

FOR LEASE

CHARLESTON BLVD

22,700 VPD

Available Soon
±15,000 SF

Available
±8,350 SF

DECATUR BLVD

51,000 VPD

THE FAMILY CENTER

1136 S DECATUR BLVD
LAS VEGAS, NV 89012

CBRE

HIGHLIGHTS

PROPERTY DETAILS

Available Space	±8,350 SF & ±15,000 SF
Lot Size	3.41 AC
Rent	Inquire With Broker
Zoning	C-1

OPPORTUNITY BENEFITS



The Family Center retail center is strategically located on S Decatur Blvd (51,000 VPD) and W Charleston Ave (22,700 VPD), positioned at one of the busiest intersections in Central Las Vegas.



An abundance of retailers surround both major cross streets with national credit brands such as Walmart, Lowe's, Michael's, Starbucks, Raising Cane's, and Ross.



Recent property upgrades include a refreshed facade, new paint, and a 40-foot pylon sign.



Nearly +170,000 residents live within 3 miles of the site and +19,719 residents live within 1 mile of the site.



The retail center is just 1 mile South of US-95 Freeway, 2.9 miles East of Route 159, and approximately 2.9 miles West of the I-15 Freeway.



Position yourself alongside brand new Aldi Grocer, driving thousands of shoppers daily.

