



## DESERT OAKS PLAZA

4090 W Craig Rd | North Las Vegas, NV 89032

1,200 - 1,250 SF | FOR LEASE



9121 W Russell Rd  
Suite 111  
Las Vegas, NV 89148

# PROPERTY HIGHLIGHTS

4090 W Craig Rd  
North Las Vegas, NV 89032

- 1,200 - 1,250 SF Available
- Excellent signage and street visibility
- Surrounded by new residential growth in the immediate trade area
- Part of the Craig Road Retail Corridor of 1.7 Million SF of retail
- Strong daytime population
- Over 119,700 people work within a 5 mi. radius\*
- Exposure to over 35,500 vehicles per day along Craig Road\*\*



APN  
Zoning

139-06-615-002  
General Commercial (C-2)

\*Source: SitesUSA 2020

\*\*Source: ESRI 2020

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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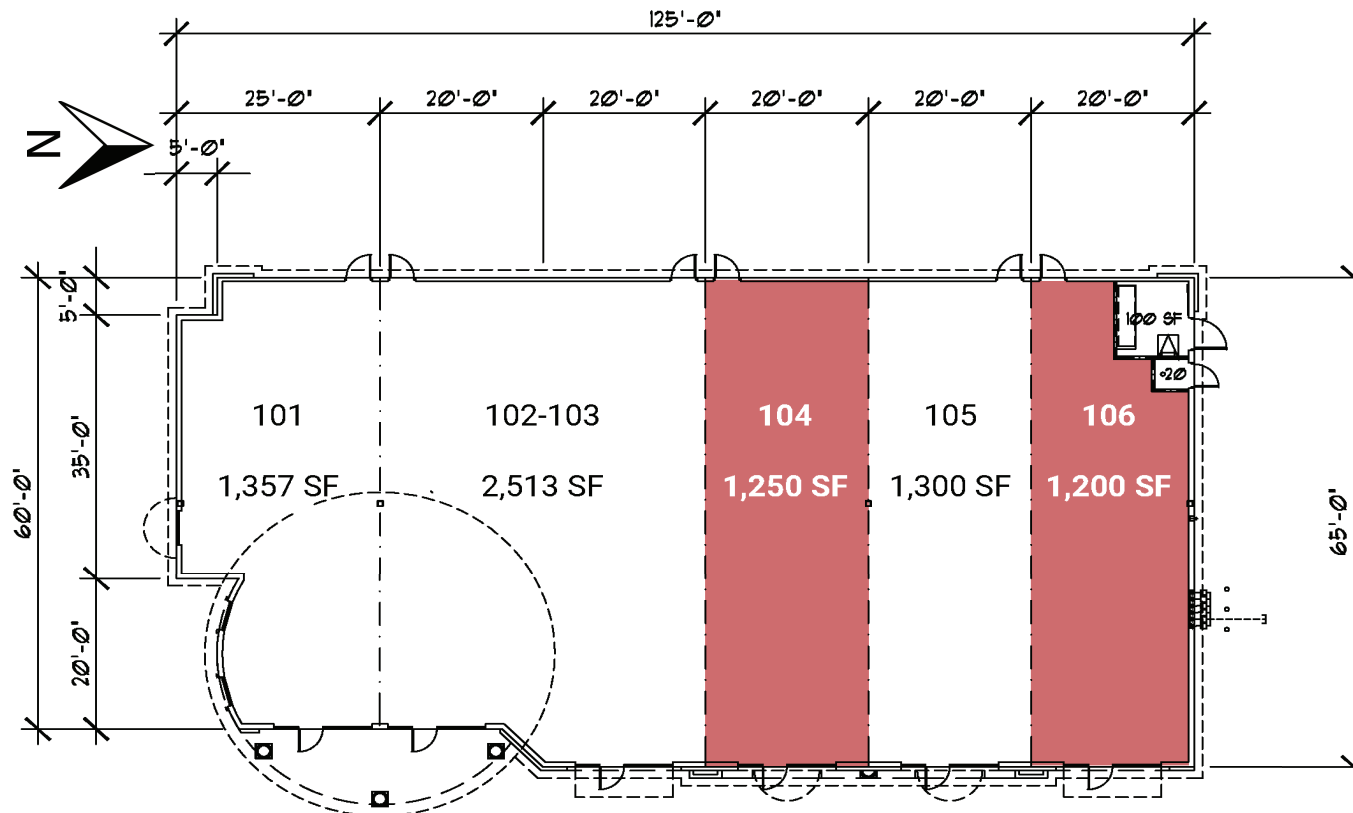


