



**FOR LEASE**

MULTI TENANT RETAIL OPPORTUNITY

# NORTH ALIANTE PKWY

NORTH LAS VEGAS, NV 89084





## OPPORTUNITY BENEFITS



Multi-tenant retail opportunity in the rapidly expanding North Las Vegas



Just South of Sync Apartments, a 203 unit multi-family development, which is currently under construction



Located at the Aliante and CC 215 Beltway Interchange and within close proximity to Aliante Casino

## PROPERTY DETAILS

♦ Lot Size	±3.50 AC
♦ Rent	Inquire With Broker
♦ Zoning	C-1 MPC



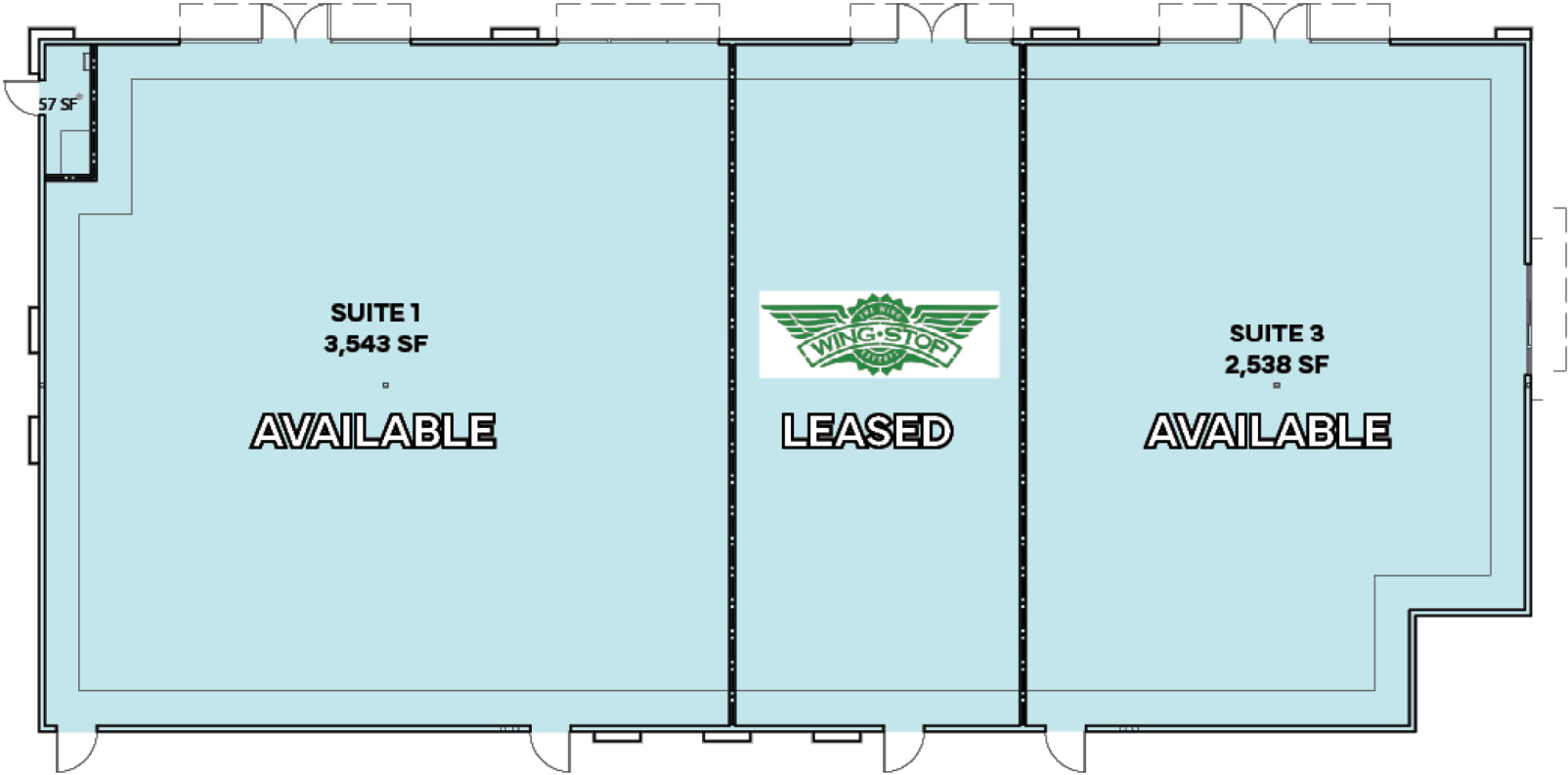
