SVN
THE EQUITY GROUP

FOR LEASE

NORTH 5TH SHOPS

NWC Deer Springs & N 5th Street, Las Vegas, NV 89130

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All SVN© offices are independently owned and operated.



OFFERING SUMMARY

LEASE RATE:	CONTACT BROKER FOR MORE INFO
AVAILABLE SF:	+/- 1,200 - 6,000 SF
EST. CAMS:	TBD

SPACES LEASE RATE LEASE DESCRIPTION

RETAIL B	**CALL BROKER**	1,200-4,200SF Free Standing single or Multi Tenant
RETAIL D	**CALL BROKER**	1,200-6,000SF Free Standing Multi Tenant

PROPERTY DESCRIPTION

Adjacent to the master planned community of The Village at Tule Springs (+/- 8,600 homes), the subject property is surrounded by brand new construction with easy accessibility to 215 Beltway and the surrounding major national tenants. Landlord will consider Ground lease or BTS/RBTS options.

PROPERTY HIGHLIGHTS

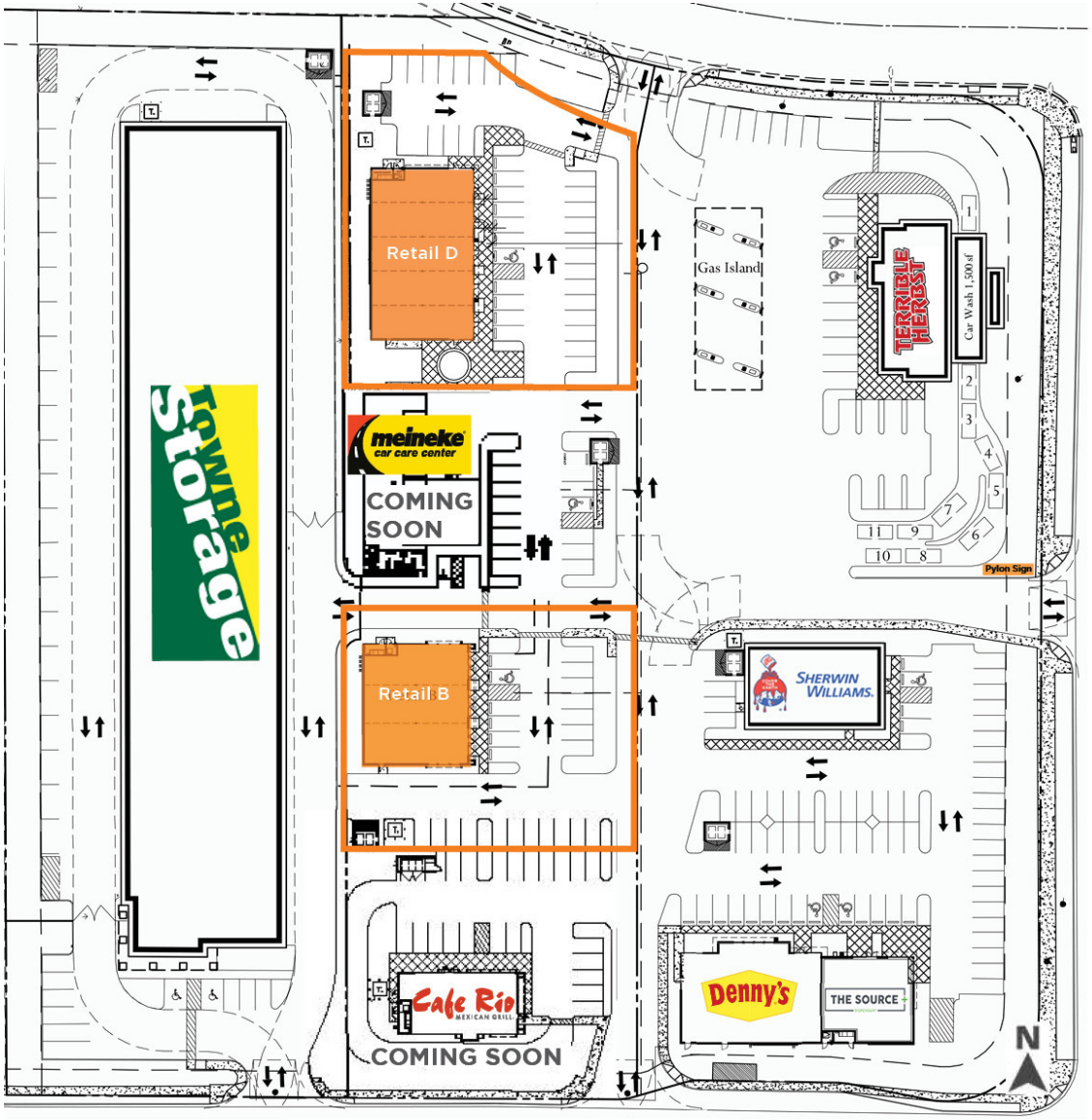
- Close proximity to 215/N. 5th On Ramp & Off Ramp and the Master Planned Community of "The Village at Tule Springs"
- Adjacent to Brand New Construction/Tenants (Terrible Herbst, Sherwin Williams, U-Haul, and Denny's)
- Directly Across from Target, Kohls, and Home Depot. As Well As, In-n-Out, Panda Express, McDonald's, and More!
- Cafe Rio and Meineke Coming Soon!
- C-2 Zoning in the N. Las Vegas Jurisdiction

