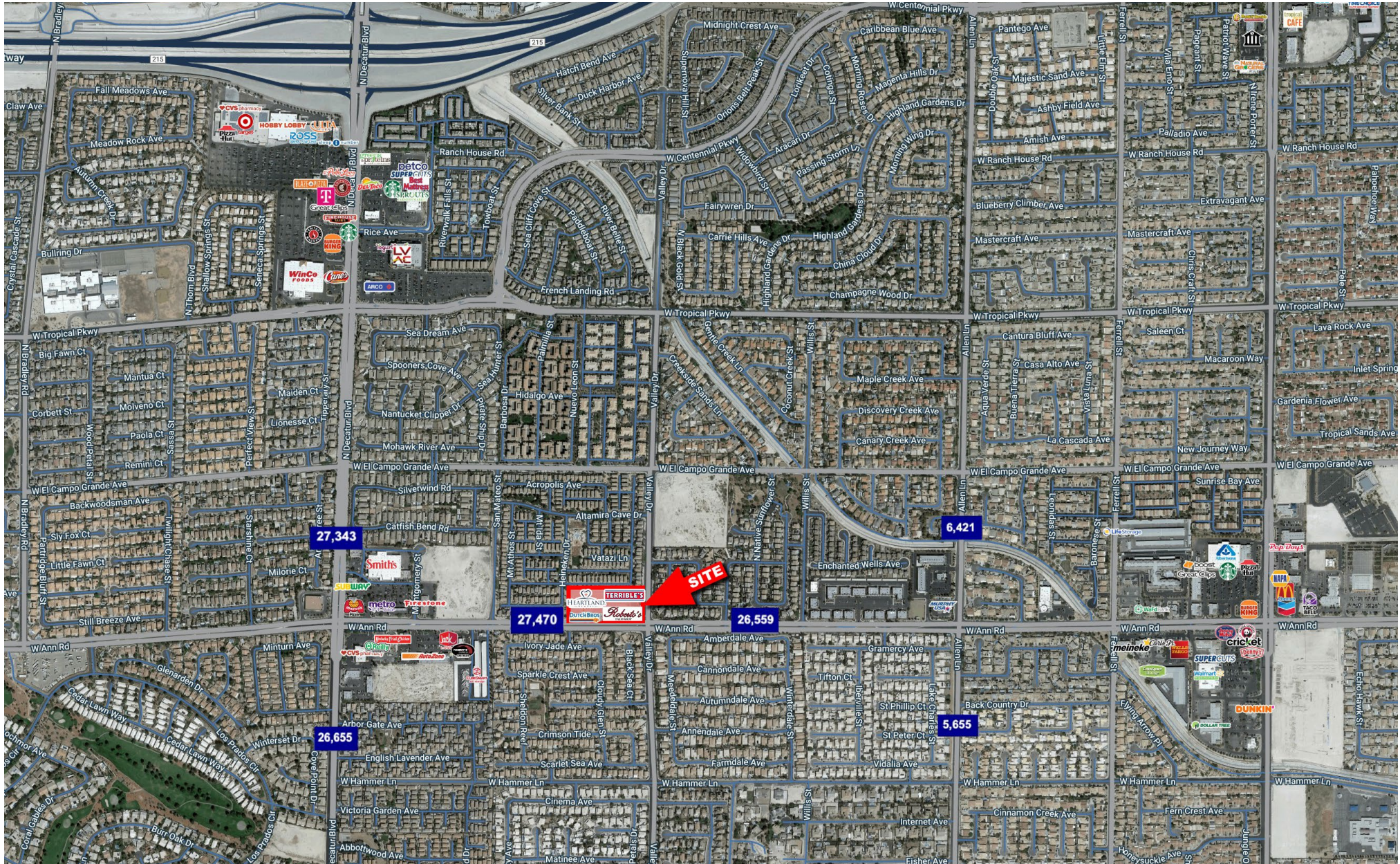


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