

For Lease

# In-line Retail Space Available Next to New ALDI



1200 S. Decatur Blvd.  
Las Vegas, NV 89102

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## Listing Snapshot



**\$1.40 PSF NNN**  
Lease Rate



**± 5,994 SF**  
Available Square Footage



**Central**  
Submarket

## Property Highlights

- Built-out In-line space available
- Prominent tenants include ALDI, Big 5 Sporting Goods, Farmer Boy's, Church's Texas Chicken, LV Beauty Supplies, Gen X Clothing and Bank of America
- Busy Decatur Blvd. and Charleston Blvd. retail corridor with traffic counts in excess of 82,901 CPD
- Dominant retail center in close proximity to PetSmart, Michael's, Lowe's, Walmart Super Center, Sketchers Factory Outlet, Supercuts, Sally Beauty, Eyebrows R Us, Edible Arrangements, PT's Place, Raising Cane's, Jamba, Starbucks, Firehouse Subs, Freddy's Frozen Custard & Steakburgers, Urgent Care, Little Caesars, Boot Barn, Olive Garden, IHOP and O'Reilly Auto Parts

## Demographics

	1-mile	3-mile	5-mile
2025 Population	20,639	173,771	481,881
2025 Average Household Income	\$74,856	\$81,108	\$81,608
2025 Total Households	8,277	66,440	195,391







Downtown Las Vegas

Las Vegas Strip

US-95 Freeway // 223,000 CPD



W. Charleston Blvd. // 38,000 CPD

Decatur Blvd. // 45,000 CPD

Retail

Retail

Westland Fair

Retail

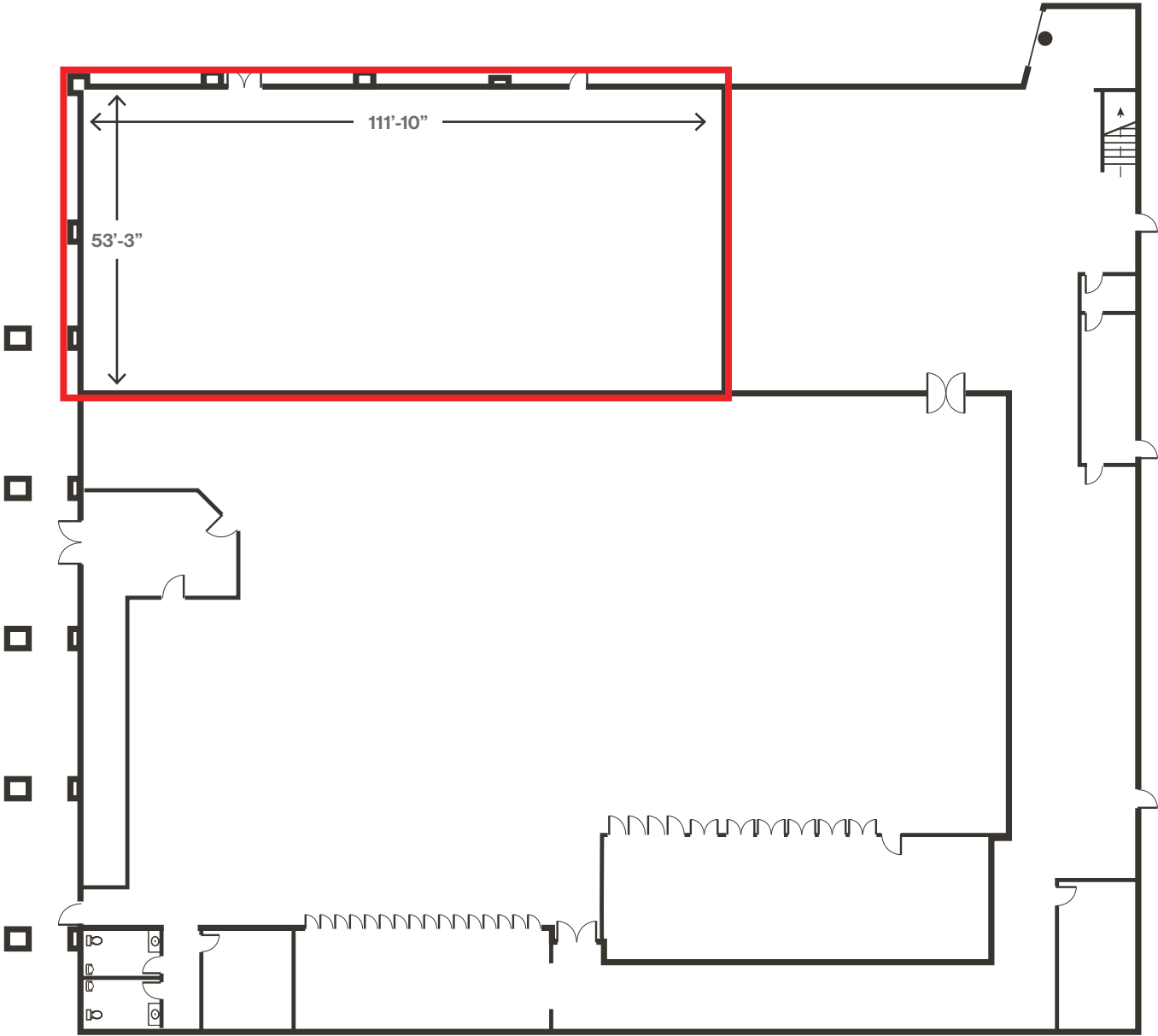
**AVAILABLE**

± 5,994 SF

# Site Plan

Available NAP





Property Photos



Property Photos



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For inquiries please  
reach out to our team.

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