

NEW SHOPPING CENTER IN DENSE RESIDENTIAL AREA

SEC Tropical Parkway and Pecos Road | North Las Vegas, NV 89081






AVAILABLE SF	±1,200 SF - ±50,000 SF
JURISDICTION	North Las Vegas
ZONING	Neighborhood Commercial (C-1)
RATES	Contact Broker

PROPERTY HIGHLIGHTS

- Available spaces:
 - Anchor: ±30,000 SF - ±50,000 SF
 - Tavern: ±6,000 SF
 - Drive-thru: ±2,161 SF and ±2,600 SF
 - Inline: ±1,200 SF - ±10,800 SF
 - Pad: ±2,500 SF - ±5,000 SF
- Surrounded by Residential
- Lat/Long: 36.268014, -115.097686

2023 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	95,104
	Average HH Income:	\$86,729
	Traffic Counts: Tropical & Pecos Comb.	9,500 vpd

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

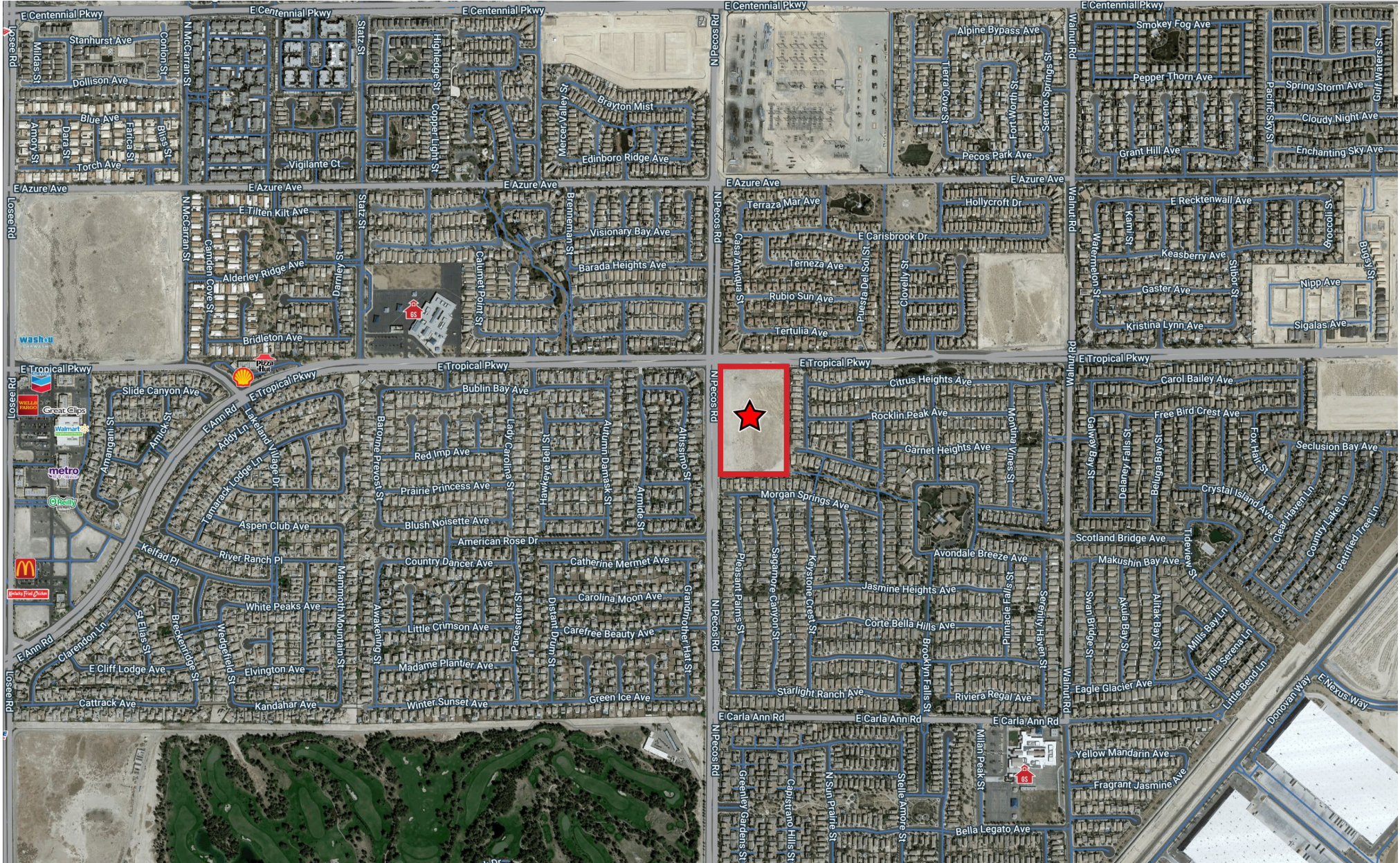


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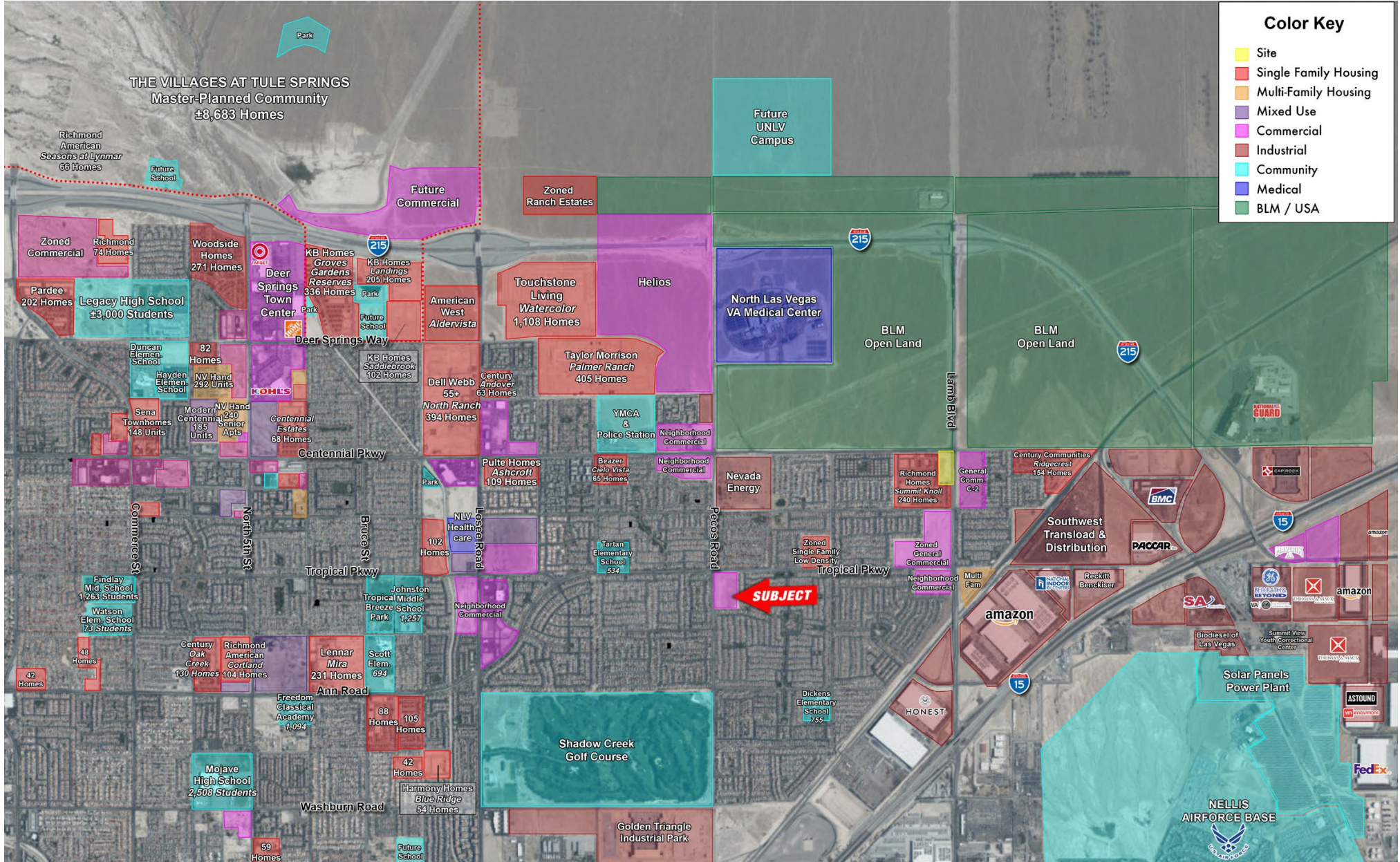


