

# Decatur Twain Plaza

3650 S Decatur Blvd Las Vegas, NV 89103

NEC Decatur Blvd & Twain Ave

1,280 - 2,560 SF AVAILABLE



**Decatur Twain Plaza is located at the northeast corner of Decatur Blvd & Twain Ave with excellent visibility.**

3650 S Decatur Blvd  
 NEC Decatur Blvd & Twain Ave  
 Las Vegas, NV 89103

**1,280 - 2,560 SF AVAILABLE**

- Suites 3-4 may be divided to 1,280 SF
- Visibility and signage on Decatur Blvd.
- Located in a densely populated neighborhood
- Plenty of parking space available



**Up to 2,560 SF AVAILABLE**

**1,698 SF AVAILABLE**



**TRAFFIC COUNTS**  
 Decatur Blvd - 47,000 VPD  
 Twain Ave - 8,550 VPD  
 Source: TRINA, NV DOT 2019



**POPULATION**

1 Mile	3 Miles	5 Miles
36,992	164,348	442,093



**AVERAGE HHI**

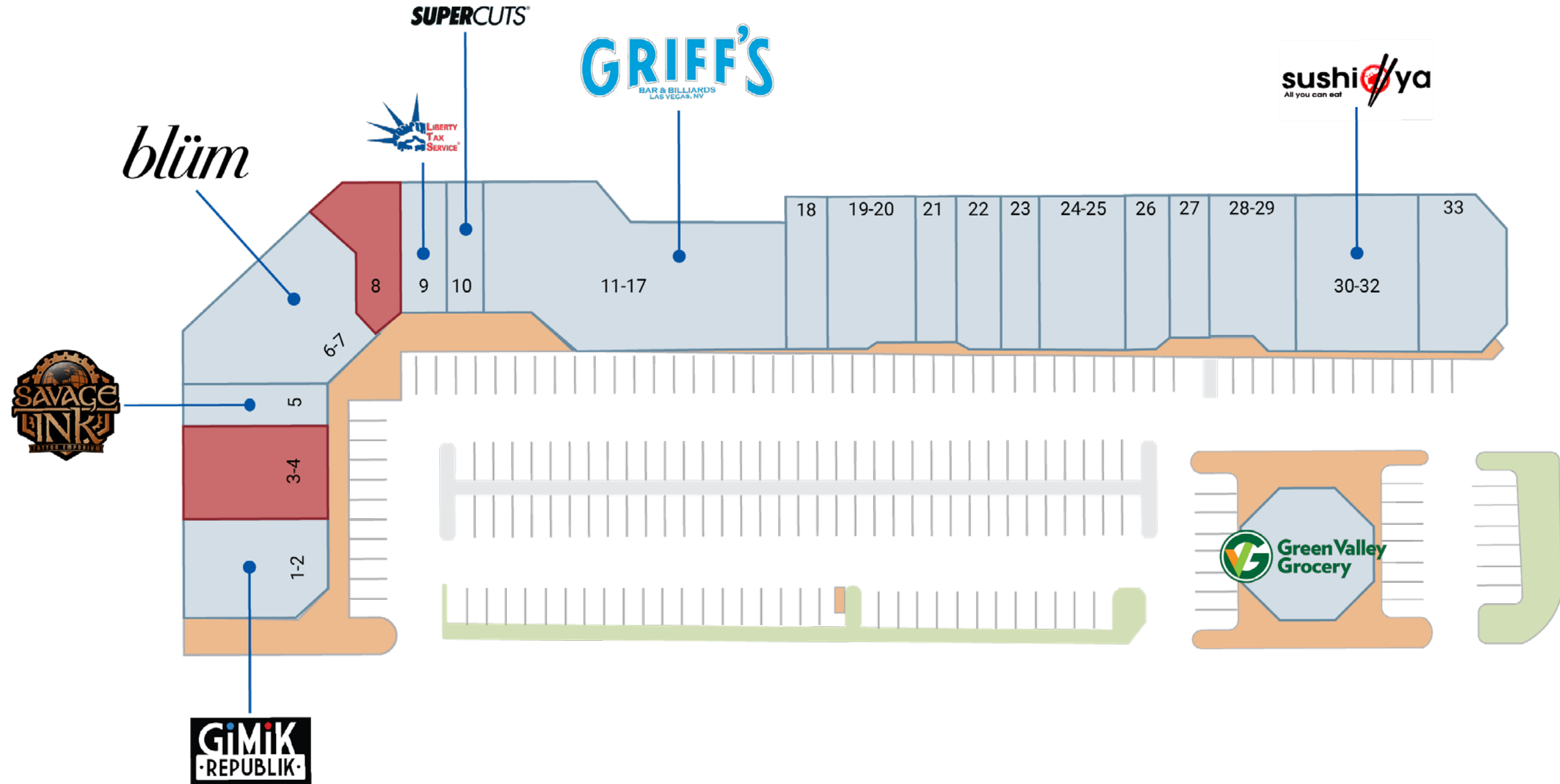
1 Mile	3 Miles	5 Miles
\$47,109	\$57,237	\$61,721

