

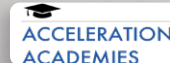
PROPERTY HIGHLIGHTS:

- 1,195 to 1,286 SF Available for Lease
- +/- 72,257 sf Strip Center
- High traffic retail corridor
- Great signage
- Strong area demographics
- Zoned C1 (General Commercial)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Estimated Population	18,568	156,264	423,627
2024 Projected Population	20,507	172,761	468,969
2019 Estimated Households	6,024	52,995	142,479
2024 Projected Households	6,380	56,112	151,170
2019 Estimated Average HH Income	\$83,154	\$74,731	\$69,770
2019 Estimated Median HH Income	\$66,291	\$66,178	\$60,006
TRAFFIC COUNT (2017)			
Craig Rd. (33,000) Clayton Rd. (10,617)		(Avg. Annual Daily Traffic)	



JOIN THESE TENANTS



and many more!

Sierra Town Center

2020 - 2106 West Craig Road, North Las Vegas, NV 89031

SUITE	TENANT	SF
2020-100	Big 5	10,032
2020-200	Super Pawn	8,256
2020-301	Acceleration Academies	3,580
2020-304	AVAILABLE	1,195
2020-305	Hi Lite Nails	1,200
2020-306	AVAILABLE	1,286
2020-307	Clayton Market	2,824
2020-30A	One Nevada Credit Union	ATM

BLDG.	TENANT	SF
2014	Nevada State Bank	5,740
2118	Taco Bell	2,586
2026	IHOP	4,022
2106	24 Hour Fitness	34,000
2202	UMC	8,500

