

SHADOW HILLS

2065-2099 N. Jones Blvd. Las Vegas, Nevada 89108

AVAILABLE
For Lease



US 95 HWY. • 221,000 VPD



W. LAKE MEAD • 25,738 VPD



N. JONES • 21,775 VPD



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Las Vegas, Nevada 89118
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Shadow Hills 2065-2099 N. Jones Blvd Las Vegas, NV 89108

+ Parcel ID	138-24-215-001, 008, 010	
+ Zoning	Limited Commercial (C-1)	
+ Year Built	1987	
+ Cross Streets	W. Lake Mead & N. Jones	
+ Submarket	Northwest	
+ Traffic Counts	W. Lake Mead	±25,738 VPD
	N. Jones	±21,775 VPD

Property Details



\$1.25 PSF NNN

Lease Rate



±800 - 2,400 SF

Available Space



\$0.88 PSF/MO

CAM Charges

Demographics

Population	1 mile	3 miles	5 miles
2026 Population	27,969	193,990	450,249
Ave. Household Income	1 mile	3 miles	5 miles
2026 Ave. Household Income	\$78,798	\$89,644	\$101,057

Property Highlights

- Located at the intersection of W. Lake Mead Blvd. and N. Jones Blvd.
- Only ±1.3 Miles to the US 95 Highway
- Pylon signage available
- High traffic counts of ±47,513 at the intersection (±25,738 VPD at W. Lake Mead Blvd., ±21,775 VPD at N. Jones Blvd.)
- Major national tenants at the plaza, including 7-11, Burger King, Domino's Pizza, Dotty's and State Farm

Property Overview

MDL Group is pleased to present leasing opportunities at Shadow Hills Shopping Center, a well-positioned neighborhood retail plaza located at 2065–2099 N. Jones Blvd. in Las Vegas. Situated at the signalized intersection of W. Lake Mead Blvd. and N. Jones Blvd., the property benefits from strong visibility and combined traffic counts exceeding ±47,500 vehicles per day. The center features a solid mix of national and credit tenants including 7-Eleven, Burger King, Domino's Pizza, Dotty's, and State Farm, generating consistent daily traffic and repeat customer visits. Conveniently located approximately one mile from US-95, the property offers excellent regional connectivity and access to dense surrounding residential neighborhoods, making it an attractive location for retail, food, and service-oriented businesses.



