

For Lease

# DESERT OAKS PLAZA

3930-4040 W. CRAIG RD

STE 106  
1,410 SF

STE 111  
1,190 SF

STE 106  
1,410 SF

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  $\pm 312$  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 |
|--------------------------------------------------------------------------------------------------------------|---------------|----------------|----------------|
| <br>POPULATION             | 15,940        | 170,194        | 452,481        |
| <br>AVG. HOUSEHOLD INCOME | \$97,831      | \$100,521      | \$100,488      |
| <br>MEDIAN AGE            | 40.5          | 37.9           | 36.8           |
| <br>HOUSEHOLDS            | 5,782         | 59,090         | 157,581        |



# PROPERTY PHOTOS



# LOCATION HIGHLIGHTS



# 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 | AVAILABLE                           |
| 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 | AVAILABLE                          |
| 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      |

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## CONTACT



### SCOT MARKER

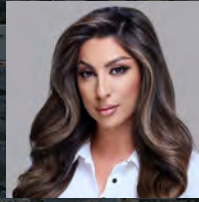
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