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Color Key

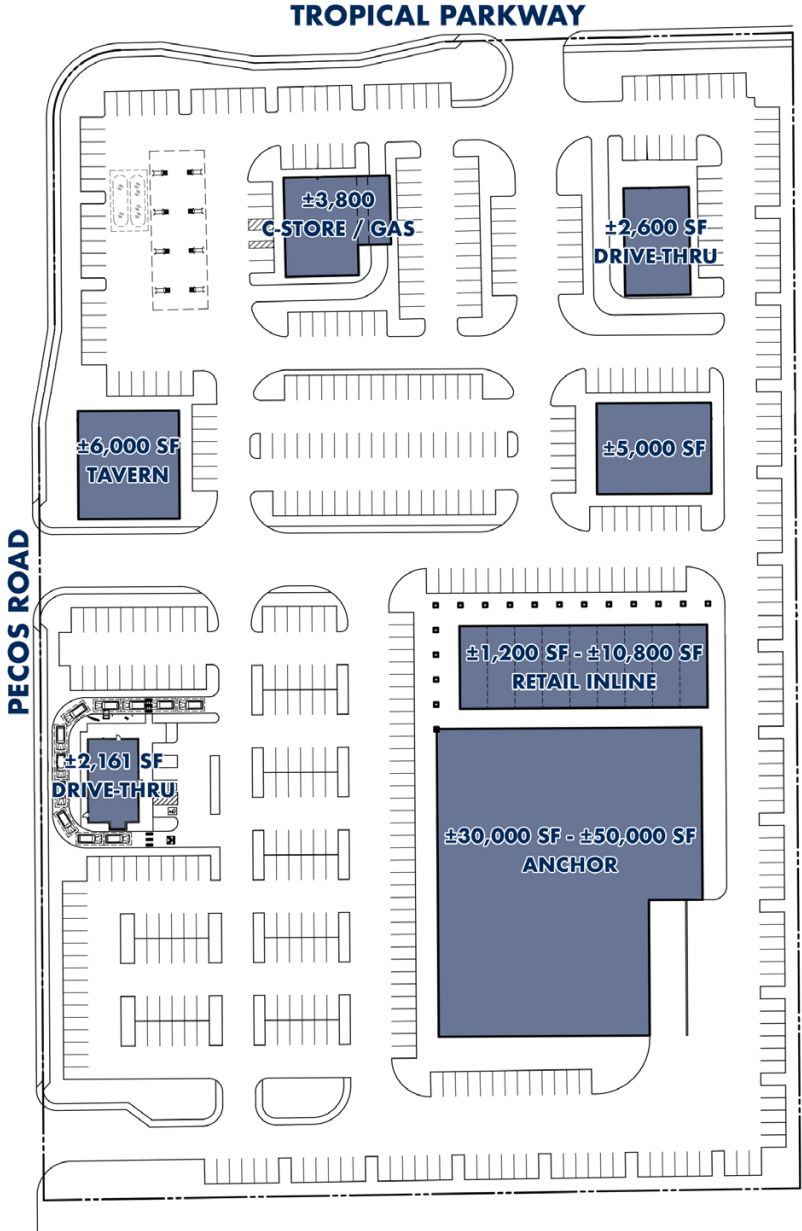
- Site
- Single Family Housing
- Multi-Family Housing
- Mixed Use
- Commercial
- Industrial
- Community
- Medical
- BLM / USA



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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile	21,975
3-Mile	95,104
5-Mile	237,282



