

SITE

ALIANTE
6,500 SINGLE FAMILY

THE VILLAGES AT TULE SPRINGS
8,000 SINGLE FAMILY

VALLEY VISTA
4,100 SINGLE FAMILY

Valley Health System

DMV

SHADOW MOUNTAIN

ASHLEY **COSTCO WHOLESALE**
SEAFOOD CITY **BEST BUY**

CROSSROADS TOWNE CENTER

Walmart **planet fitness**

DECATUR 215

TARGET **ROSS**
HOBBY LOBBY **WinCo FOODS**

SPROUTS FARMERS MARKET
PET SMART

NATURAL GROCERS **EoS FITNESS**

Aliante
CASINO • HOTEL • SPA

Smith's

Future Retail Center

2,600 - 8,000 SF AVAILABLE

SEC GRAND TETON DR & DECATUR BLVD
NORTH LAS VEGAS, 89084

PROPERTY HIGHLIGHTS

Future Retail Center
SEC Grand Teton Dr & Decatur Blvd
North Las Vegas, NV 89084

2,600 - 8,000 SF AVAILABLE

- Future retail center situated within growing Valley Vista Master Planned Community
- Valley Vista will have approximately 4,100 homes at build-out and is bordered by high-income residential neighborhoods of Aliante and El Dorado
- Nearby amenities include Aliante Casino, DMV, and local & state parks
- Immediate access to I-215 Beltway to the south of the property via Decatur Blvd and Aliante Pkwy interchange
- C-Store Pad
- Drive-Thru Pads: ±2,600 SF
- Multi-Tenant: Up to 8,000 SF



Size 4.51 AC
APN 124-18-110-009
Zoning C-2 (Proposed)



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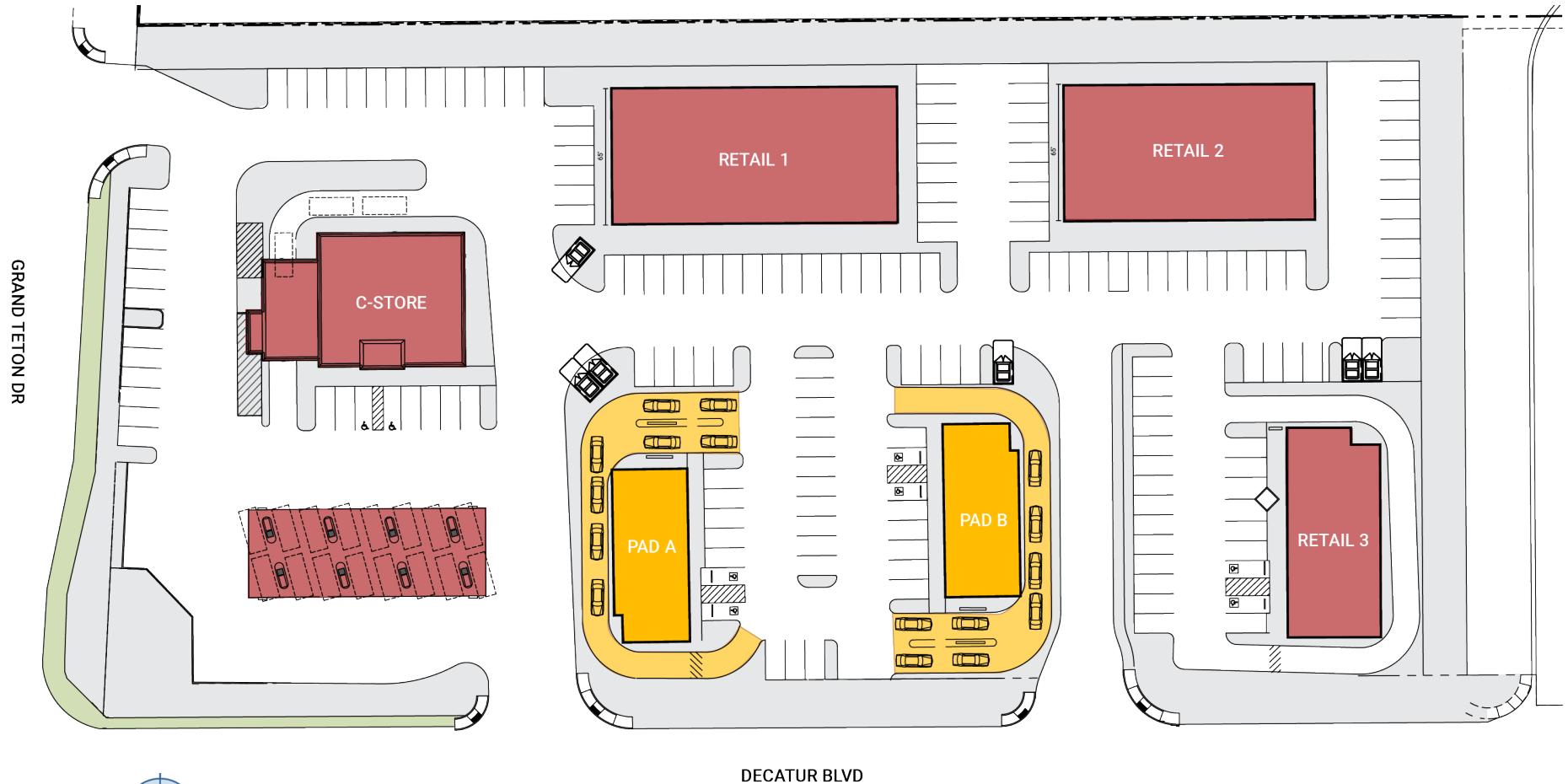
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SITE PLAN