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Lease Details



\$1.25 PSF NNN

Lease Rate



\$0.88 PSF/MO

CAM Charges

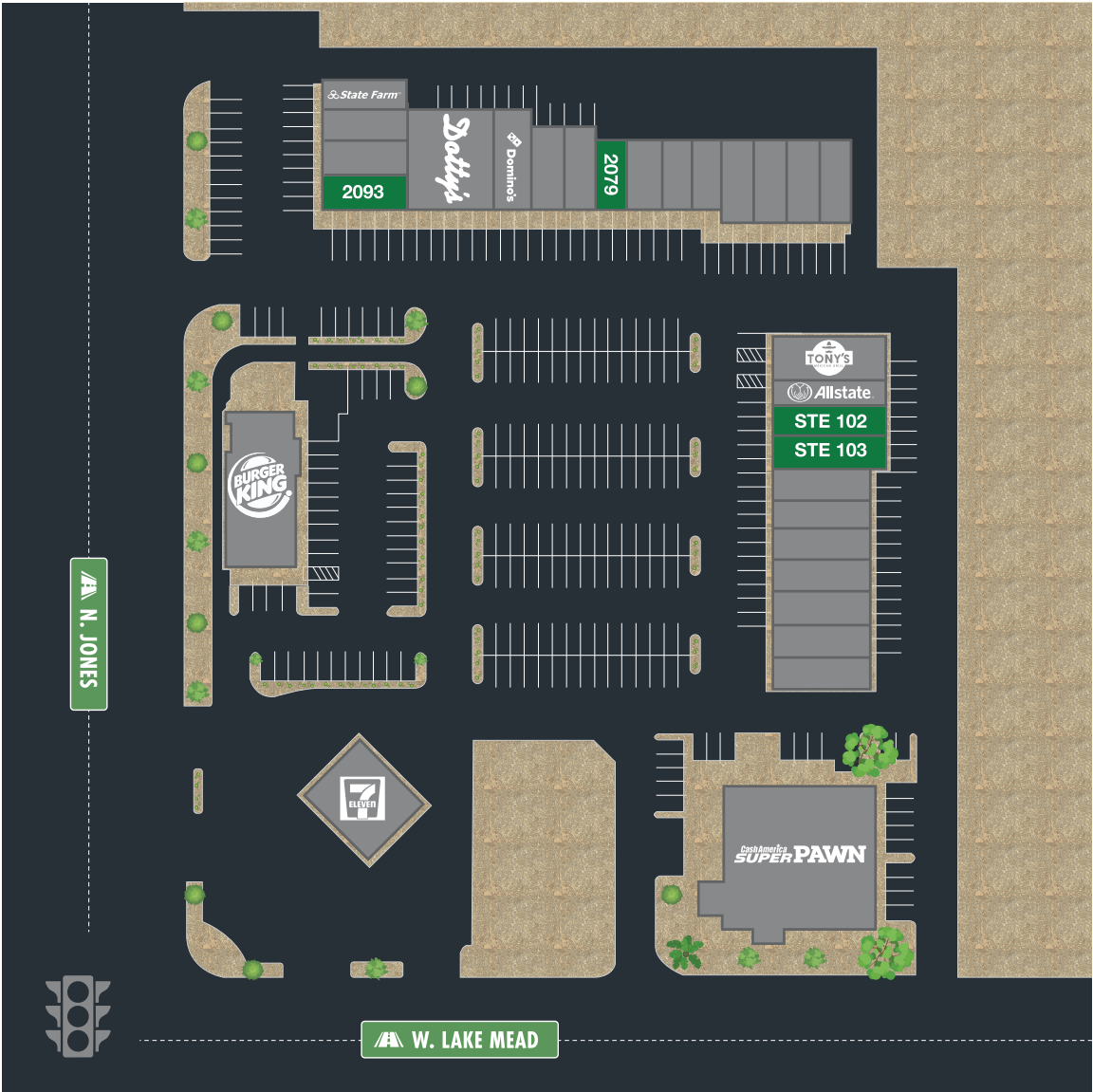


\$1,704 - \$2,556

Monthly Rent

Office Space (first floor)

Suite	Size	Availability
2079	±800	Immediately
2093	±1,000	Immediately
102	±1,200	Immediately
103	±1,200	Immediately



