



**1.92 ACRES RETAIL LAND
IN RAPIDLY GROWING AREA**

CRAIG RD & SIMMONS ST

NORTH LAS VEGAS, NV 89032

CBRE

PROPERTY OVERVIEW

Property Summary

Available Space	1.92 Acres (two 0.96-acre parcels)
Retail Space	Flexible
Lot Size	3.84 Acres
Rent	Inquire with broker
Zoning	C1

Opportunity Benefits

- Excellent opportunity in a heavy traffic area.
- Within close proximity of Walmart and new EOS Fitness location.
- Just east of US Hwy 95.
- Parcels located near rapidly growing housing area. New construction communities nearby.
- Off-sites completed & utilities stubbed.



SURROUNDED BY TOP RETAILERS

Smith's

SHAKE  SHACK



DUTCH BROS
Coffee




FIRST WATCH
THE DAYTIME CAFE

Cafe Rio
MEXICAN GRILL



 **CVS**
pharmacy®



Walmart 



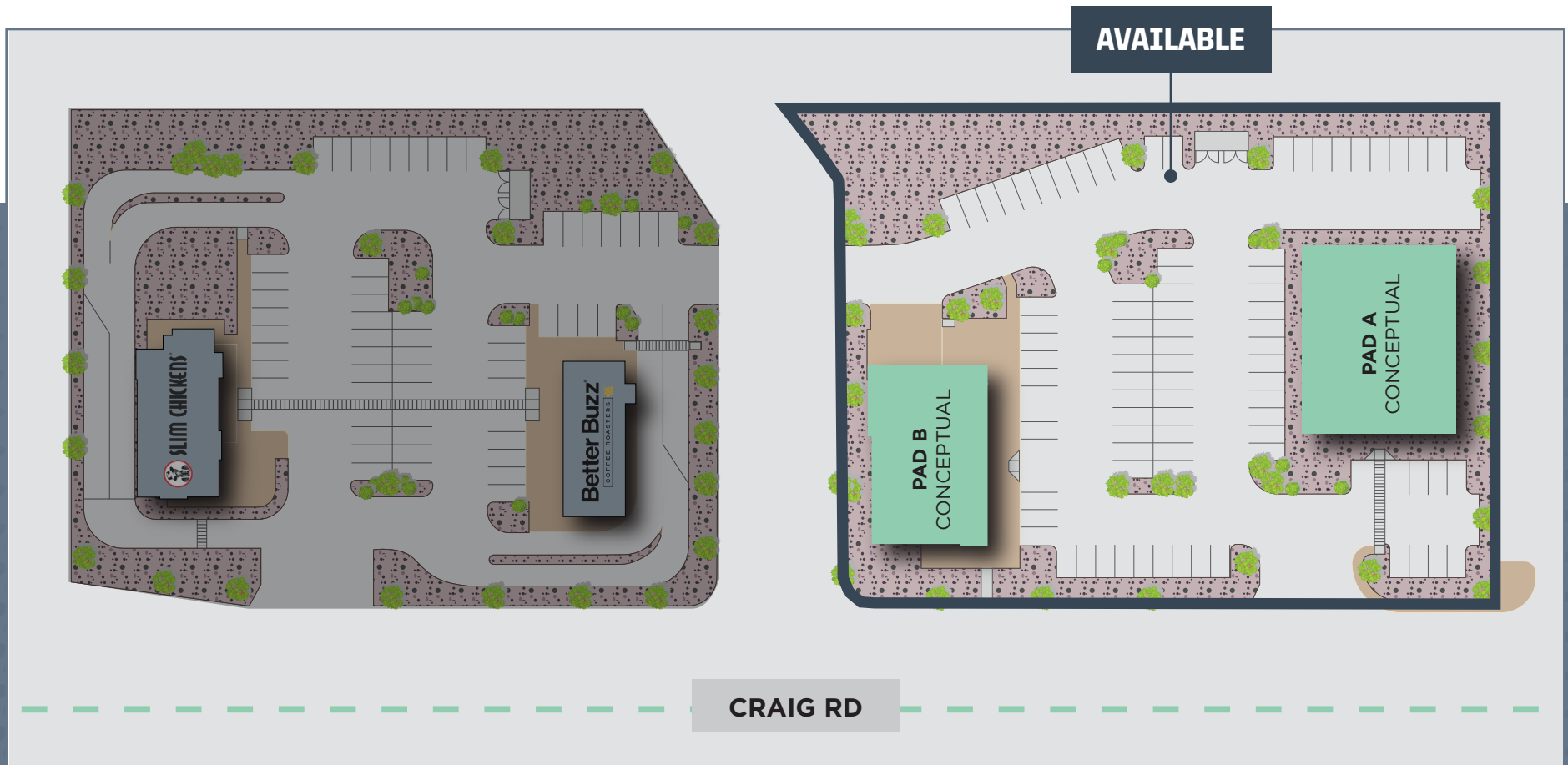
DUNKIN'