Future Retail Center
 SEC Grand Teton Dr & Decatur Blvd
 North Las Vegas, NV 89084



Suite	Tenant	Size (SF)
Retail 1	AVAILABLE	8,000 SF
Retail 2	AVAILABLE	7,000 SF
Retail 3*	AVAILABLE	4,300 SF
Pad A*	AVAILABLE	2,600 SF
Pad B*	AVAILABLE	2,600 SF
C-Store	AVAILABLE	4,100 SF

***DRIVE THRU POTENTIAL**

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

AREA DEMOGRAPHICS

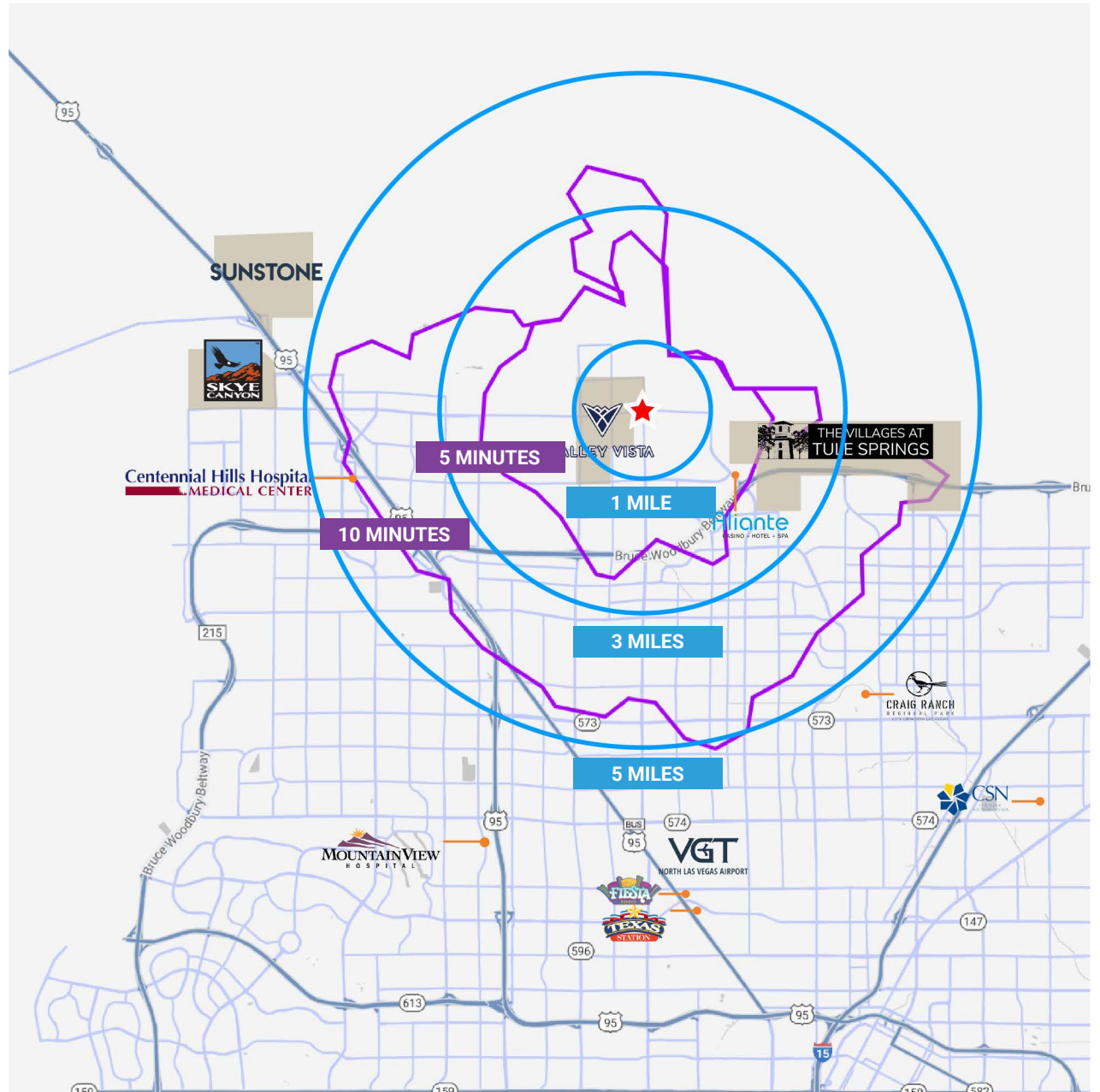


POPULATION



AVERAGE HHI

1 Mile	15,497	\$127,306
3 Miles	74,924	\$117,548
5 Miles	220,791	\$100,783
5 Minutes	40,601	\$120,264
10 Minutes	161,501	\$104,966



