

NEW RETAIL CENTER LEASING

SEC Teco Ave & Decatur Blvd
Las Vegas, NV 89118

975 - 8,432 SQUARE FEET AVAILABLE

VANDREY PLAZA

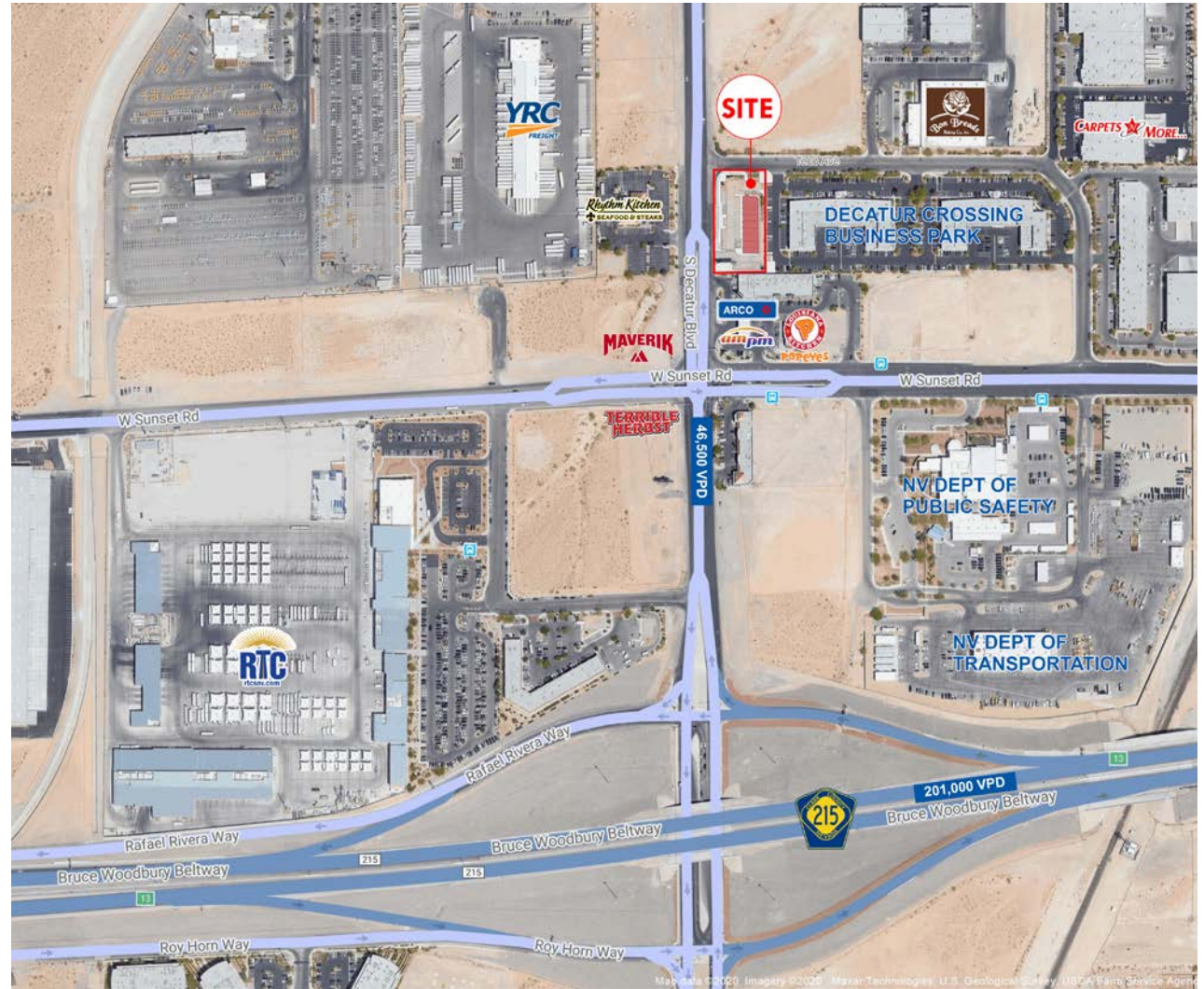


PROPERTY HIGHLIGHTS

975 - 8,432 SF AVAILABLE

- New retail development with end cap drive-thru
- Great visibility to Decatur Blvd
- Located immediately off the I-215 Beltway at Decatur Blvd
- Subject property is adjacent to a 40-acre master planned business park
- Immediate access to I-215 and I-15 providing easy commute to Las Vegas Strip and McCarran International Airport
- 17,000 daytime population within 1 mile
- Prime southwest submarket location
- All directional access from Teco Ave and Decatur Blvd
- Decatur Blvd & Russell Rd will be major arterials servicing the Allegiant/Raiders Stadium - opening August 2020. Traffic counts to increase dramatically.

