



College Park S.C. - N Las Vegas

North Las Vegas, NV

Las Vegas-Henderson-Paradise (NV)



Nick Freddo

Leasing Representative

(303) 529-0641

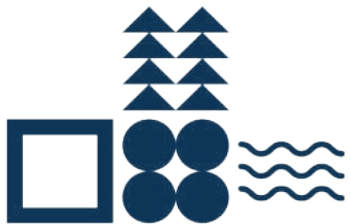
nfreddo@kimcorealty.com





Google Earth

AERIAL

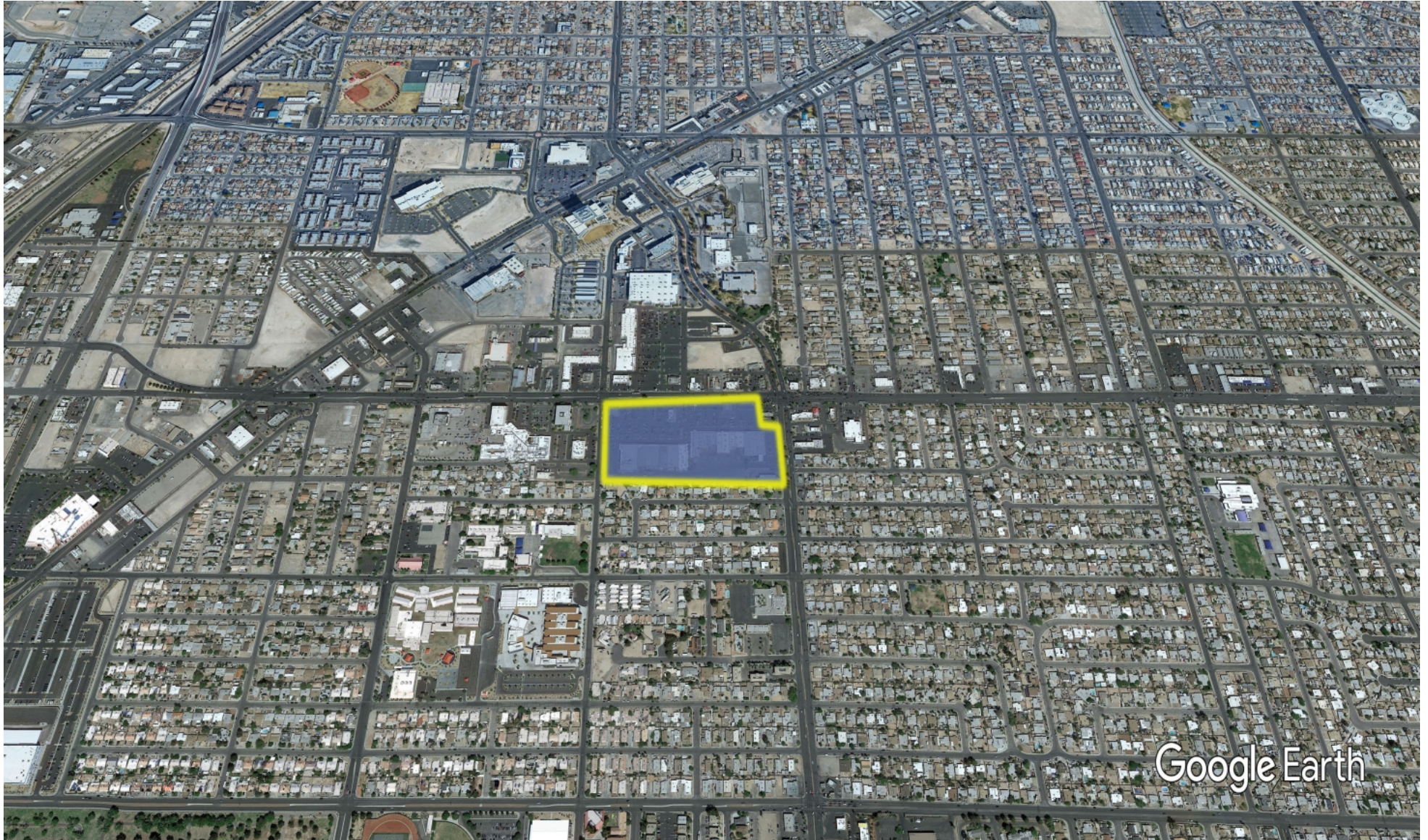


GROSS LEASABLE AREA (GLA)	167,160 SF
PARKING SPACES	894
PARKING RATIO	5.35 per 1,000 SF

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Google Earth

DENSITY AERIAL

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Available



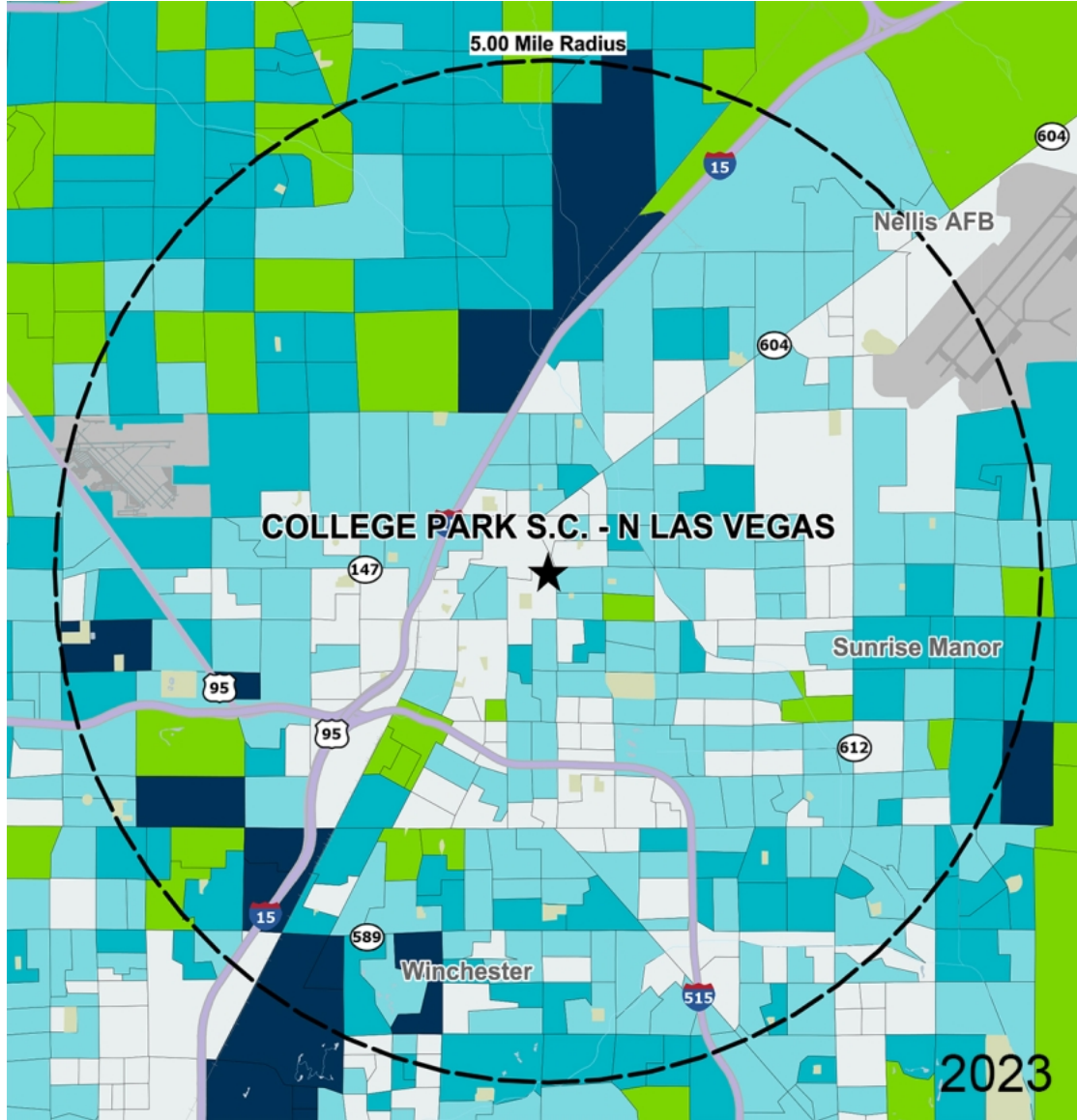
	TENANT	SQ FT
1	Starbucks	1,700
2	Wireless Toyz	1,800
3	Chipotle	2,508
4	Absolute Dental	4,200
5	Wells Fargo Bank	120
6	Wells Fargo Bank	6,120
7	Available	4,563
8	Centerwell	13,475
9	Rainbow	6,918
10	Absolute Dental	3,980
11	WSS	14,924
12	YNS	2,500
13	Sally Beauty Supply	1,830
14	Wild Wash Laundromat	5,448
15	Rent A Center	3,745
16	GameStop	1,216
17	GNC	1,608
18	Barbers at College Park	470
19	Hansen & Hansen Insurance	1,000
20	Nevada Nails and Spa	692
21	Adecco Staffing	1,176
22	Flower Art	876
23	Valley Eyebrow Threading	750
24	Mejico Express	750
25	Available	1,009
26	Available	2,380
27	Available	1,558
28	Available	1,655
29	Subway	1,505
30	A Wireless	2,751
31	Five Below	12,850
32	El Super	36,983
33	CVS	24,100

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	31,790	201,801	492,271
Daytime Pop	36,362	304,150	667,926
Households	8,016	58,909	156,269
Average HH Income	\$51,501	\$50,939	\$61,445
Median HH Income	\$40,324	\$38,425	\$46,309
Per Capita Income	\$13,171	\$15,351	\$19,772

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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Lake Mead Blvd. & McDaniel St., North Las Vegas, NV



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