Aliante™
CASINO + HOTEL + SPA



SITE PLAN

Pad	Tenant	Square Feet
A	Available	Conceptual
B	Available	Conceptual
C	Better Buzz Coffee	2,400
D	Slim Chickens (Coming Soon)	3,250



SITE PHOTOS



AREA DEMOGRAPHICS

Population (2025)

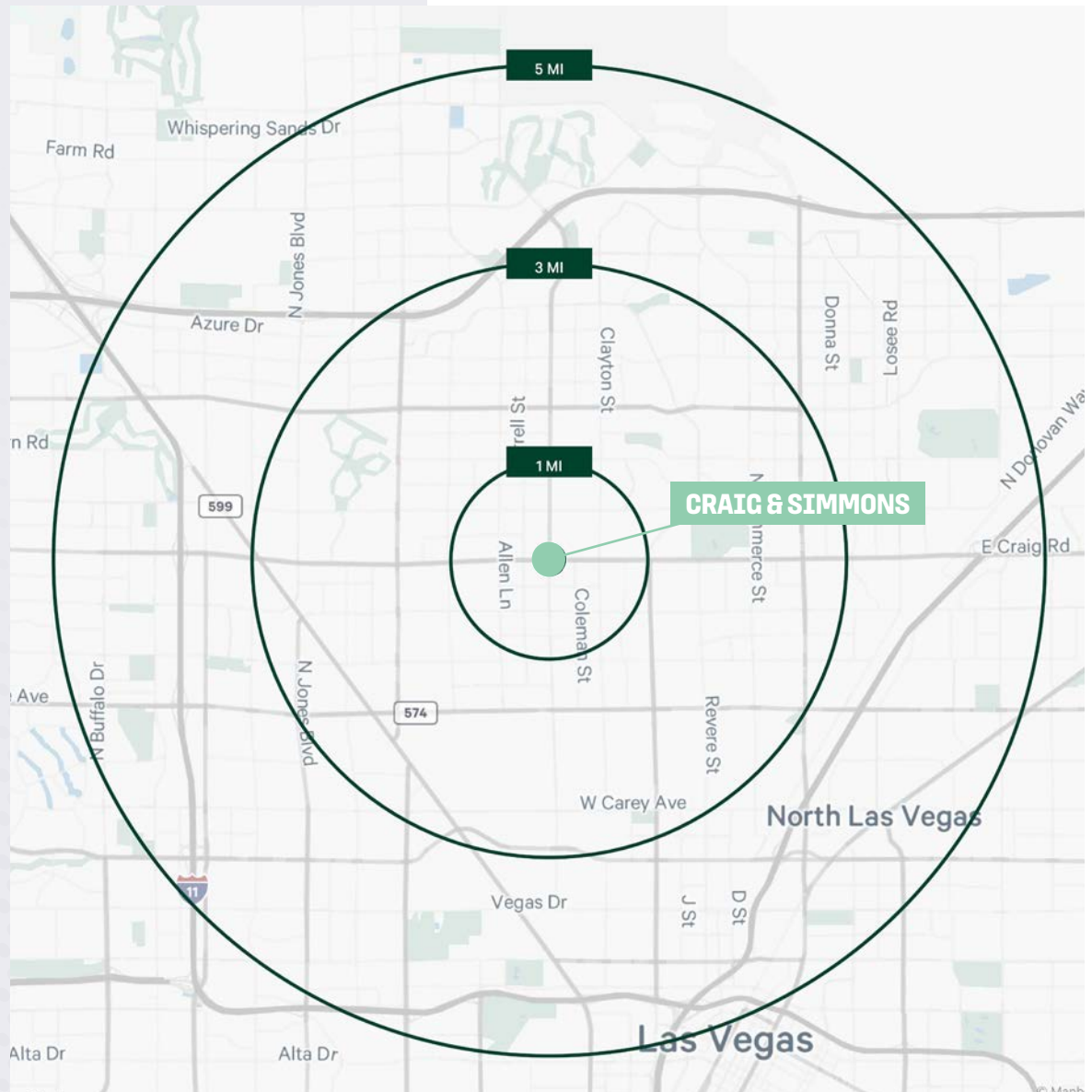
1 Mile	19,471
3 Miles	160,193
5 Miles	433,092

Avg HH Income (2025)

1 Mile	\$74,173
3 Miles	\$77,457
5 Miles	\$75,162

of Households (2025)

1 Mile	6,254
3 Miles	52,486
5 Miles	140,823



CRAIG RD & SIMMONS ST

NORTH LAS VEGAS, NV 89032



1.92 ACRES
RAPIDLY GROWING AREA

DAN HUBBARD

Senior Vice President

t. +1 702 369 4833

c. +1 702 561 5721

dan.hubbard@cbre.com

LIC #S.0013713

FERNANDO MARTINEZ-REDING

Senior Associate

t. +1 702 369 4834

c. +1 920 268 6152

fernando.martinezreding@cbre.com

LIC #S.0200151

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.