# SITE PLAN



PENDING  AVAILABLE

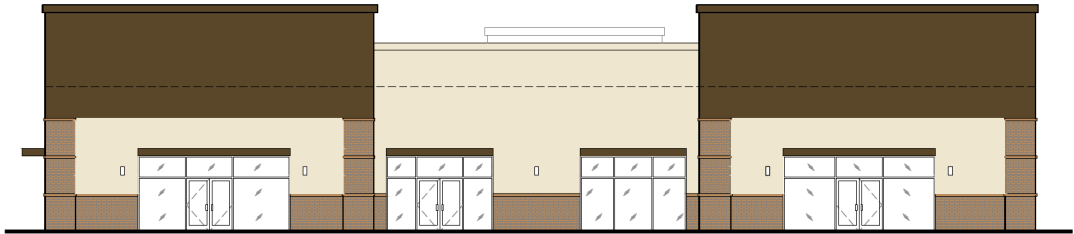
BLDG	SUITE	TENANT	SQ FT
1	1	AVAILABLE	3,543
	2	WINGSTOP (COMING SOON)	1,506
	3	AVAILABLE	2,538
2	1	AVAILABLE	1,500
	2	AVAILABLE	1,500
	3	AVAILABLE	1,900
	4	AVAILABLE	1,880
3		STARBUCKS (COMING SOON)	2,230

# BUILDING ONE | FLOOR PLAN

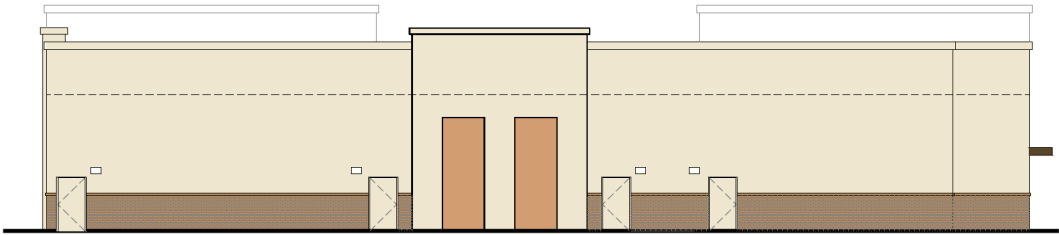




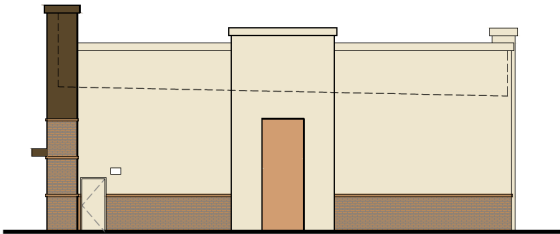
# BUILDING ONE | EXTERIOR ELEVATIONS



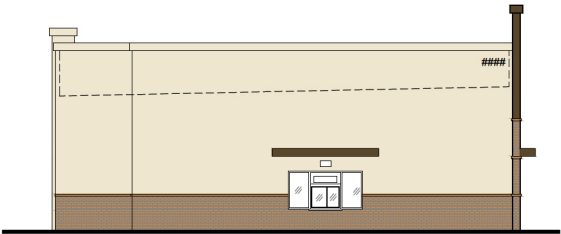
1 EXTERIOR ELEVATIONS  
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS  
SCALE: 1/8"=1'-0"



