



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

JANSEN CENTER

West of SWC Blue Diamond Rd & Decatur Blvd
Las Vegas, NV 89139

PAD WITH DRIVE-THRU AND
SHOP SPACES AVAILABLE

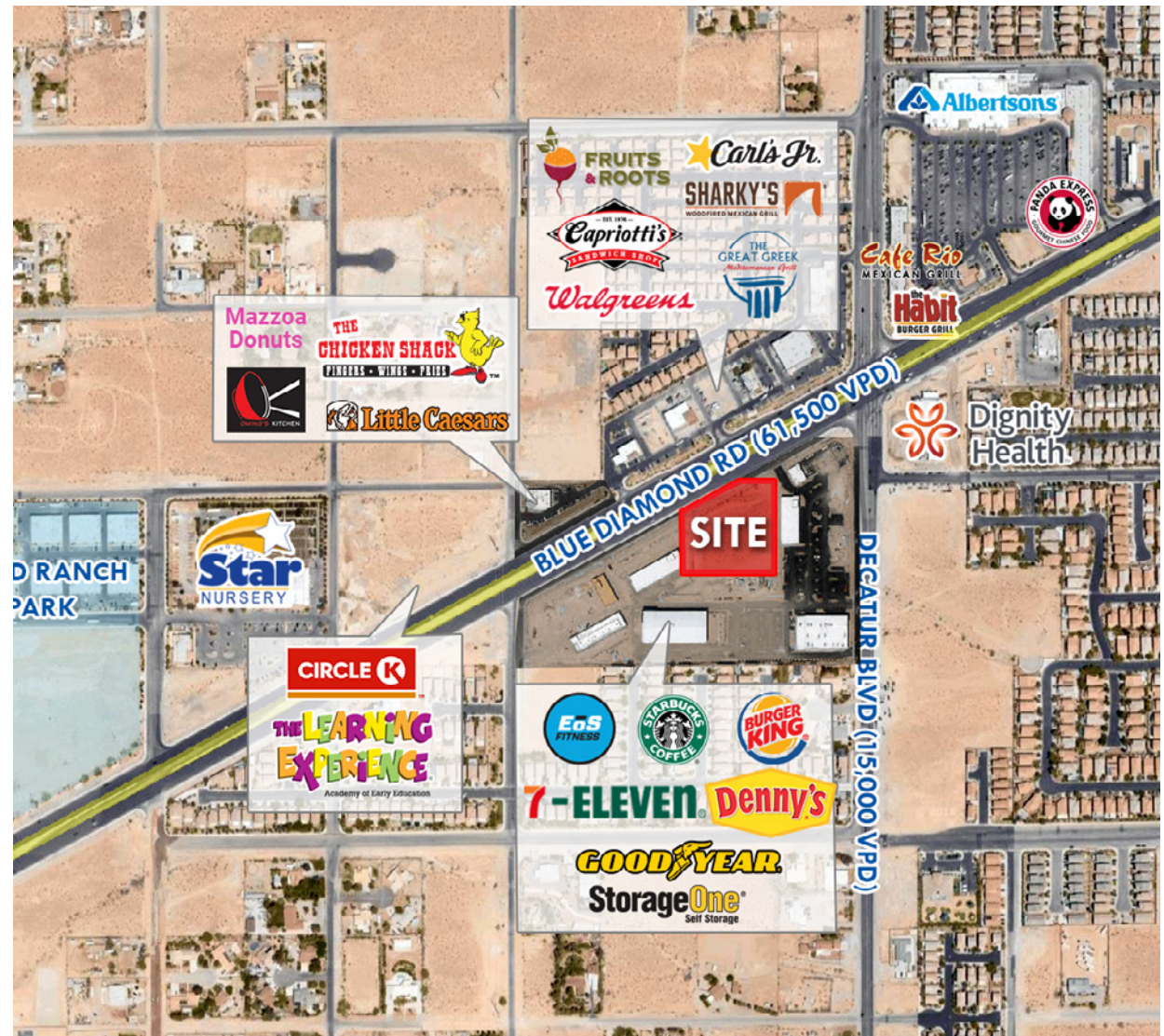
PROPERTY HIGHLIGHTS

- Expected delivery - July 2021
- State of the art design at the popular Blue Diamond Retail/Restaurant Corridor
- This center will have excellent cross access with the adjacent center, which is anchored by EOS Fitness
- Direct access from Blue Diamond Rd
- Exposure to over 76,000 vehicles per day (combined)
- Close proximity to affluent neighborhoods and master planned communities



APN 177-08-402-001
Zoning Designed Manufacturing (M-D)

