



COLLEGE PARK

E Lake Mead Blvd at Civic Center Dr, Las Vegas, NV

**WEINGARTEN
REALTY®**

College Park is located in the heart of North Las Vegas' revitalization district. The center benefits from a strong daytime population from nearby North Vista Hospital and Medical Center.

PROPERTY SIZE 167,160 SQ. FT.

LAT/LONG 36.19523 N, -115.11765 W

TRAFFIC COUNTS E LAKE MEAD BLVD & CIVIC CENTER DR - 57,200

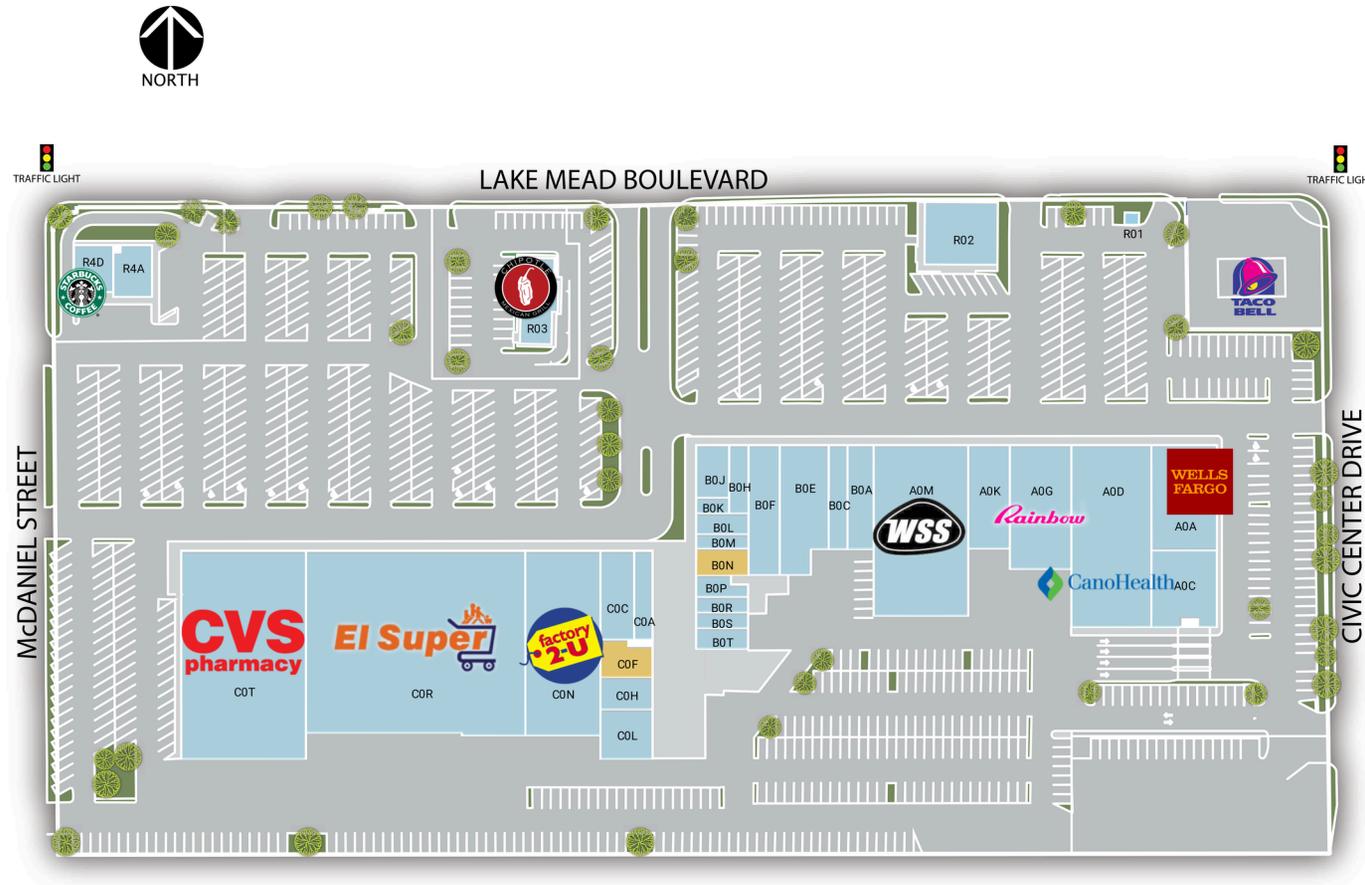
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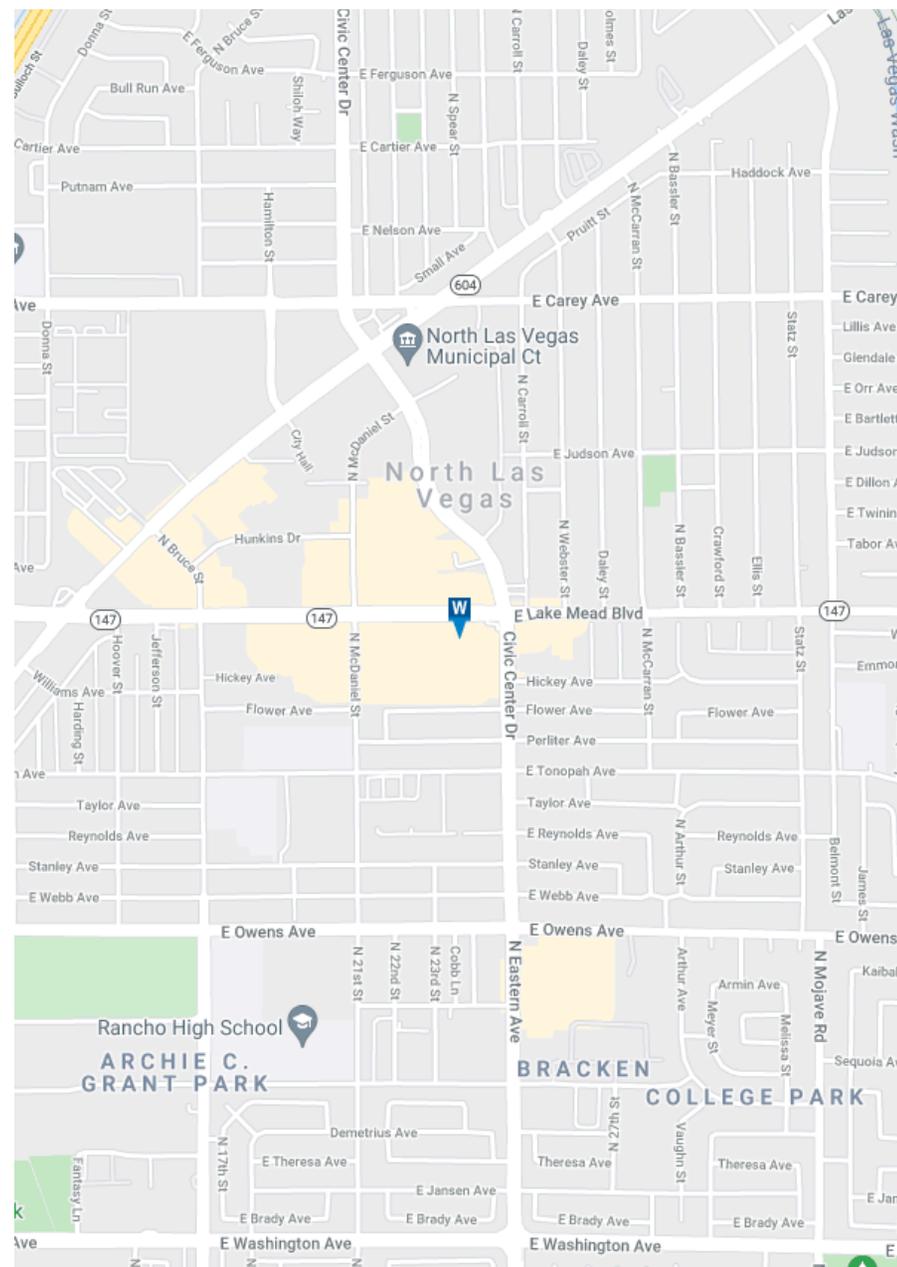
This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

