



# NORTH 5TH SHOPS

NWC DEER SPRINGS & N 5TH ST, LAS VEGAS, NV 89130

**Eric Rogosch**

Vice President

702.358.5166

[eric.rogosch@svn.com](mailto:eric.rogosch@svn.com)

NV #S.0052003

**Jason Park**

Senior Advisor

702.339.9537

[jason.park@svn.com](mailto:jason.park@svn.com)

NV #S.0177705

THE  
LAS VEGAS STRIP





## OFFERING SUMMARY

<b>LEASE RATE:</b>	CONTACT BROKER FOR MORE INFO
<b>AVAILABLE SF:</b>	+/-1,200 - 7,200 SF
<b>EST. CAMS:</b>	TBD

SPACES	LEASE RATE	LEASE DESCRIPTION
RETAIL A	NEGOTIABLE	2,500 SF w/Drive-Thru
RETAIL C	\$3.25-3.75 SF/M	1,200-3,500SF w/Drive-Thru End Cap
RETAIL D	\$3.25-3.75 SF/M	1,200-7,200SF w/Drive-Thru End Cap
RETAIL B	\$3.25-3.75 SF/M	1,200-4,200SF Free Standing

**ERIC ROGOSCH**  
 O: 702.527.5313  
 eric.rogosch@svn.com  
 NV #S.0052003

**JASON PARK**  
 O: 702.527.5188  
 jason.park@svn.com  
 NV #S.0177705.LLC

## PROPERTY DESCRIPTION

Rare opportunity to lease a retail pad with utilities stubbed to the site. Adjacent to the master planned community of The Village at Tule Springs (+/- 8,600 homes), the subject property is surrounded by brand new construction with easy accessibility to 215 Beltway and the surrounding major national tenants.

## PROPERTY HIGHLIGHTS

- Close proximity to 215/N. 5th On Ramp & Off Ramp and the Master Planned Community of "The Village at Tule Springs"
- Adjacent to Brand New Construction/Tenants [Terrible Herbst, Sherwin Williams, U-Haul, and Denny's]
- Directly Across from Target, Kohls, and Home Depot. As Well As, In-n-Out, Panda Express, McDonald's, and More!
- End Cap and Freestanding Drive Thru Options
- C-2 Zoning in the N. Las Vegas Jurisdiction
- Estimated Delivery: Q4 of 2022

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,028	21,188	56,466
<b>TOTAL POPULATION</b>	6,549	67,475	181,119
<b>AVERAGE HH INCOME</b>	\$78,197	\$78,663	\$73,640



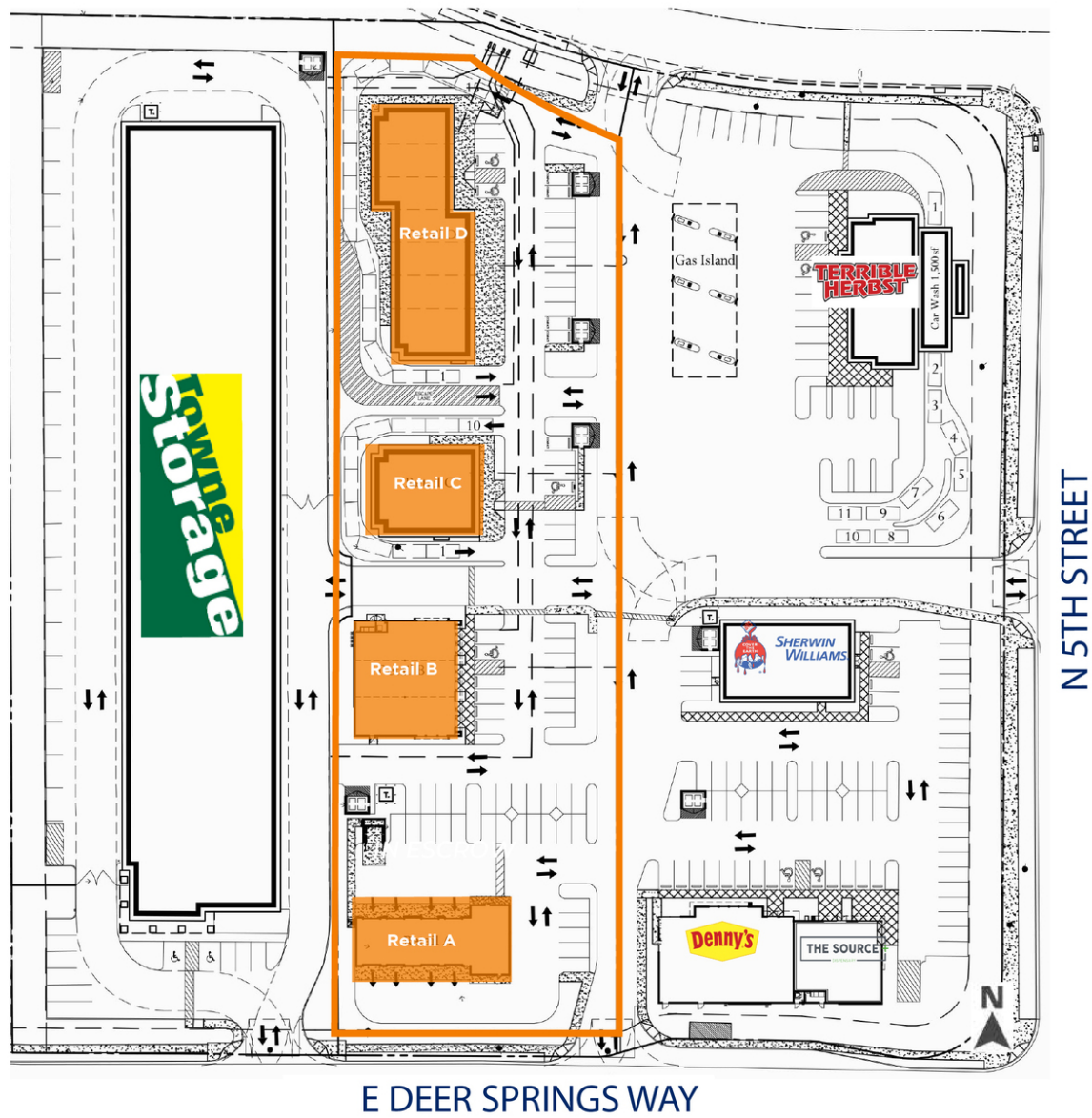
**THE VILLAGE AT TULE SPRINGS**  
+/- 8,600 HOMES

