



FOR LEASE

THE SPOT

310-392 S DECATUR
BLVD

LAS VEGAS, NV 89107

HIGHLIGHTS

OPPORTUNITY BENEFITS



The Spot Retail Center is conveniently located off the US-95 Freeway



An abundance of amenities are nearby the site including Meadows Mall, Springs Preserve, College of Southern Nevada, and Valley Hospital



Adjacent to a 500 unit multi family development that is currently under construction. The average population within a 10 minute drive time is over 368,000.



Neighboring tenants in the trade area include Cardenas, Planet Fitness, Ross, Macy's at Meadows Mall, and more

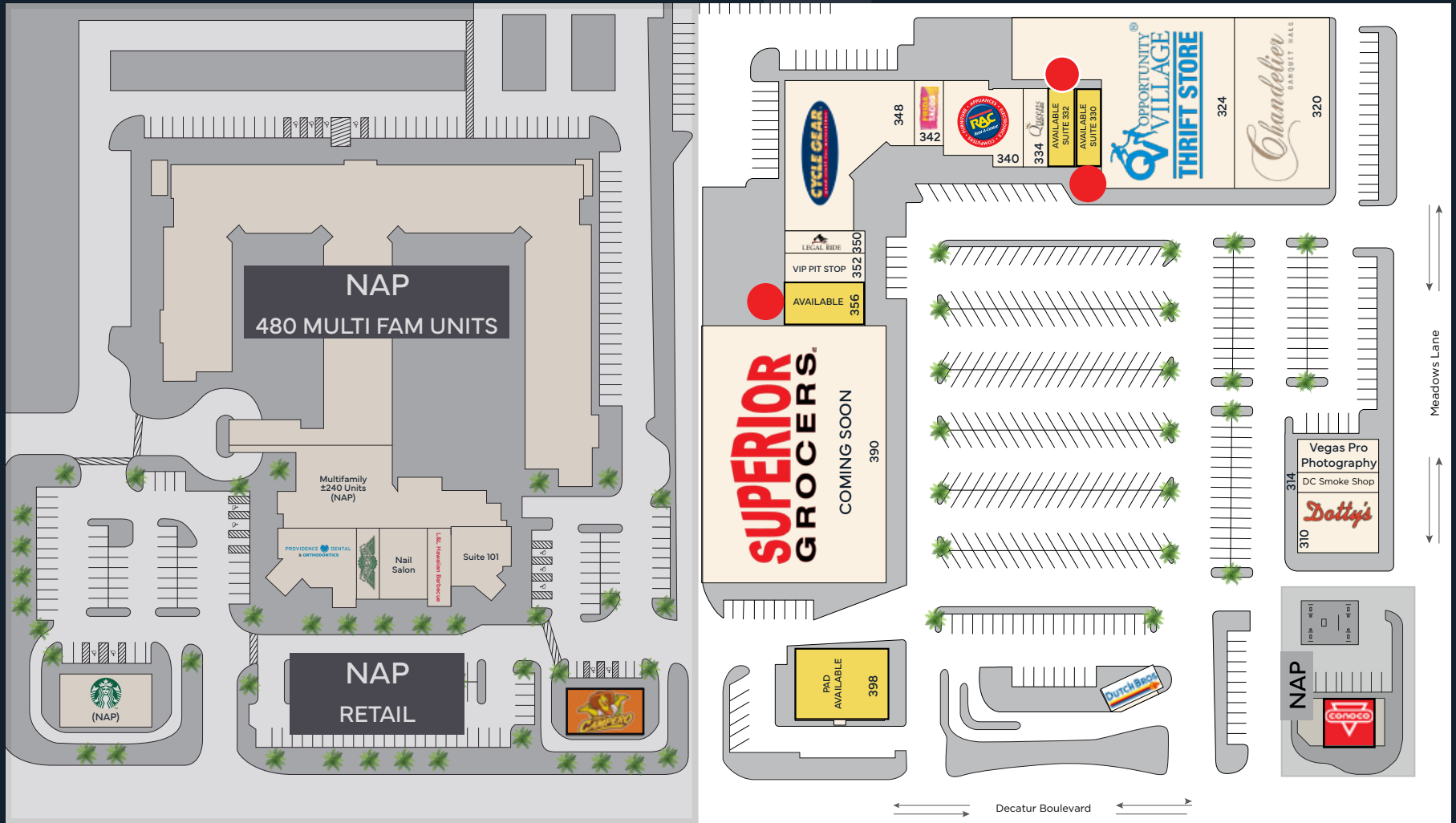


PROPERTY DETAILS

- » Available Space: +/-10,900 SF
- » Lot Size: 9.32 AC
- » Rent: Inquire With Broker
- » Zoning: C-2

SITE PLAN

LEASED
 AVAILABLE
 VIRTUAL TOUR



SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
310	Dotty's	3,850	330	AVAILABLE	1,702	350	Legal Ride	1,403
314	DC Smoke	1,050	332	AVAILABLE	1,702	352	VIP Pitstop	1,750
316	Vegas Professional Photography	2,100	334	Queens Beauty Studio	1,575	356	AVAILABLE	2,784
320	Chandelier Banquet Hall	12,382	340	Rent-A-Center	4,667	390	La Superior Supermercados (Coming Soon)	36,800
324	Opportunity Village Thrift Store	21,578	342	Frida Tacos	1,448	398	PAD AVAILABLE	4,712
326	Dutch Bros Coffee	858	348	Cycle Gear	11,702			

AMENITIES & TRANSIT



DRIVE-TIME MAP & DEMOGRAPHICS



	POPULATION	AVG HH INCOME	# OF HOUSEHOLDS
1 MILE	21,025	\$60,417	7,389
3 MILES	176,682	\$68,913	65,199
5 MILES	480,509	\$71,118	190,080



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For More Information, Please Contact:

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