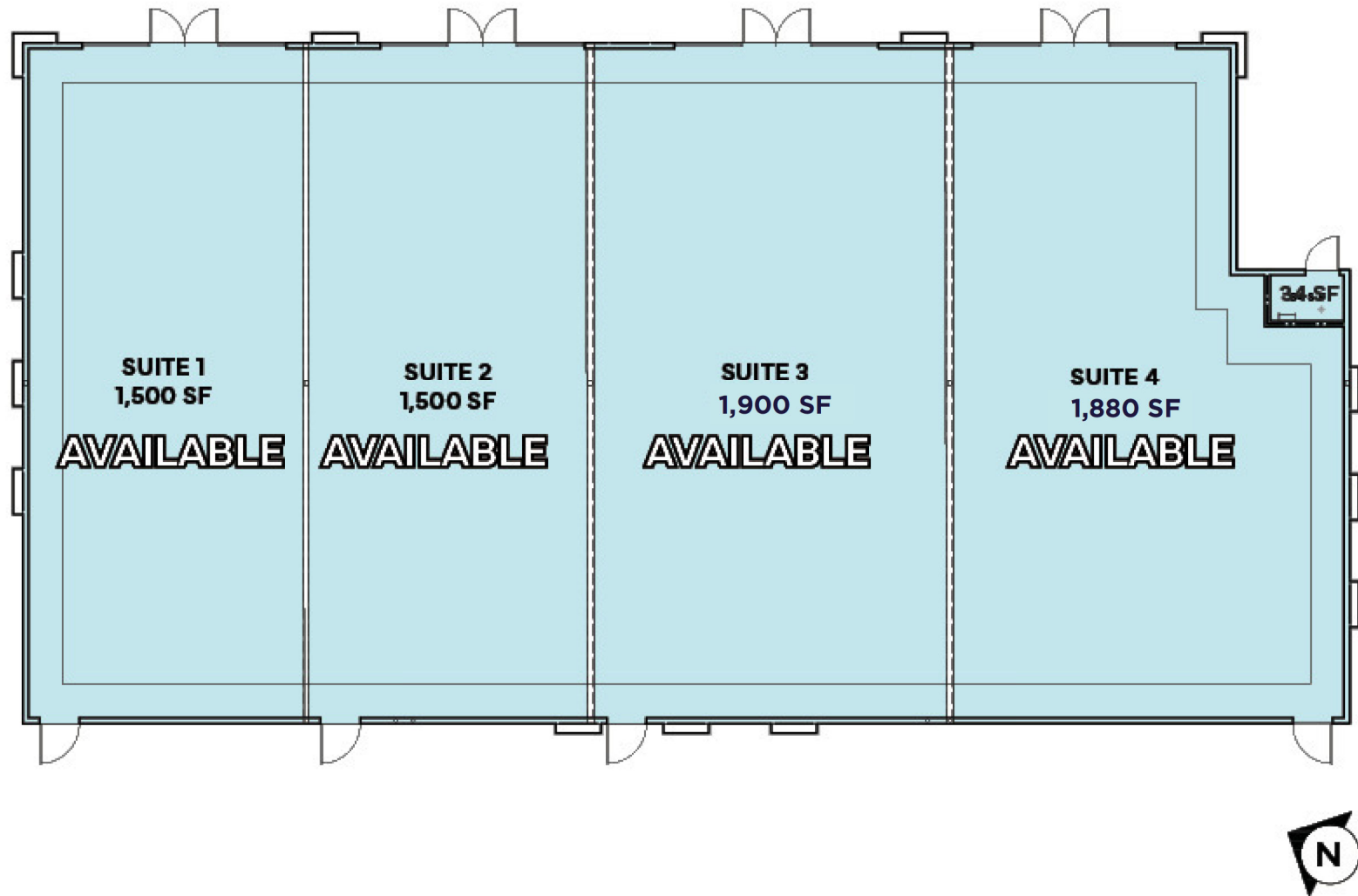
3 EXTERIOR ELEVATIONS  
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS  
SCALE: 1/8"=1'-0"



