

For Lease

DESERT OAKS PLAZA

3930-4040 W. CRAIG RD






NORTH LAS VEGAS, NV

FOR LEASE

Property Highlights

- Strong traffic counts exceeding $\pm 45,000$ CPD on Craig Road.
- Excellent visibility with over 800 feet of frontage along Craig Road.
- Directly across from Tribeca North Luxury Apartments with ± 312 units.
- Dense residential population with over 15,000 people within 1 mile and 160,000+ within 3 miles.
- Surrounded by established neighborhoods and daily needs retailers, driving consistent customer traffic.

2025 Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
 POPULATION	15,940	170,194	452,481
 AVG. HOUSEHOLD INCOME	\$97,831	\$100,521	\$100,488
 MEDIAN AGE	40.5	37.9	36.8
 HOUSEHOLDS	5,782	59,090	157,581



PROPERTY PHOTOS



LOCATION HIGHLIGHTS



SITE PLAN



UNIT	SQFT	TENANT
4040 101	2,876	All Discount Vacuum and Sewing, LLC
4040 103-105	4,301	Sleep Well LLC
4040 106	1,410	Priscilla's Pantry
4040 107-110	8,232	Legacy Events, LLC
4040 111	1,348	Zofia's
4040 112	1,470	Lash Vegas
4040 113	1,304	Liv Bev
4040 114-117	5,551	My Garage

UNIT	SQFT	TENANT
3960 101-104	4,999	Tressessity Total Beauty
3960 105	2,179	Underground JiuJitsu 702
3960 106	1,410	AVAILABLE
3960 107	1,410	Tender Loving Cuts
3960 108-109	5,657	GF Fitness
3960 110	1,851	Vista Dental
3960 111	1,190	VLV-Viva Las Vapor
3960 112	2617	Cyber Solutions Academy
3960 113	1,304	Fancy Nails
3960 114-115	3,016	Jared Burgess Insurance Agency LLC
3960 116-117	2,617	El Ancla-Mi Lindo Nayarit LLC

DESERT OAKS PLAZA

3930-4040 W. CRAIG RD

CONTACT



SCOT MARKER

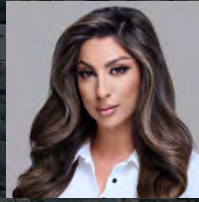
Director

Direct: +1 702 688 6890

Mobile: +1 702 592 5030

scot.marker@cushwake.com

NV License S.0034109



NADIA MUMTAZ

Associate

Direct: +1 702 796 7900

Mobile: +1 702 375 8809

nadia.mumtaz@cushwake.com

NV License S.0201377



**CUSHMAN &
WAKEFIELD**

10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135 USA

cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.