Lease Details

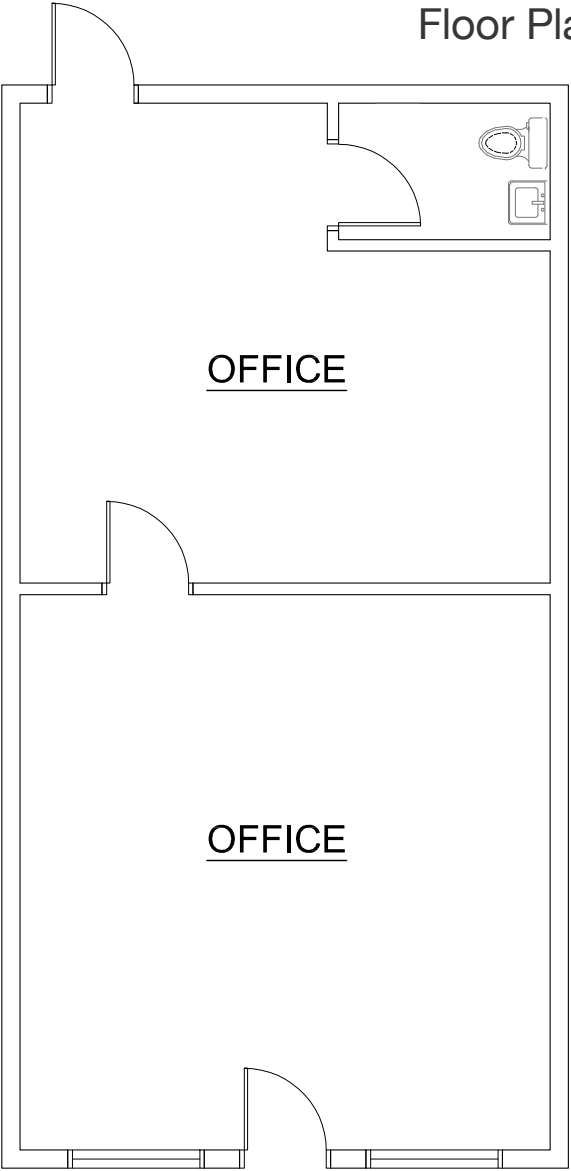
		
\$1.25 PSF NNN	\$0.88 PSF/MO	\$1,704.00
Lease Rate	CAM Charges	Monthly Rent

Suite 2079 Details

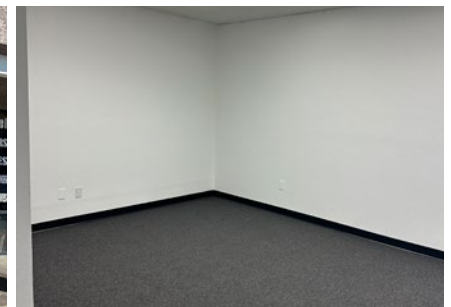
+ Total SF	±800
+ Availability	Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Floor Plan



Property Photos



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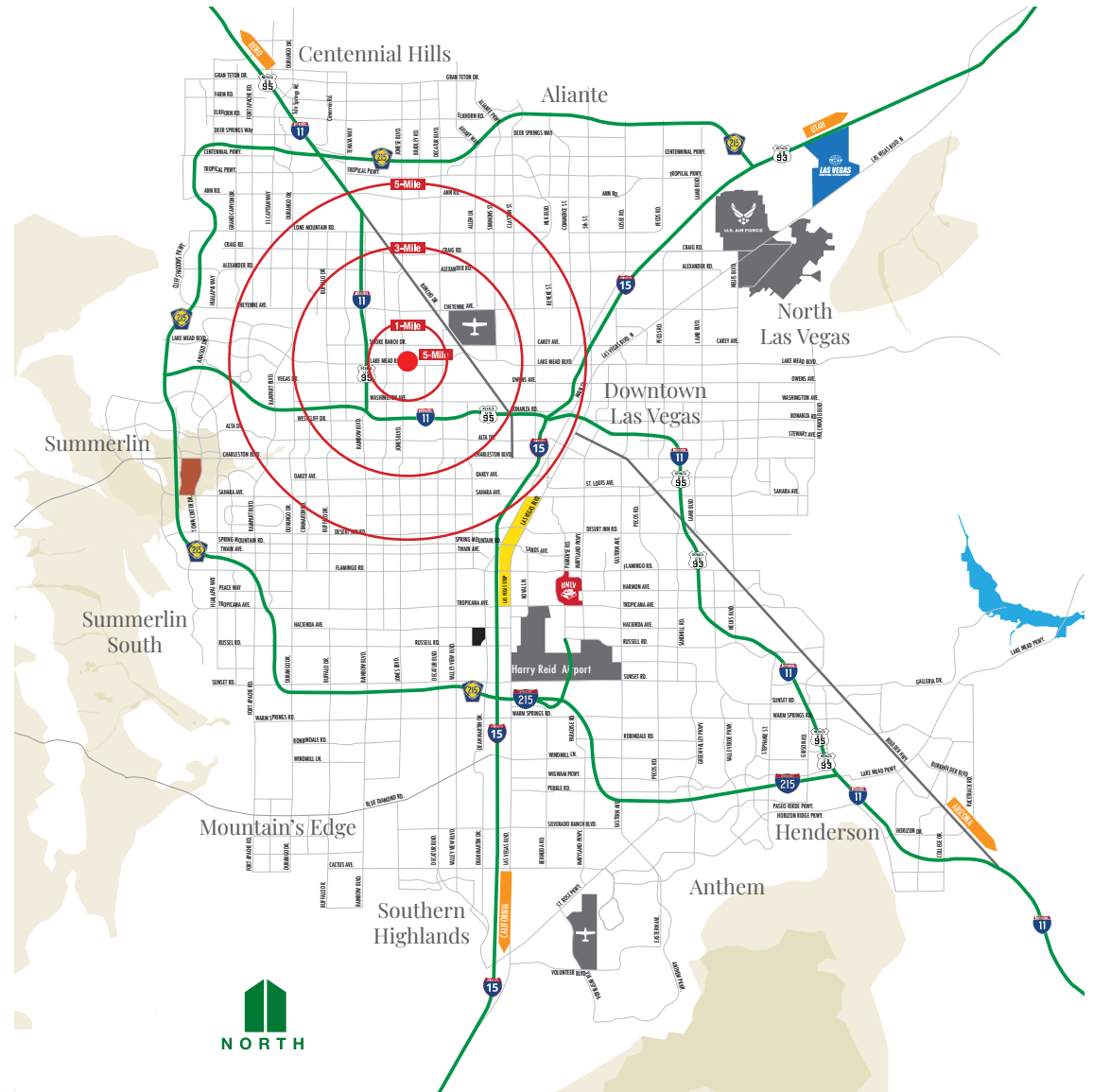
For Lease