# BUILDING TWO | DEMISABLE FLOOR PLAN

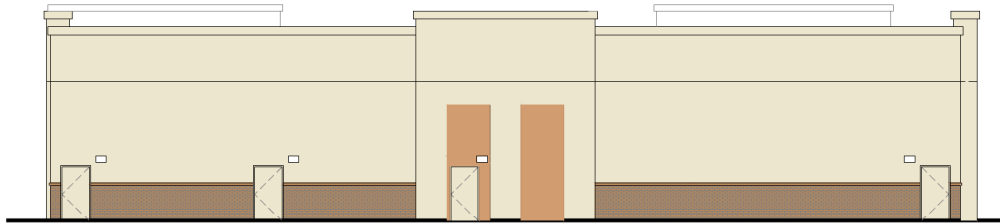




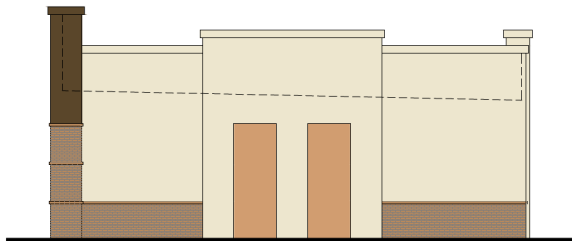
# BUILDING TWO | EXTERIOR ELEVATIONS



1 EXTERIOR ELEVATIONS - EAST  
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS - WEST  
SCALE: 1/8"=1'-0"



3 EXTERIOR ELEVATIONS - NORTH  
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS - SOUTH  
SCALE: 1/8"=1'-0"



# DRIVE-TIME MAP & DEMOGRAPHICS



## POPULATION

1 MILE: 13,955

3 MILES: 116,520

5 MILES: 274,333



## AVG HH INCOME

1 MILE: \$124,240

3 MILES: \$115,128

5 MILES: \$104,589

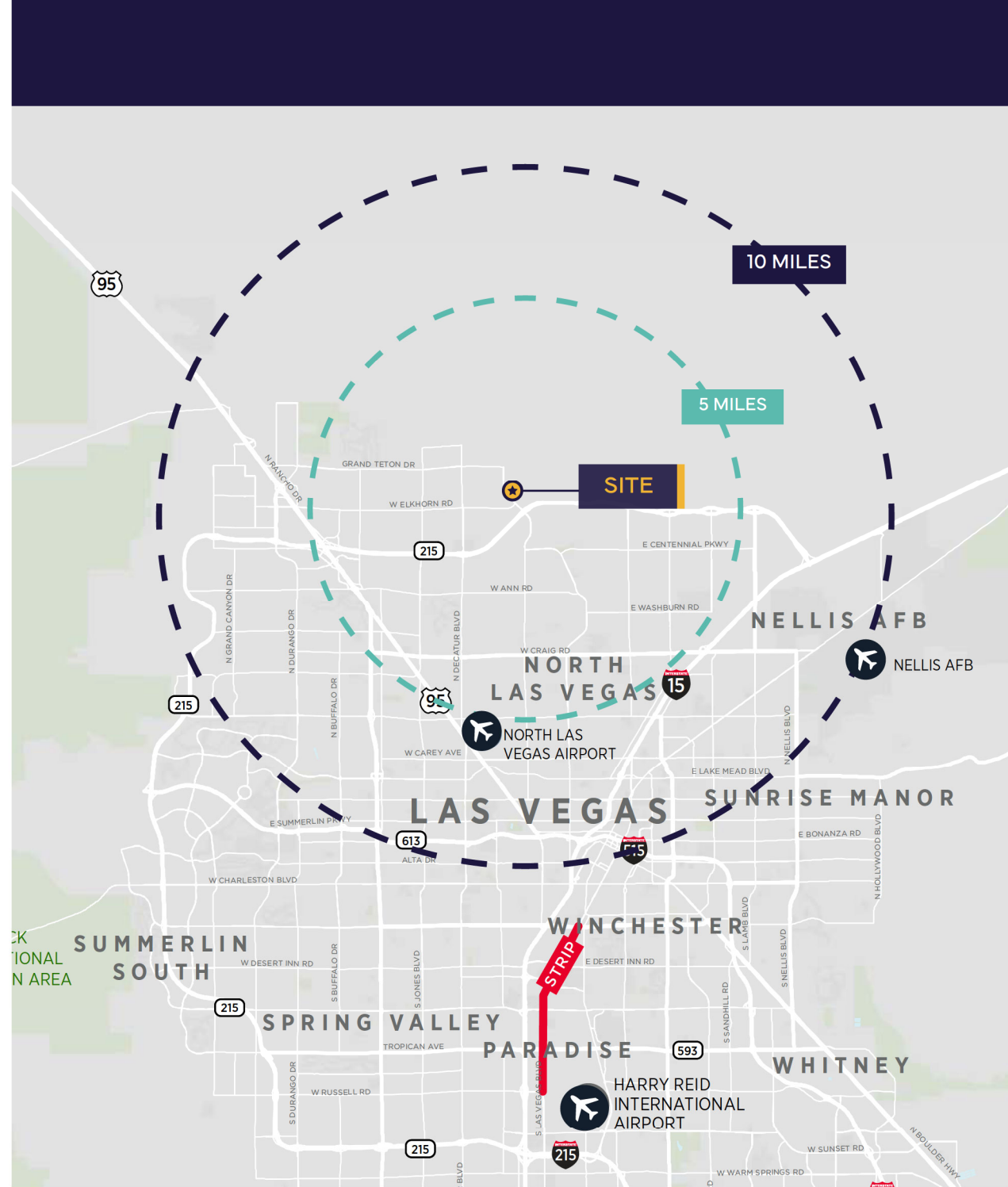


## # OF HOUSEHOLDS

1 MILE: 5,369

3 MILES: 38,880

5 MILES: 93,051





# AMENITIES & TRANSIT







**NORTH ALIANTE PKWY**  
**NORTH LAS VEGAS, NV 89084**

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