Renaissance West

4001 S Decatur Blvd Las Vegas, NV 89103
NWC Flamingo Rd & Decatur Blvd

1,195 - 2,290 SF AVAILABLE

- High traffic intersection with over 103,000 combined volume
- Close proximity to Las Vegas Strip, Palms Casino Resort, Gold Coast Hotel & Casino and Rio Hotel & Casino
- Zoning: General Commercial (C-2)
- APN: 163-13-801-001

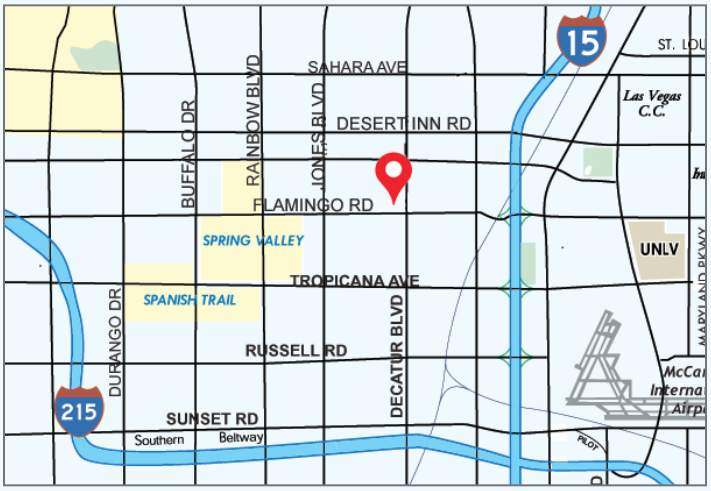
	1 mi	3 mi	5 mi
POPULATION	33,616	151,791	421,136
HOUSEHOLDS	15,862	67,227	179,091
AVG HOUSEHOLD INCOME	$46,515	$56,682	$62,775

Source: SitesUSA 2020

Flamingo Rd - 56,000 VPD

Decatur Blvd - 47,000 VPD

Source: TRINA, NV DOT 2019



SHOPPING CENTER RETAILERS

Smith's, planet fitness, Tropical Cafe Smoothie, zero, WELLS FARGO, Partners in Primary Care, ups The UPS Store, El Pollo Loco, The Boiling Crab, Louisiana Kitchen Popeyes, PKWY TAVERN TAPHOUSE AND GRILLE (COMING SOON)

LEASING CONTACT

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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

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Suite	Tenant	Size (SF)
1	Shola Ethiopian Market	1,466
2	Spa Therapy	1,334
3	Tax & Multi-services	1,195
4	Allstate Insurance	726
5	CPL	1,689
6	**AVAILABLE**	**1,195**
7	Advance America	1,182
8	Active Tax	795
9	Zero Degrees	1,634
10 - 16	Planet Fitness	17,000
17	Cookies by Design	1,895
18	Smith's Training Center	2,530
19 - 21	Smith's Training Center	5,088
22 - 23	Nu Nails & Hair Salon	2,500
24	AMO Massage School	3,136
25 - 26	Partners in Primary Care	6,471
27	Smoke Shop	1,272
28	Express Hibachi	1,272
29	Rashin Beauty	1,280
30	T Mobile	1,280
31- 32	The Shalimar	2,211
33	**AVAILABLE (DO NOT DISTURB)**	**2,290**
34 - 35	Fat Greek	2,470
36	Smith's	60,560
37	The UPS Store	1,203
38 - 40	Metro Pizza	4,112
41	Metro PCS	1,261
42	Reflection Dentist	3,235
ATM	Wells Fargo	63
PAD 1	Popeyes Louisiana Kitchen	3,000
PAD 2	PKWY Tavern (Coming Soon)	8,706
PAD 3	The Boiling Crab	9,000
PAD 4	El Pollo Loco	2,250
PAD 5	Makino Seafood	7,418
PAD 6	TBD - DRIVE THRU AVAILABLE	7,400
PAD 7	Tropical Smoothie Café/Wells Fargo ATM	1,500

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