

ANN VALLEY PLAZA - LAST PAD SPACE AVAILABLE

NWC Ann Road & Valley Drive | North Las Vegas, NV 89031



AVAILABLE SF	±1,200 SF - ±3,000 SF Remaining
JURISDICTION	North Las Vegas
ZONING	Neighborhood Commercial (C-1)
RATES	\$3.75 per SF NNN

PROPERTY HIGHLIGHTS

- Surrounded by residential
- Hard corner, signalized intersection
- Can be divided down to 1,200 SF
- Lat/Long: 36.262089, -115.199470

CO-TENANTS



2023 DEMOGRAPHIC SNAPSHOT

	Population: 3-mile radius	161,778
	Average HH Income:	\$102,379
	Traffic Counts: Ann Road	27,470 vpd

Contact: Christina M. Strickland, CCIM • d: 702.323.7315 • o: 702.221.2500 ext.303 • christina@newmarketadvisors.com

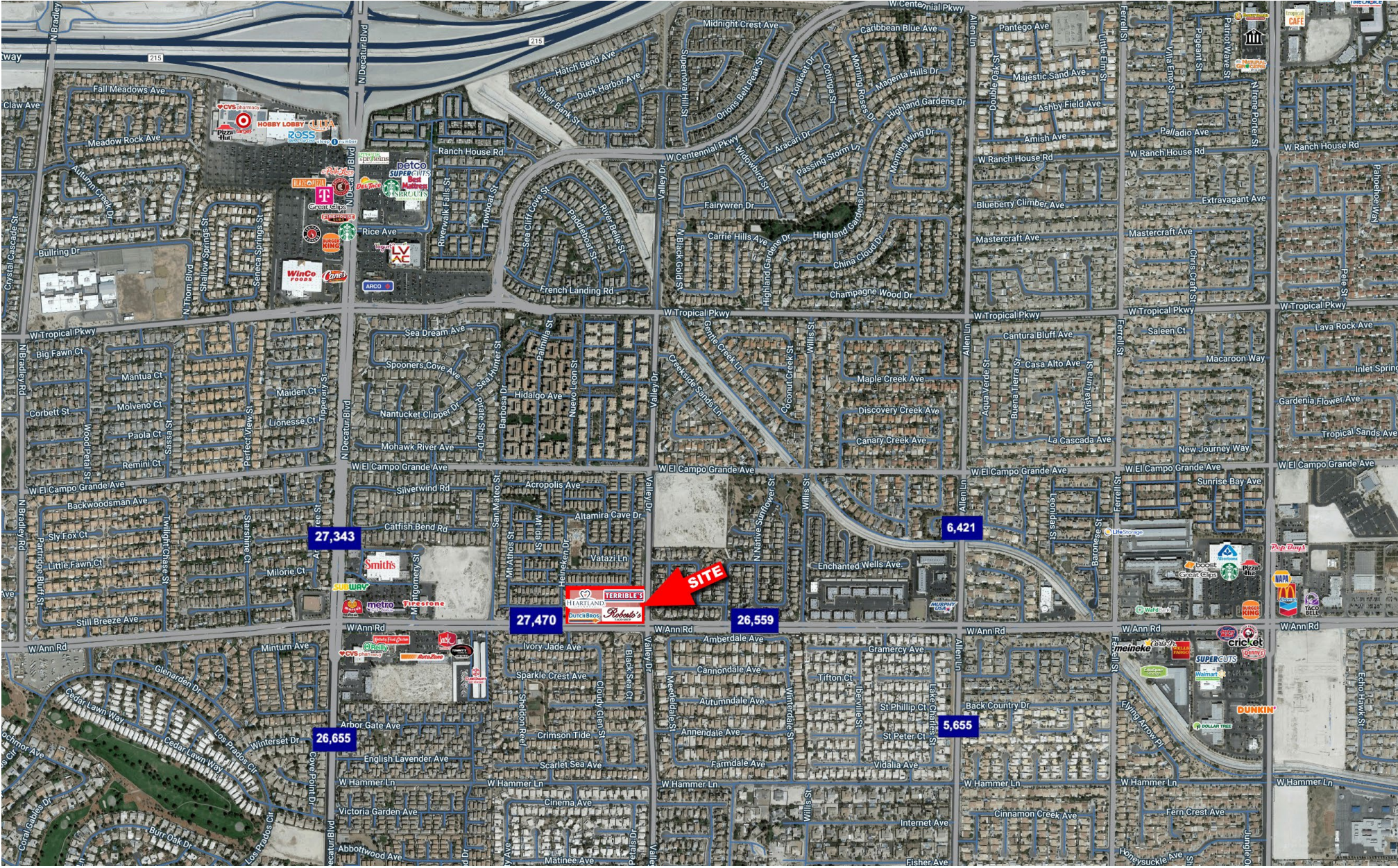


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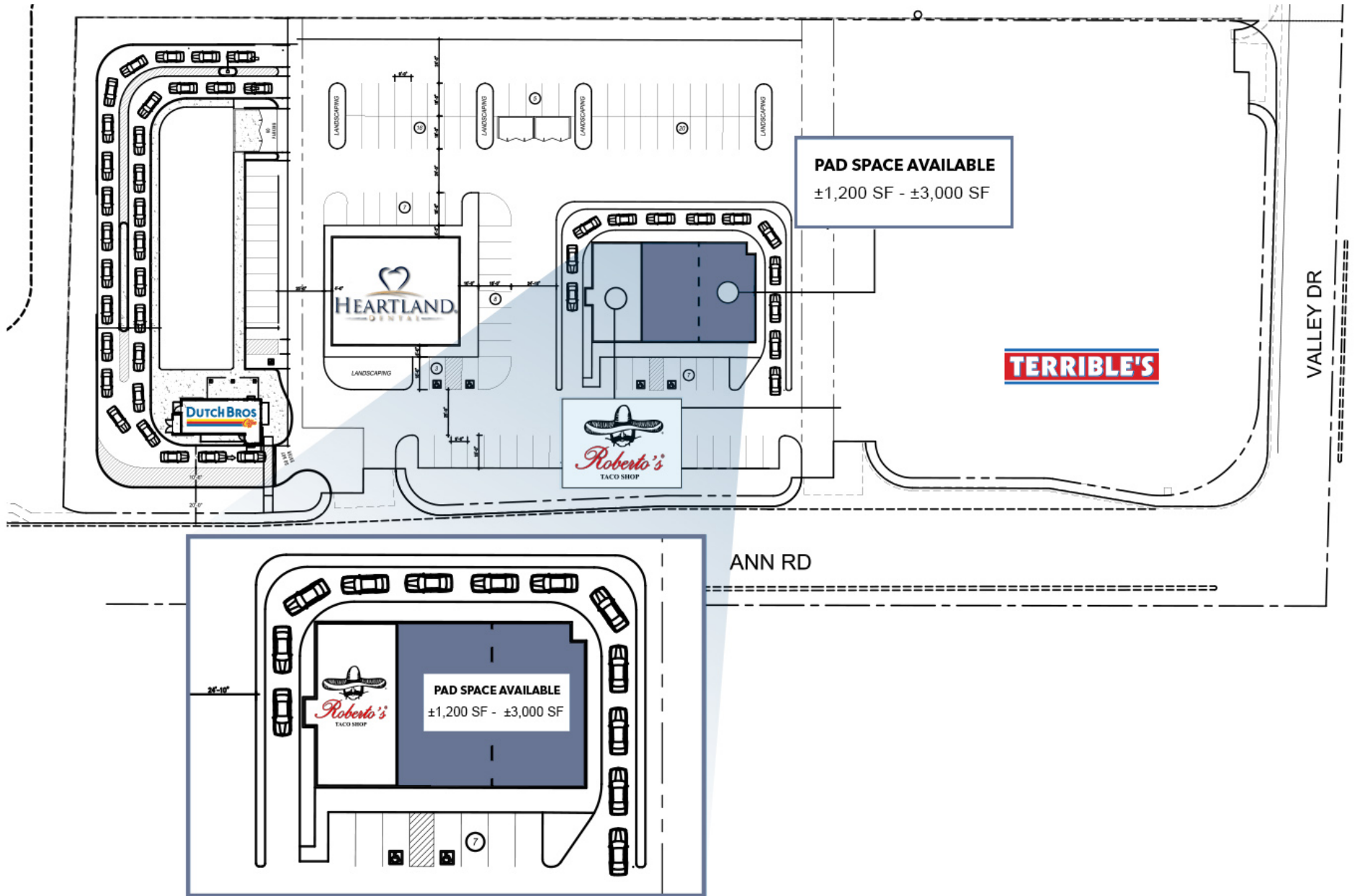
The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Christina Strickland, NV S.0060664