TENANT LIST

| | | | | | | | | |
|-----|----------------------------|-----------|-----|------------------------|----------|-----|------------------|-----------|
| A0A | Wells Fargo Bank | 6,120 SF | B0L | Hansen & Hansen | | C0L | Journey to | |
| A0C | LV Discount .99+ | 4,563 SF | | Insurance | 1,000 SF | | Recovery | 2,380 SF |
| A0D | Cano Health | 13,475 SF | B0M | Nevada Nails & Spa | 692 SF | C0N | Factory 2-U | 12,850 SF |
| A0G | Rainbow | 6,918 SF | B0N | Available | 1,176 SF | C0R | El Super | |
| A0K | Absolute Dental | 3,980 SF | B0P | Flower Art | 876 SF | | Supermarket | 36,983 SF |
| A0M | WSS | 14,924 SF | B0R | Valley Eyebrow | | C0T | CVS Pharmacy | 24,100 SF |
| B0A | YNS Clothing | 2,500 SF | | Threading | 750 SF | R01 | Wells Fargo ATM | 50 SF |
| B0C | Sally Beauty Supply | 1,830 SF | B0S | Mejico Express | 750 SF | R02 | Absolute Dental | 4,200 SF |
| B0E | Wild Wash | | B0T | Chiropractic | | R03 | Chipotle Mexican | |
| | Laundromat | 5,448 SF | | Specialties North | 1,009 SF | | Grill | 2,508 SF |
| B0F | Rent-A-Center | 3,745 SF | C0A | Subway | 1,505 SF | R4A | Wireless Toyz | 1,800 SF |
| B0H | GameStop | 1,216 SF | C0C | Verizon | 2,751 SF | R4D | Starbucks | 1,700 SF |
| B0J | GNC | 1,608 SF | C0F | Available | 1,655 SF | | | |
| B0K | Barbers at College Park | 470 SF | C0H | Journey to Recovery | 1,558 SF | | | |

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| Demographic Summary | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Population | 31,912 | 102,991 | 202,290 | 490,087 |
| Average Household Income | \$43,398 | \$42,353 | \$45,130 | \$54,459 |
| Population Trends | | | | |
| 2000 Population | 35,176 | 104,896 | 192,733 | 411,902 |
| 2010 Population | 31,250 | 100,720 | 193,469 | 456,602 |
| 2020 Population | 31,912 | 102,991 | 202,290 | 490,087 |
| 2025 Population | 31,276 | 101,739 | 201,376 | 492,557 |
| Absolute Growth 2010 to 2020' | 2.12% | 2.25% | 4.56% | 7.33% |
| Projected Growth 2020 to 2025' | -1.99% | -1.22% | -0.45% | 0.5% |
| Race & Ethnicity | | | | |
| % White | 9.45% | 11.33% | 15.78% | 24.33% |
| % Black | 7.6% | 14.26% | 16.6% | 15.52% |
| % Asian | 0.91% | 1.55% | 2.77% | 4.4% |
| % Other | 1.74% | 2.25% | 2.78% | 3.7% |
| % Hispanic | 80.3% | 70.61% | 62.07% | 52.05% |
| Income & Education | | | | |
| Median Household Income | 34,382 | 32,779 | 33,759 | 40,797 |
| Average Household Income | \$43,398 | \$42,353 | \$45,130 | \$54,459 |
| % College Graduates | 6.34% | 7.48% | 10.56% | 16.57% |
| Age | | | | |
| Median Age | 29.9 | 31 | 32.6 | 34.3 |
| % Age < 18 | 29.23% | 29.11% | 27.52% | 26.66% |
| % Age 65 + | 7.89% | 8.97% | 10.36% | 12.12% |
| Households & Housing | | | | |
| Households | 8,042 | 27,386 | 59,052 | 155,703 |
| Average Household Size | 3.9 | 3.63 | 3.28 | 3.08 |
| Median Housing Value | \$263,520 | \$260,240 | \$277,044 | \$346,074 |
| % Owner Occupied Housing | 35.17% | 32.77% | 33.88% | 41.9% |
| % Renter Occupied Housing | 52.65% | 52.6% | 51.11% | 43.77% |
| % Vacant Housing | 12.18% | 14.63% | 15.01% | 14.32% |
| Workplace & Workers | | | | |
| Number of Businesses | 422 | 1,337 | 3,928 | 10,960 |
| % White Collar | 26.56% | 29.78% | 34.16% | 40.32% |
| % Blue Collar | 73.44% | 70.22% | 65.84% | 59.68% |



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