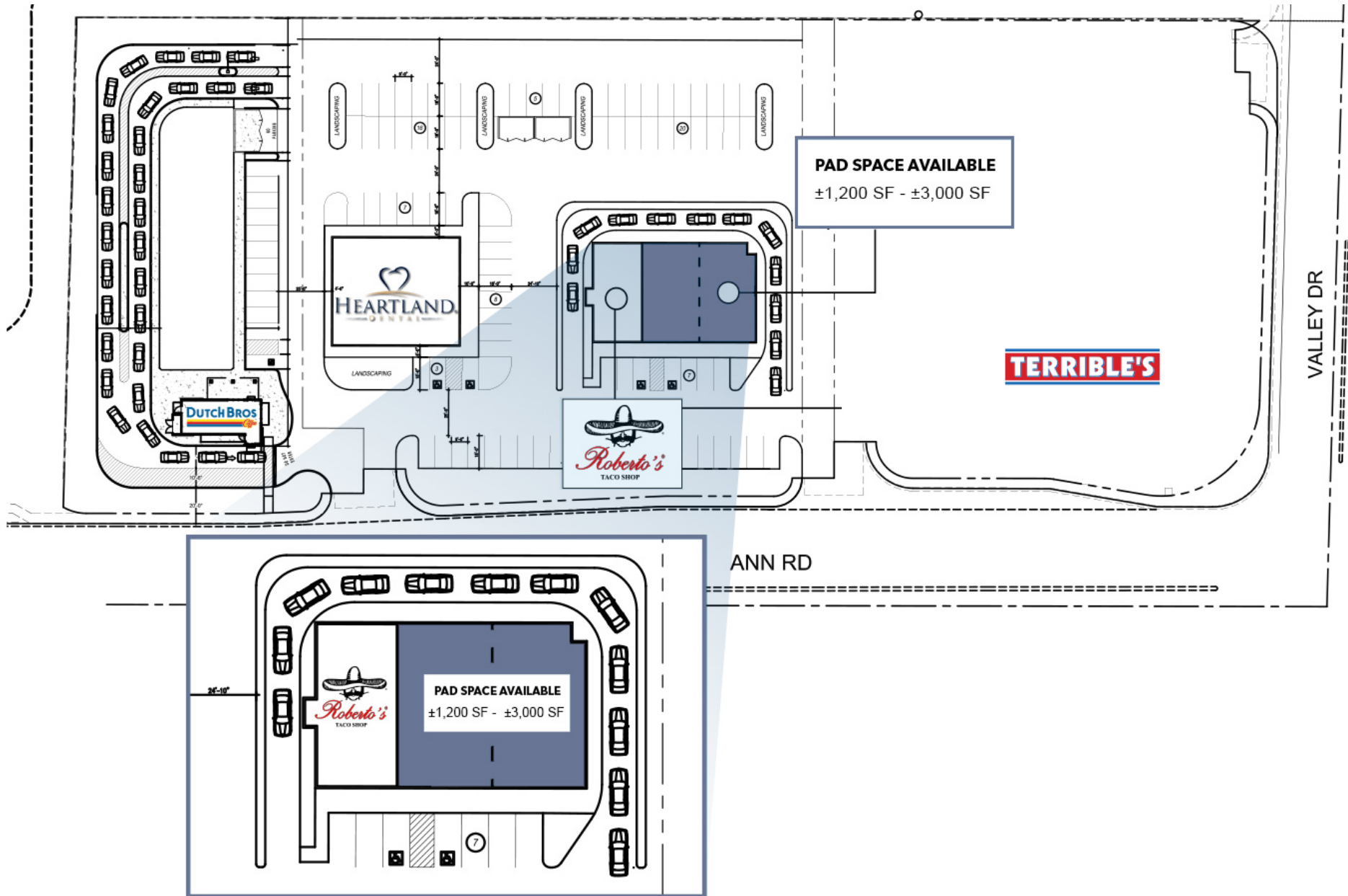