May 7, 2024

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2023 ESTIMATED DEMOGRAPHICS



Population

1-Mile	24,258
3-Mile	161,778
5-Mile	369,908



Average Household Income

1-Mile	\$105,968
3-Mile	\$102,379
5-Mile	\$99,861



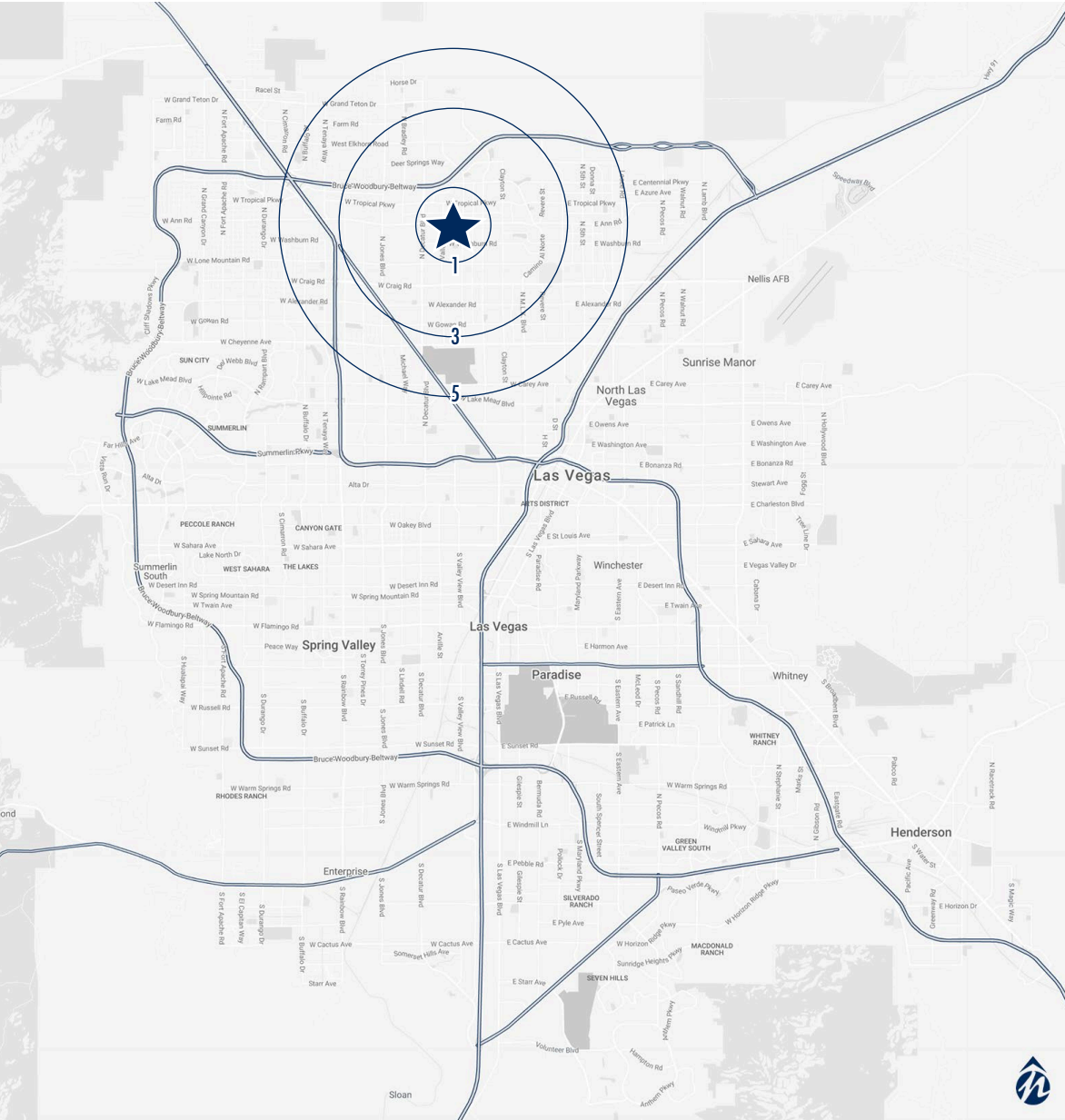
Number of Households

1-Mile	8,495
3-Mile	57,177
5-Mile	130,870



Daytime Population (Employees)

1-Mile	1,718
3-Mile	21,354
5-Mile	65,635



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