JANSEN CENTER
 Blue Diamond & Decatur W-SWC | Las Vegas, NV 89139



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

DAN ADAMSON

702.550.4934

dan@roicre.com

Lic # B.0026992.CORP

EDWARD LEHARDT

702.550.4169

edward@roicre.com

Lic # S.0180688

CHRIS WALDBURGER

702.483.3683

chris@roicre.com

Lic # S.0190814



roicre.com

PROPERTY SITE PLAN

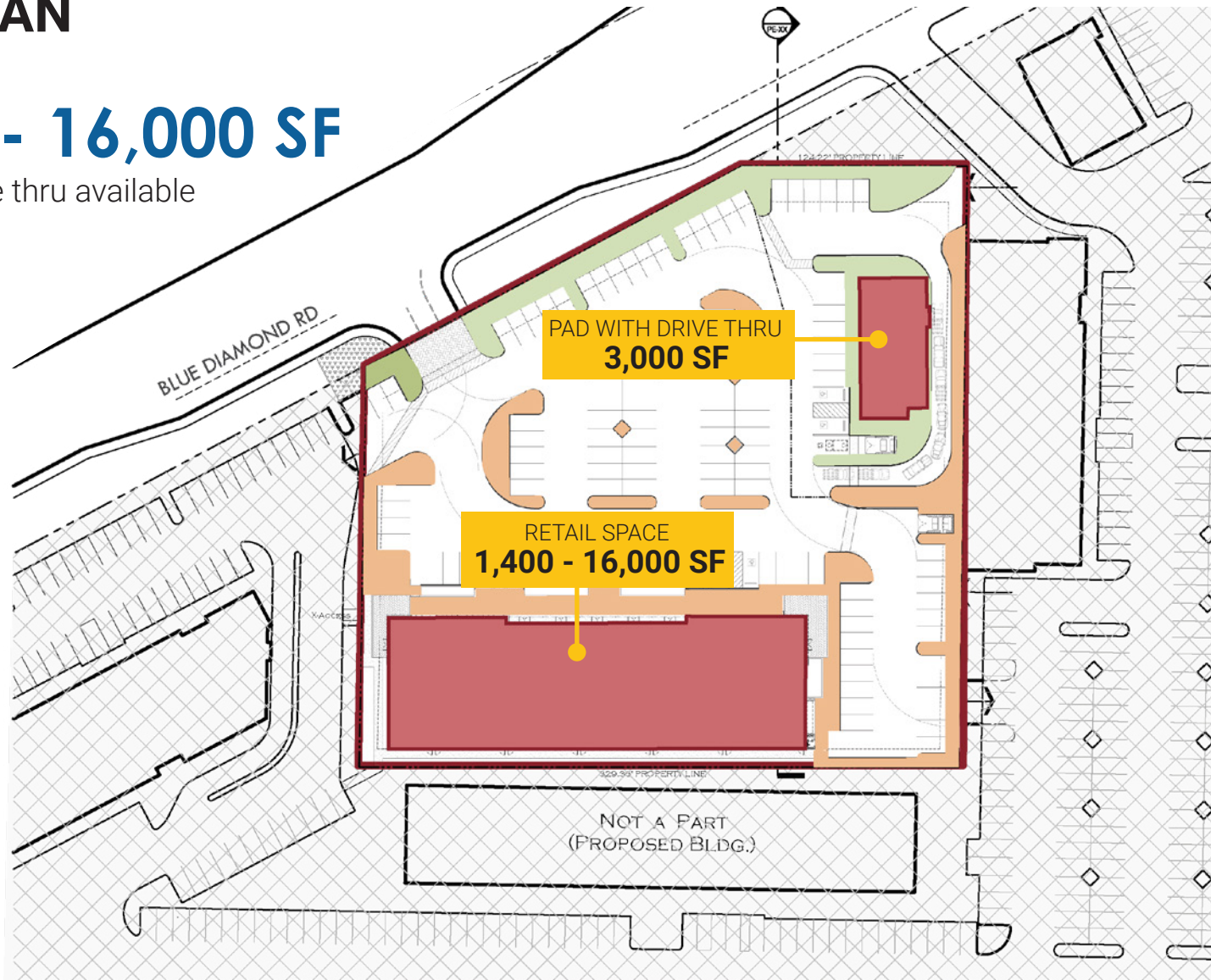
FOR LEASE

1,400 - 16,000 SF

Pad with drive thru available

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AREA DEMOGRAPHICS

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ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP
± 42 MILLION VISITORS IN 2019
Source: LVCVA