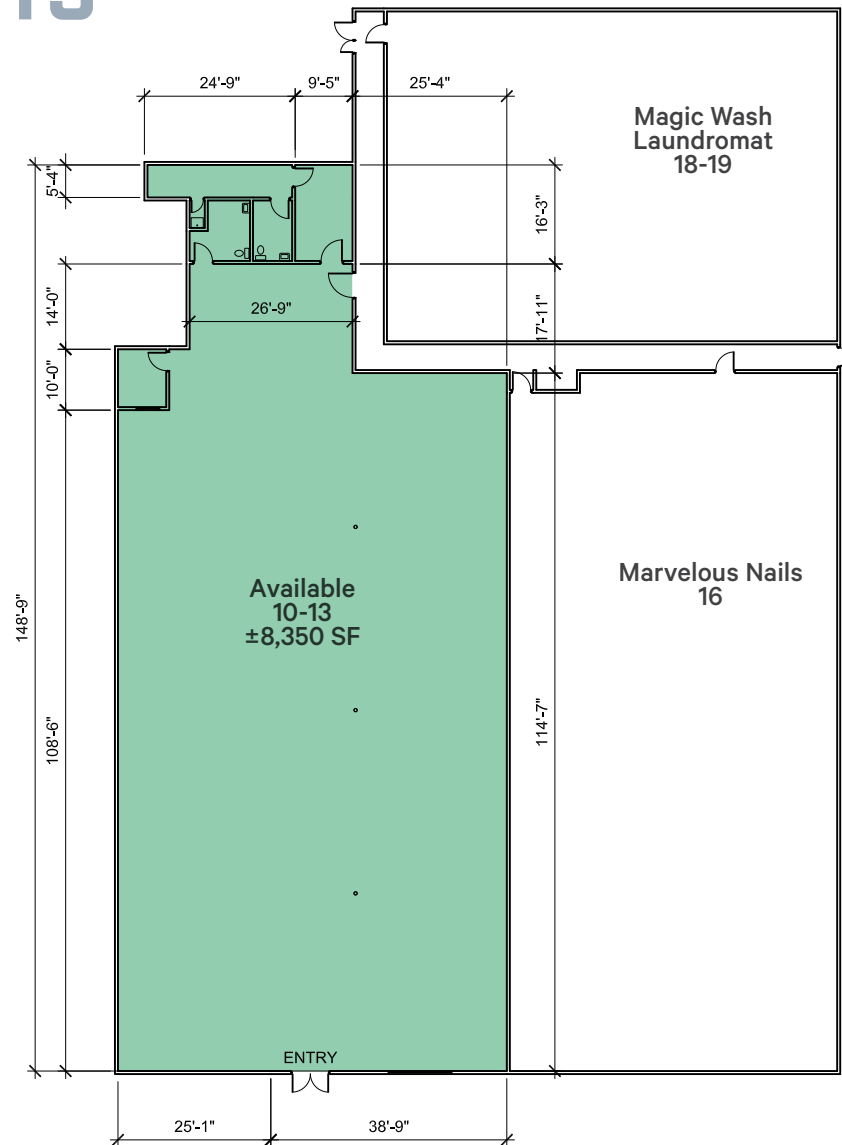


SITE PLAN



FLOOR PLAN

SUITE 10-13

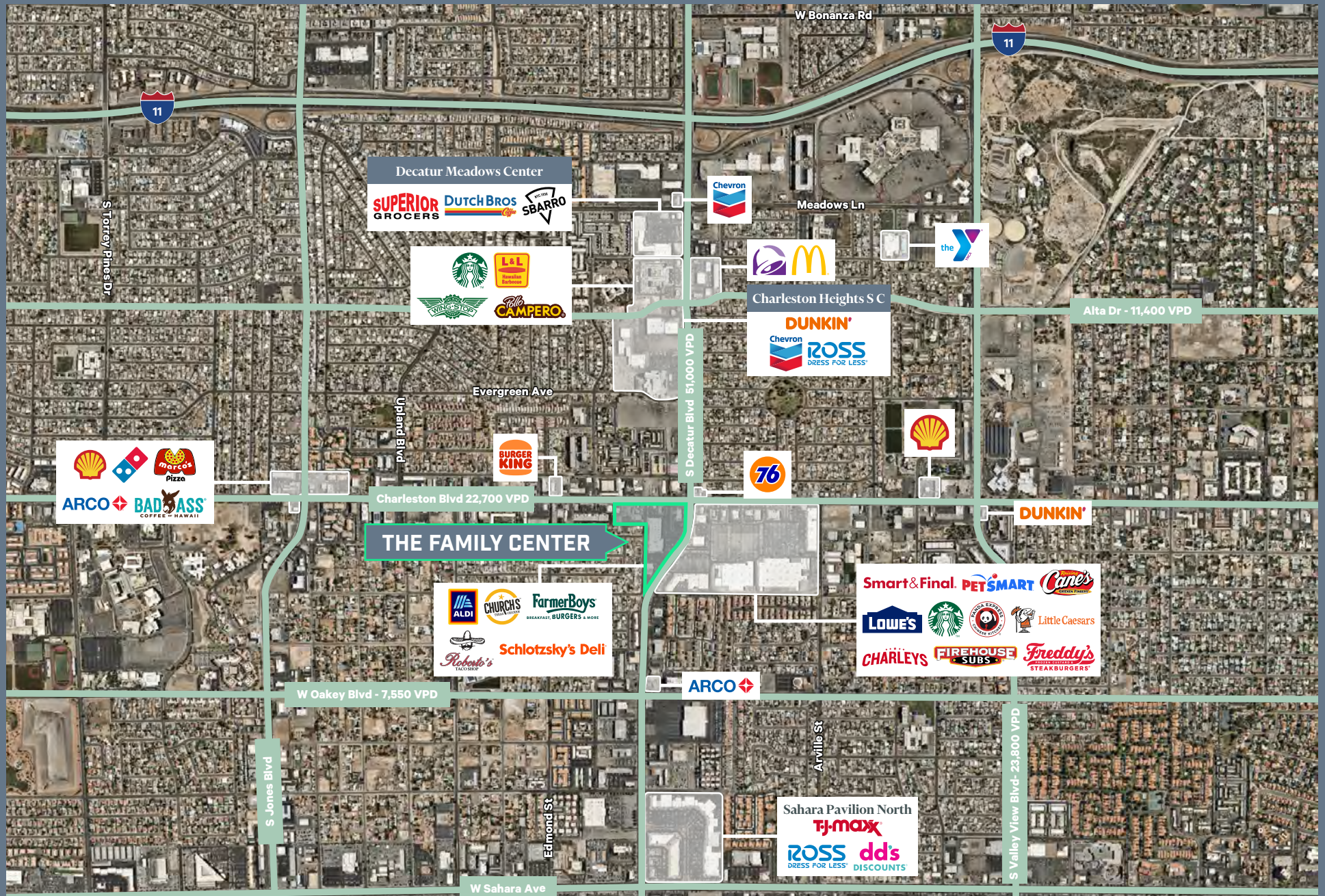


PROPERTY PHOTOS & RENDERINGS

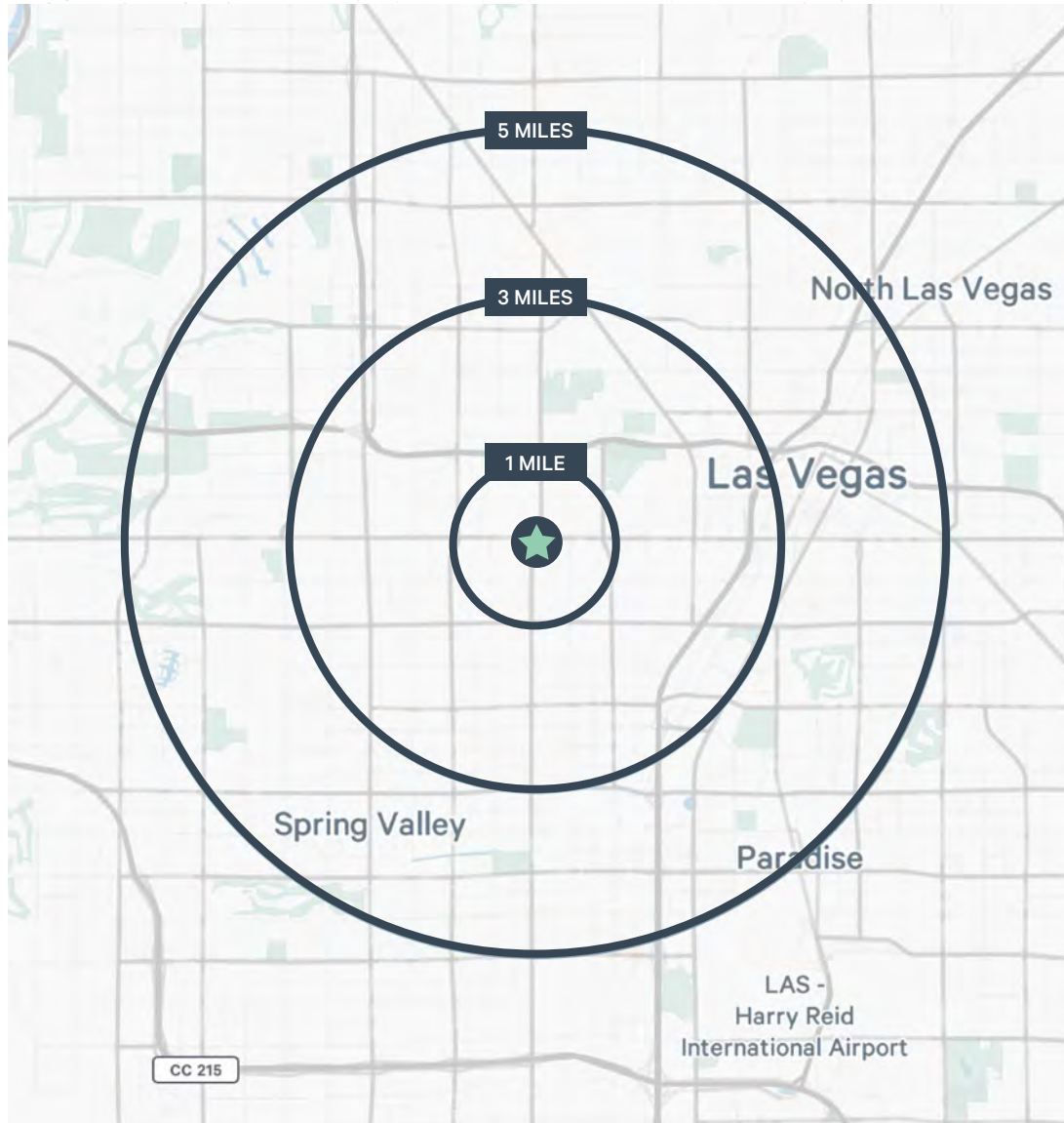
Marvelous Nails Tenant



AMENITIES



DRIVE-TIME MAP & DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
19,219	170,725	481,274



AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$63,745	\$69,525	\$69,564



OF HOUSEHOLDS

1 MILE	3 MILES	5 MILES
7,730	64,629	193,246

1136

S DECATUR BLVD



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