Population	1 mile	3 miles	5 miles
2010 Population	27,557	178,657	417,156
2020 Population	28,810	189,675	438,840
2025 Population	28,610	193,337	447,877
2030 Population	28,877	198,324	459,433
2010-2020 Annual Rate	0.45%	0.60%	0.51%
2020-2025 Annual Rate	-0.13%	0.36%	0.39%
2025-2030 Annual Rate	0.19%	0.51%	0.51%
2025 Median Age	34.4	37.1	39.2

Households	1 mile	3 miles	5 miles
2025 Wealth Index	48	61	77
2010 Households	9,246	63,246	149,902
2020 Households	9,943	68,556	162,812
2025 Total Households	10,060	70,987	169,052
2030 Total Households	10,230	73,495	175,037
2010-2020 Annual Rate	0.73%	0.81%	0.83%
2020-2025 Annual Rate	0.22%	0.67%	0.72%
2025-2030 Annual Rate	0.34%	0.70%	0.70%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$75,401	\$84,846	\$96,039
2030 Average Household Income	\$86,193	\$95,872	\$107,351
2025-2030 Annual Rate	2.71%	2.47%	2.25%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	10,708	71,872	171,424
2020 Total Housing Units	10,494	72,457	173,090
2025 Total Housing Units	10,496	74,247	177,697
2025 Owner Occupied Housing Units	4,626	36,099	92,650
2025 Renter Occupied Housing Units	5,434	34,888	76,402
2025 Vacant Housing Units	436	3,260	8,645
2030 Total Housing Units	10,772	77,337	184,969
2030 Owner Occupied Housing Units	4,846	38,102	97,122
2030 Renter Occupied Housing Units	5,384	35,393	77,916
2030 Vacant Housing Units	542	3,842	9,932



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Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Nevada Tax Advantages