Source:
SitesUSA 2021
TRINA, NV DOT 2020

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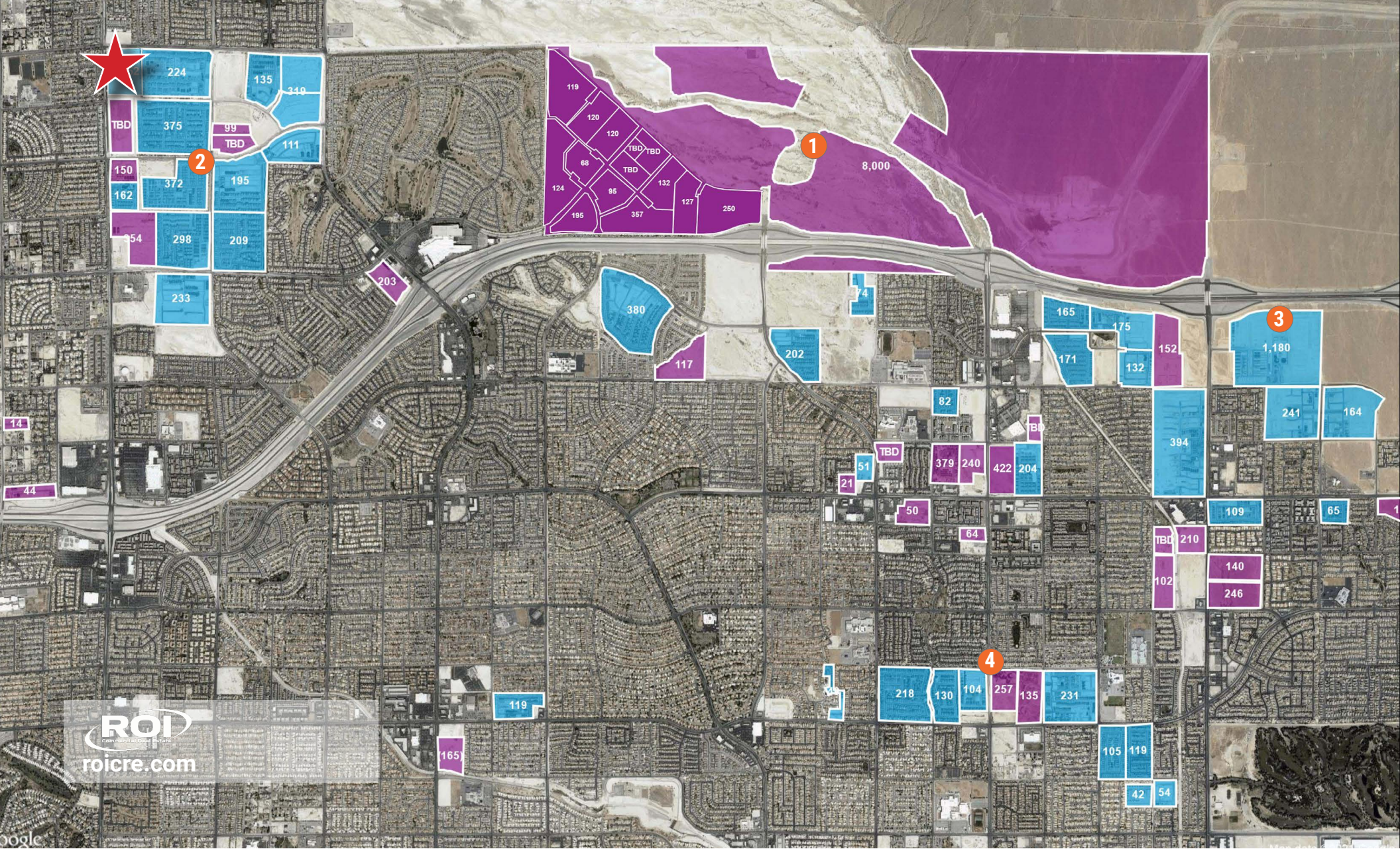
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HOUSING GROWTH

PLANNED
 ON-GOING

1- THE VILLAGES AT TULE SPRINGS
 8,000 UNITS AT FULL BUILD OUT. INITIAL PHASE SOUTH OF I-215 AT REVERE NOW UNDER CONSTRUCTION

2- VALLEY VISTA
 4,100 UNITS AT FULL BUILD OUT. DR HORTON AND LENAR HOMES ARE CURRENTLY DEVELOPING 200 ACRES

3 - DESERT SPRINGS DISTRICT
 THE 150-ACRE DEVELOPMENT WILL INCLUDE ABOUT 1,180 NEW HIGH DENSITY HOMES, AS WELL AS HOSPITAL, HOTEL, BIKE AND WALKING TRAILS, RESTAURANT, AND RETAIL SHOPS

4 - SEDONA RANCH
 THE 160-ACRE RESIDENTIAL AND COMMERCIAL PROJECT. PLANS FOR 710 SINGLE-FAMILY HOMES, 384 MULTI-FAMILY UNITS AND 22 ACRES OF COMMERCIAL DEVELOPMENT