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2023 ESTIMATED DEMOGRAPHICS



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



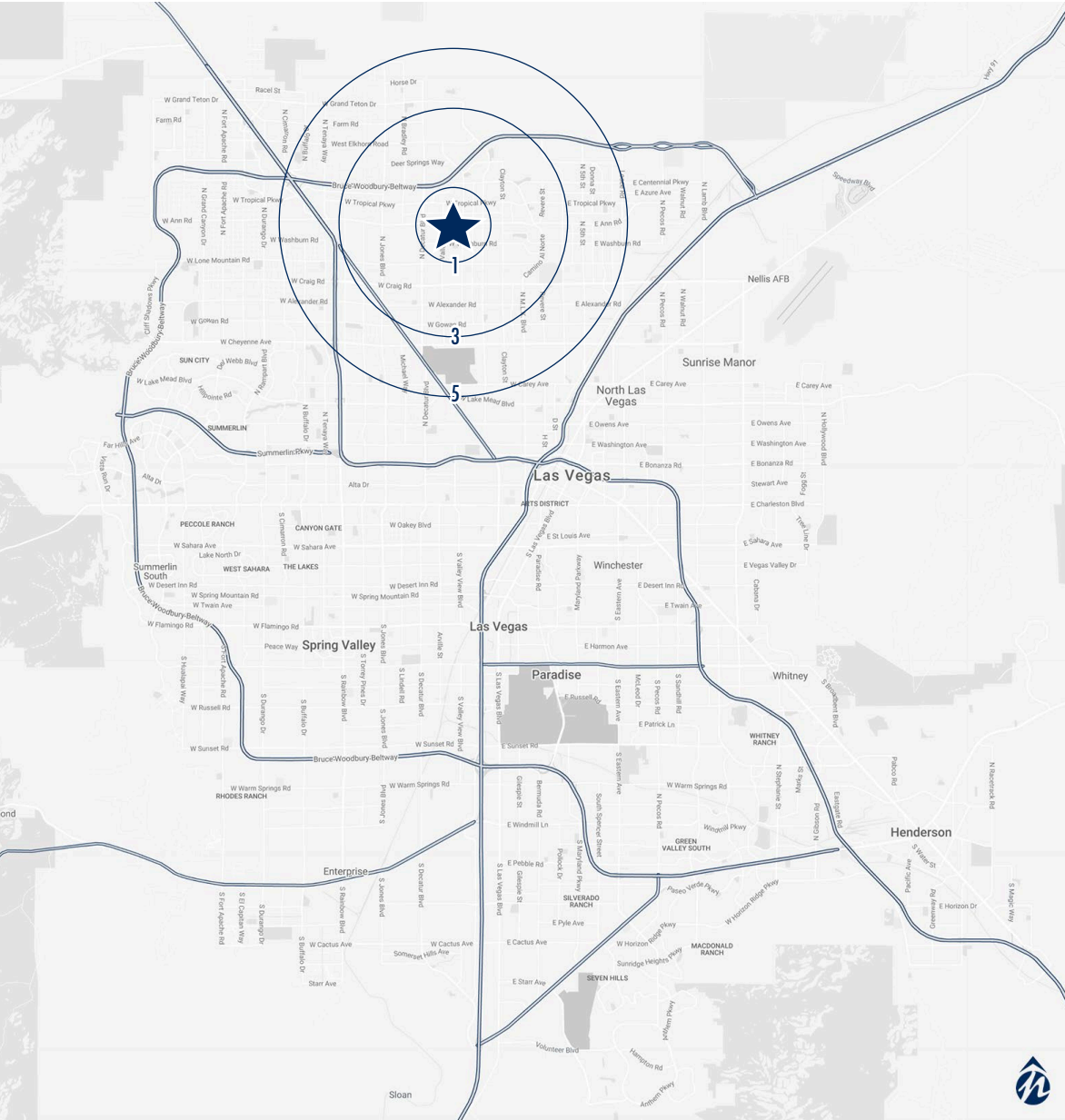
Number of Households

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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