SEC Teco Ave & Decatur Blvd
Las Vegas, NV 89118



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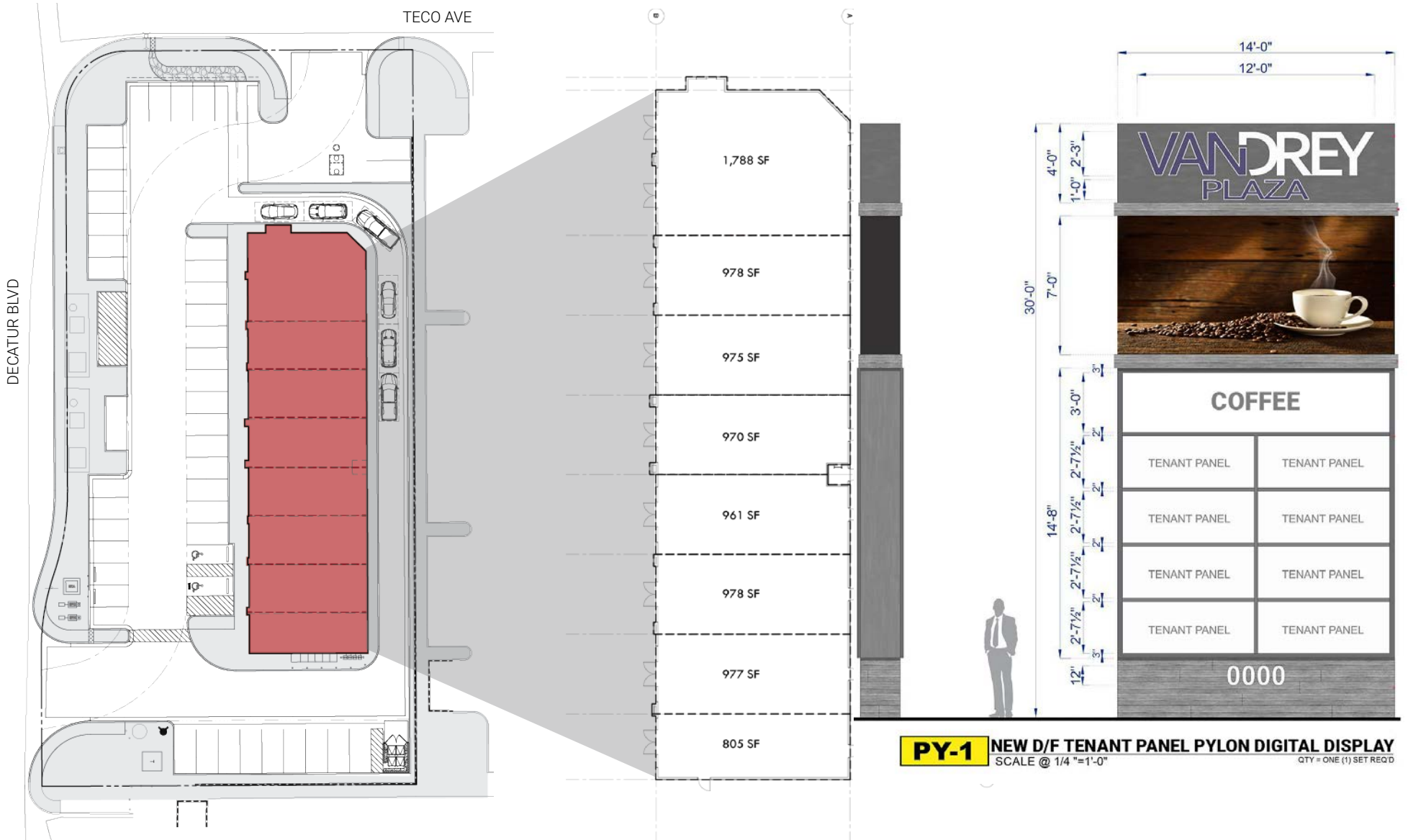
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SITE PLAN