Average Household Income

1-Mile	\$93,769
3-Mile	\$86,729
5-Mile	\$82,591



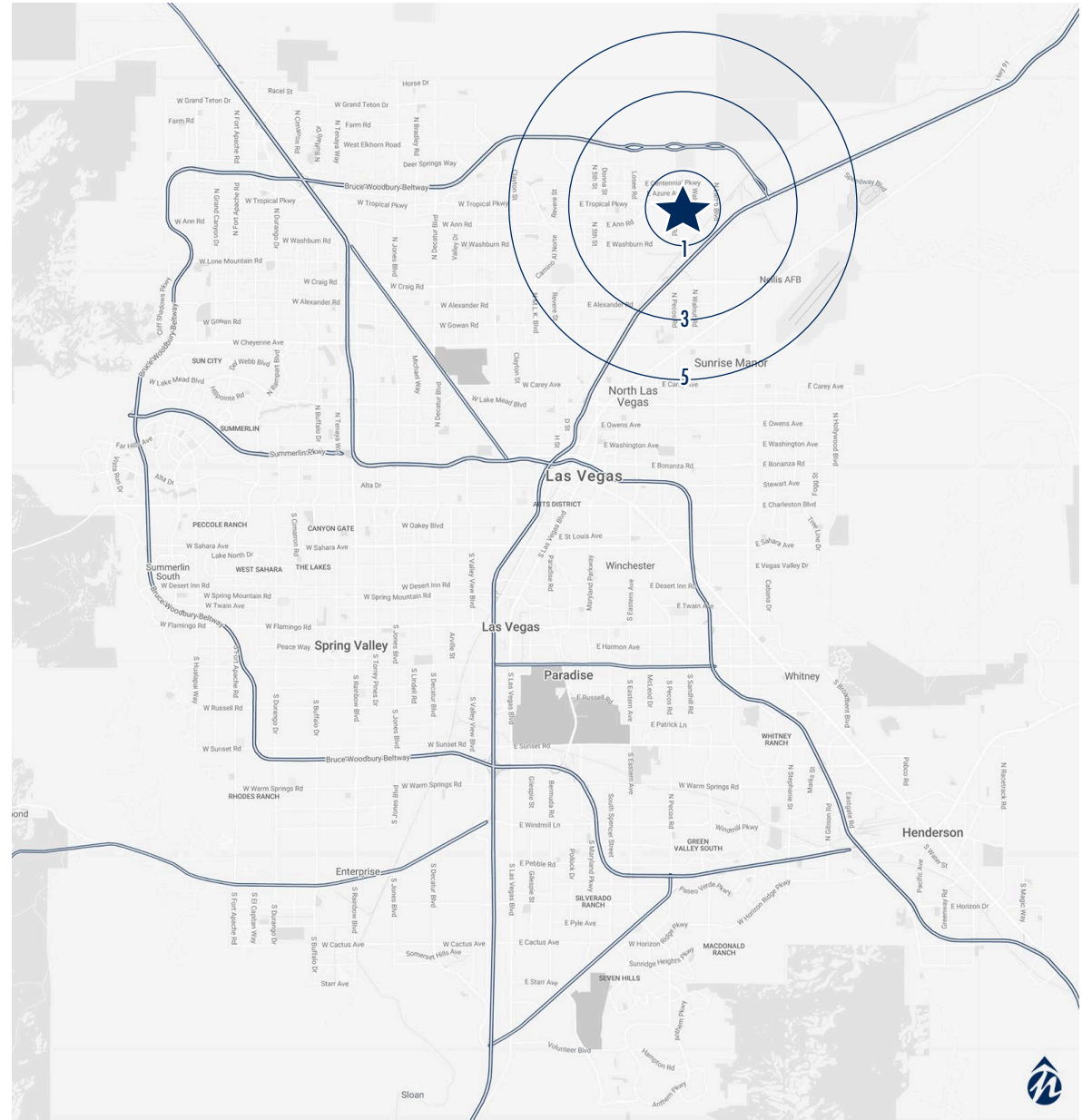
Number of Households

1-Mile	7,197
3-Mile	30,897
5-Mile	73,994



Daytime Population (Employees)

1-Mile	1,057
3-Mile	17,564
5-Mile	47,291



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