McCARRAN INTERNATIONAL AIRPORT (LAS)
SERVES OVER 51.5 MILLION PASSENGERS IN 2019
Source: LVCVA

FUTURE XPRESSWEST TRAIN STATION
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO SOUTHERN CALIFORNIA - EXPECTED 5.5 MILLION ANNUAL VISITORS

I-15 FREEWAY
141,000 CARS PER DAY
Source: TRINA, NV DOT 2019



POPULATION

1 Mile	7,828
3 Miles	90,437
5 Miles	300,044

Source: SitesUSA 2020



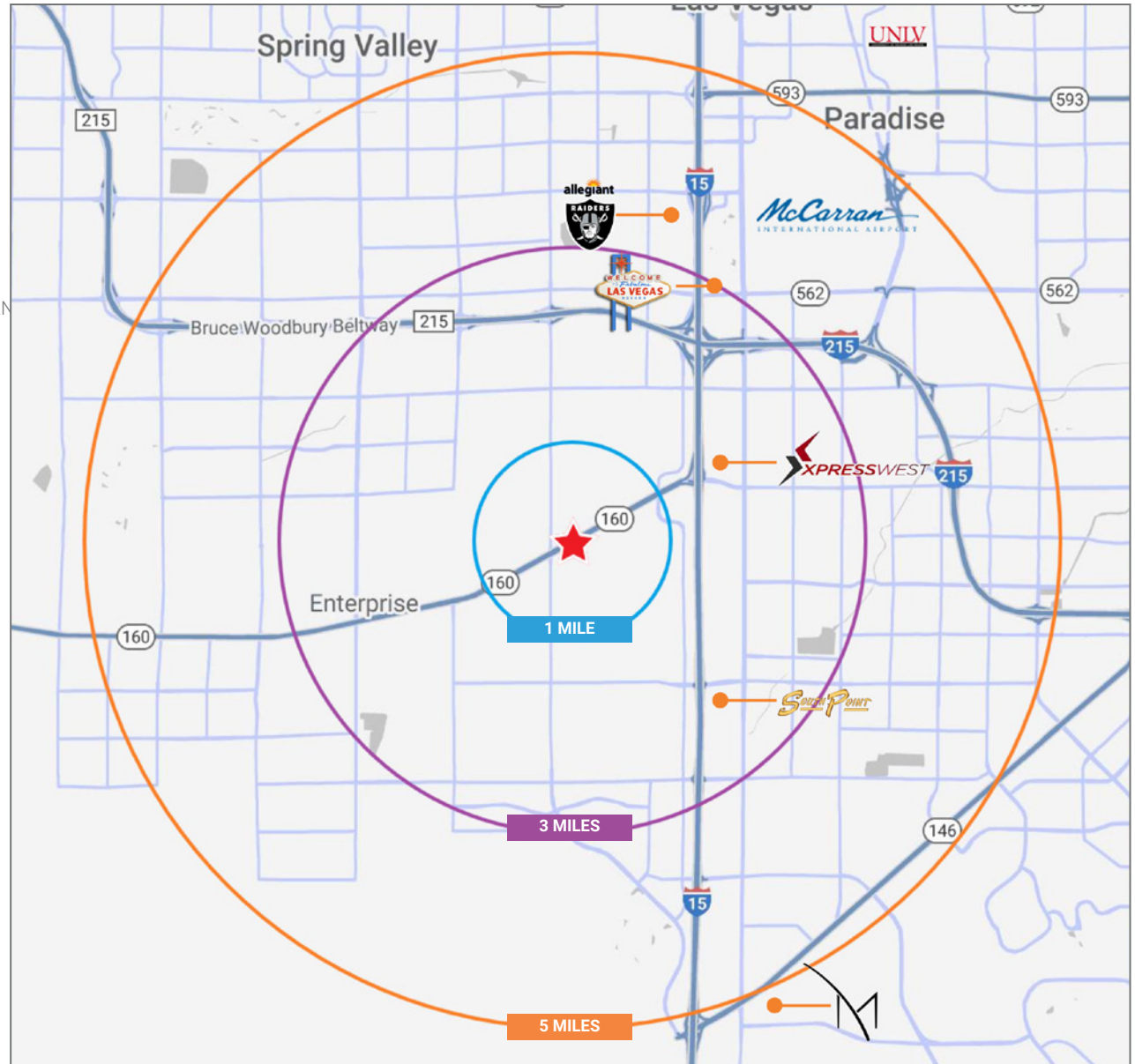
AVERAGE HHI

1 Mile	\$105,666
3 Miles	\$95,840
5 Miles	\$91,648



Traffic Counts

Blue Diamond Rd - 61,500 VPD
Decatur Blvd - 15,000 VPD
Source: TRINA, NV DOT 2019



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