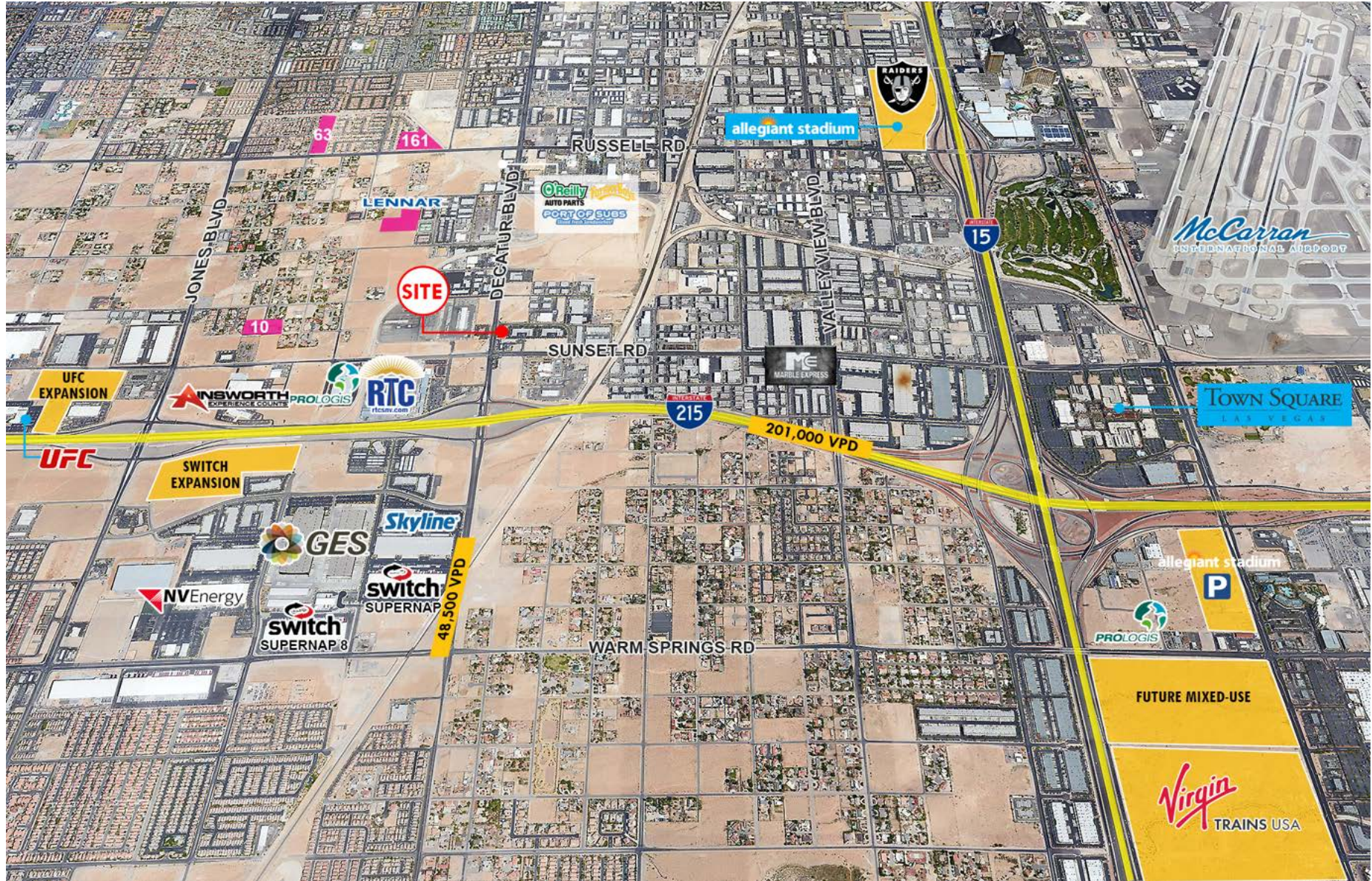
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TRADE AREA

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RETAIL GROUP

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ROI
Commercial Real Estate

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AREA DEMOGRAPHICS

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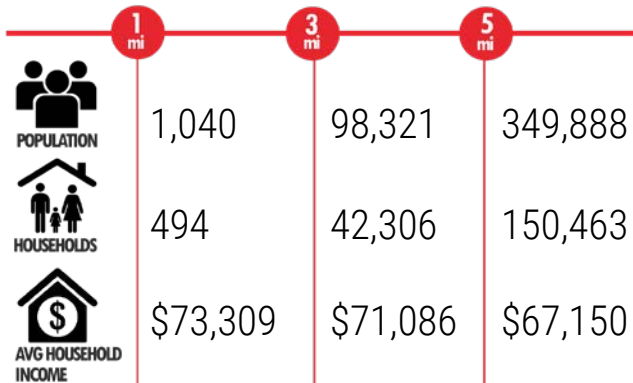
ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP
10 MINUTES DRIVE NORTH ON I-15

McCARRAN INTERNATIONAL AIRPORT (LAS)
SERVES OVER 51.5 MILLION PASSENGERS PER YEAR

CC-215 FREEWAY
201,000 CARS PER DAY

I-15 FREEWAY
140,000 CARS PER DAY



Source: SitesUSA 2020



Traffic Counts

Sunset - 28,400 VPD

Decatur - 48,500 VPD

Source: NV DOT 2019