Source: SitesUSA 2020



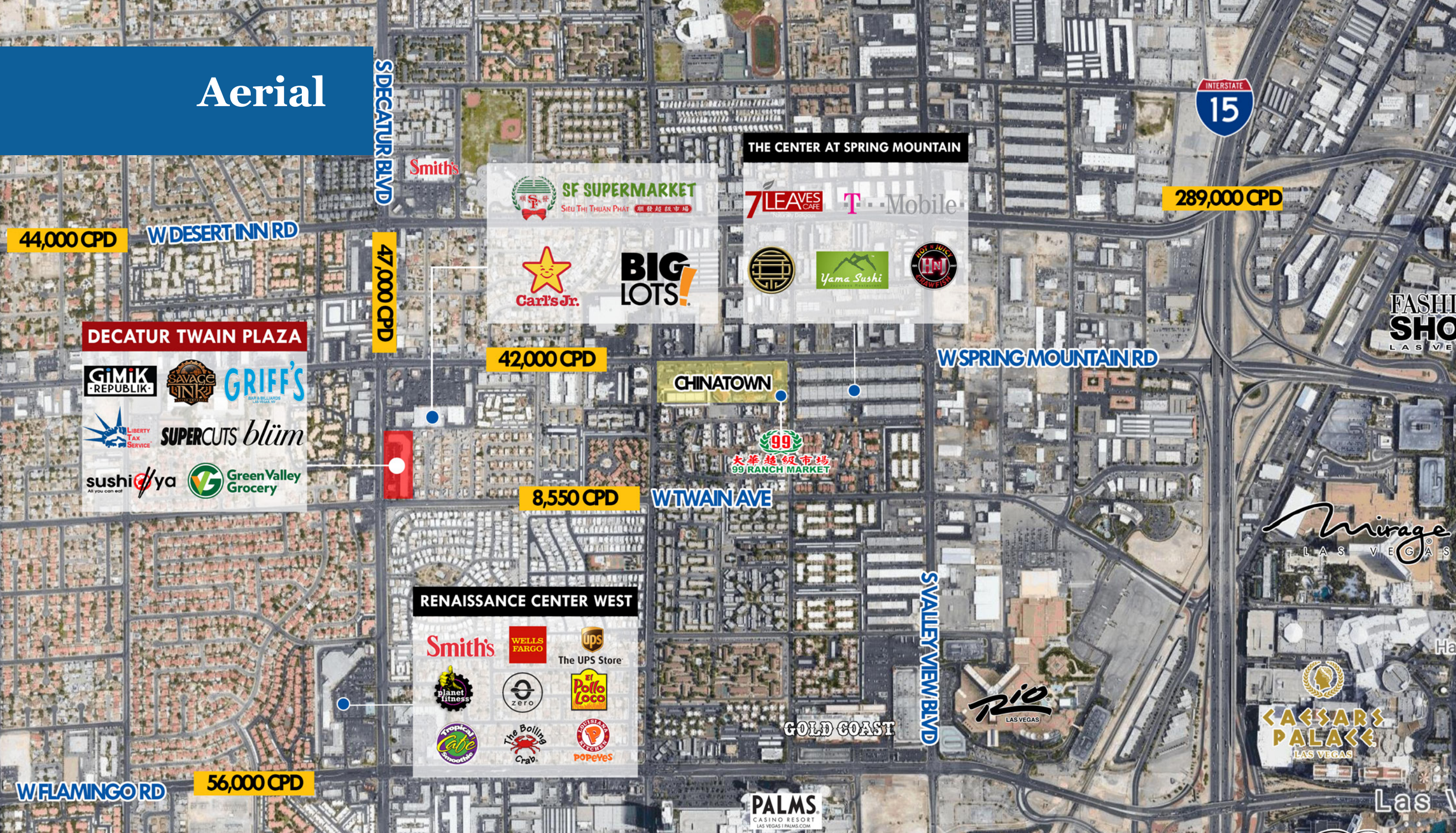
# Site Plan

Suite	Tenant	Size (SF)
1-2	Gimik Republik	3,385
<b>3-4</b>	<b>AVAILABLE (DIVISIBLE TO 1,280 SF)</b>	<b>2,560</b>
5	Savage Ink	1,200
6-7	Blum	4,848
<b>8</b>	<b>AVAILABLE</b>	<b>1,698</b>
9	Liberty Tax Service	1,280
10	Super Cuts	1,280
11-17	Griff's Bar & Billiards	9,560
18	4 PX Grid	1,280
19-20	JP Dry Cleaning & Laundry	2,562
21	Nails For You	1,200
22	Kabuto	1,135
23	Cohen Medical Centers	900
24-25	Si Jang Korean Restaurant	2,580
26	Samurai BBQ	1,390
27	Anka Jewel & Time	1,280
28-29	LV Shiatsu Spa	2,592
30-32	Sushi Ya	3,840
33	Dental Plus	1,790



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate.

# Aerial




# Decatur Twain Plaza

3650 S Decatur Blvd  
NEC Decatur Blvd & Twain Ave  
Las Vegas, NV 89103

## CALL US FOR MORE INFO


### DERON CONWAY

 702.550.4918

 dc@roicre.com

Lic # BS.0144094.PC

### JIM HILL

 702.550.4917

 jim@roicre.com

Lic # S.0173080



[www.roicre.com](http://www.roicre.com)

### Connect with us:

 [Facebook.com/roicre](https://www.facebook.com/roicre)

 [Twitter.com/roicre](https://www.twitter.com/roicre)

 [Linkedin.com/roicre](https://www.linkedin.com/roicre)

 9121 W Russell Rd

Suite 111

Las Vegas, NV 89148