NEVADA

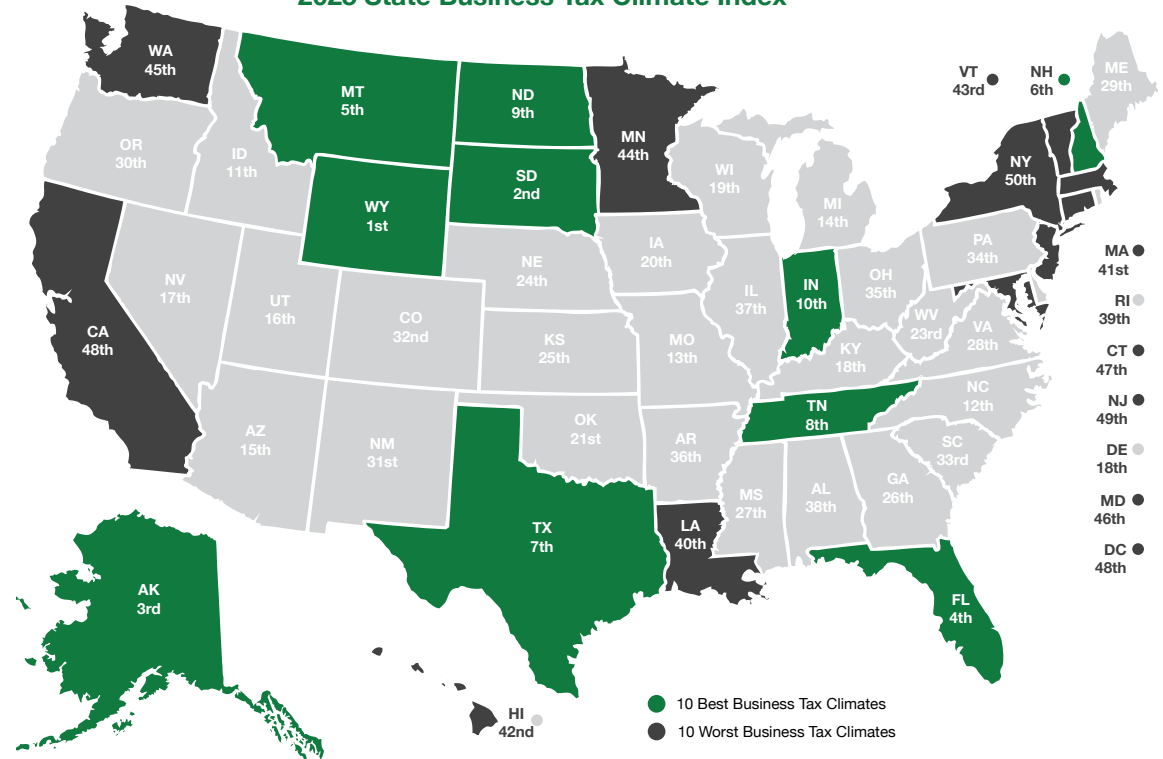
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking
California ranks 48th, Arizona 14th,
Idaho 9th, Oregon 35th and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



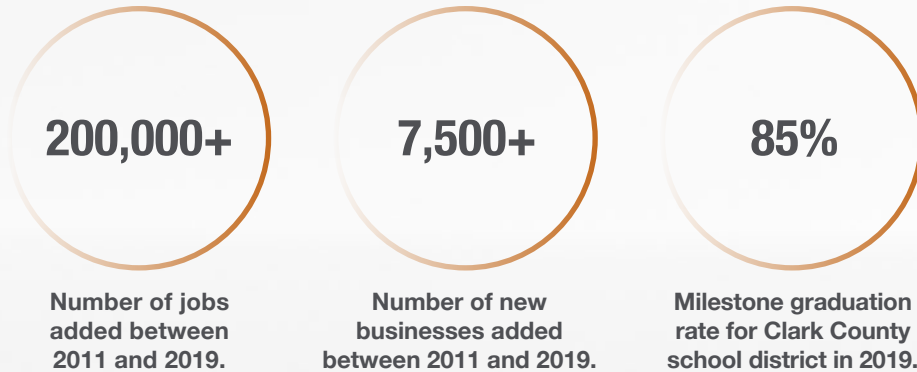
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Southern Nevada Growth



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