FUTURE UNLV  
GRADUATE &  
RESEARCH CENTER



**ERIC ROGOSCH**  
O: 702.527.5313  
eric.rogosch@svn.com  
NV #S.0052003

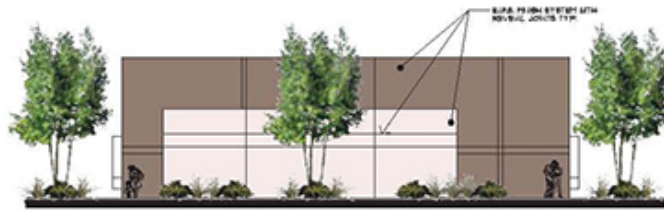
**JASON PARK**  
O: 702.527.5188  
jason.park@svn.com  
NV #S.0177705.LLC



ERIC ROGOSCH  
 O: 702.527.5313  
 eric.rogosch@svn.com  
 NV #S.0052003

JASON PARK  
 O: 702.527.5188  
 jason.park@svn.com  
 NV #S.0177705.LLC





West Elevation Retail C

Scale: 1/8" = 1'-0"



South Elevation Retail C

Scale: 1/8" = 1'-0"



North Elevation Retail C

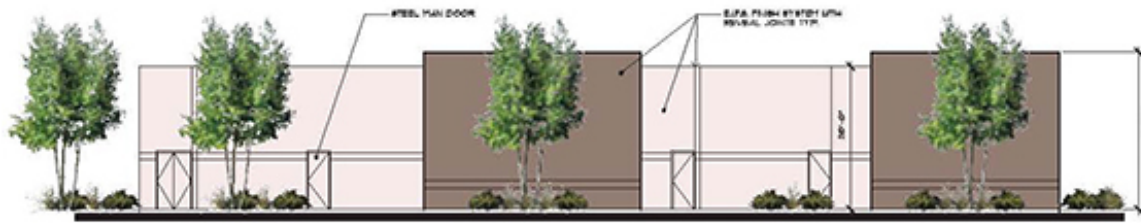
Scale: 1/8" = 1'-0"



East Elevation Retail C

ERIC ROGOSCH  
 O: 702.527.5313  
 eric.rogosch@svn.com  
 NV #S.0052003

JASON PARK  
 O: 702.527.5188  
 jason.park@svn.com  
 NV #S.0177705.LLC



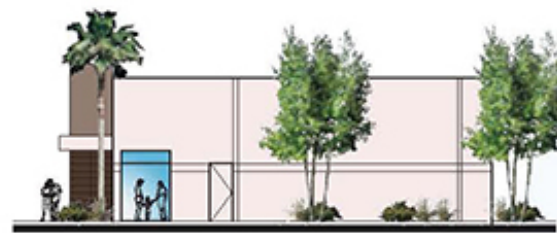
**South Elevation Retail D (Facing Deer Springs Way)**

Scale: 1/8" = 1'-0"



**East Elevation Retail D (Facing N. 5th St.)**

Scale: 1/8" = 1'-0"



**West Elevation Retail D**

Scale: 1/8" = 1'-0"



**North Elevation Retail D**

**ERIC ROGOSCH**  
 O: 702.527.5313  
 eric.rogosch@svn.com  
 NV #S.0052003

**JASON PARK**  
 O: 702.527.5188  
 jason.park@svn.com  
 NV #S.0177705.LLC