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# SITE PLAN

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Suite	Tenant	Size (SF)
101	Tango Pharmacy	1,357
102-103	Southwest Medical Craig Convenient Care	2,513
<b>104</b>	<b>AVAILABLE</b>	<b>1,250</b>
105	Clowny Tattoo	1,300
<b>106</b>	<b>AVAILABLE</b>	<b>1,200</b>



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# AREA DEMOGRAPHICS

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## POPULATION

5 Minutes	61,628	\$77,249
10 Minutes	285,296	\$77,667
15 Minutes	655,061	\$78,289

Source: ESRI 2020



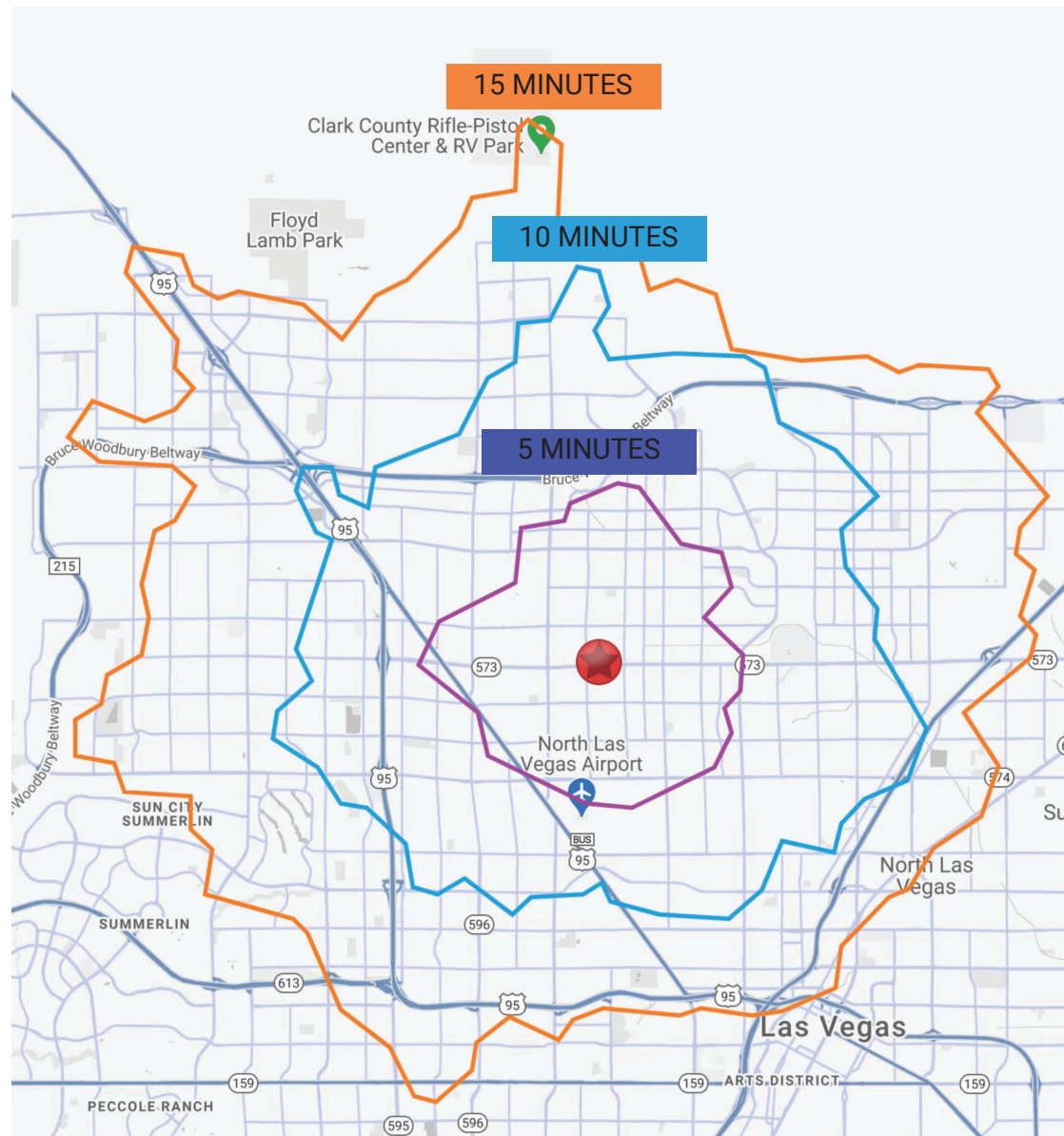
## AVERAGE HHI

## Traffic Counts

Craig Rd - 35,500 VPD

N Decatur Blvd - 32,113 VPD

Source: ESRI 2020



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# AERIAL MAP

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