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,028	21,188	56,466
TOTAL POPULATION	6,549	67,475	181,119
AVERAGE HH INCOME	$78,197	$78,663	$73,640

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* Site Plan Subject To Change

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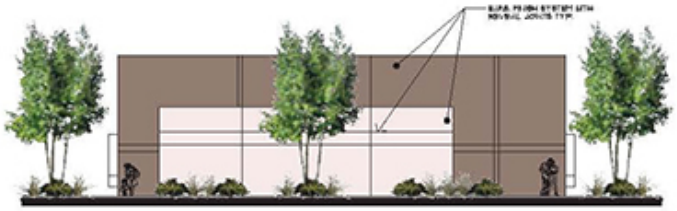
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West Elevation Retail C

Scale: 1/8" = 1'-0"



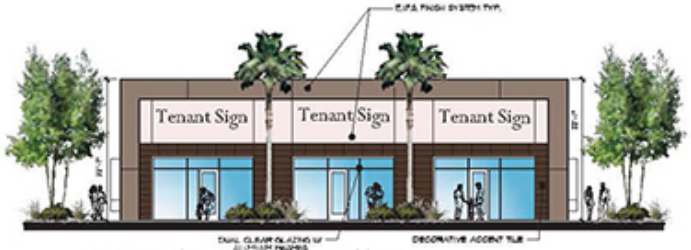
South Elevation Retail C

Scale: 1/8" = 1'-0"



North Elevation Retail C

Scale: 1/8" = 1'-0"

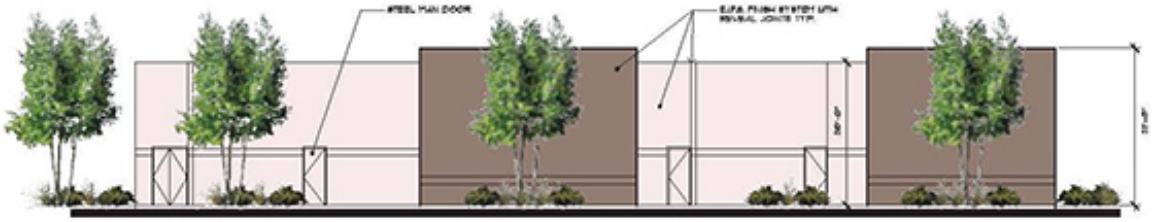


East Elevation Retail C

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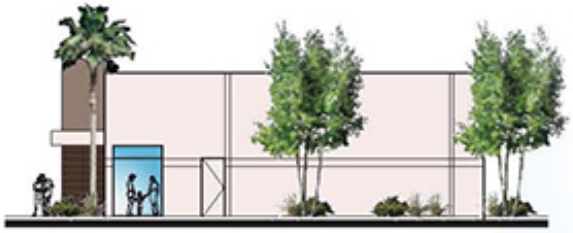
South Elevation Retail D (Facing Deer Springs Way)

Scale: 1/8" = 1'-0"



East Elevation Retail D (Facing N. 5th St.)

Scale: 1/8" = 1'-0"



West Elevation Retail D

Scale: 1/8" = 1'-0"



North Elevation Retail D

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