

# JANSEN CENTER

West of SWC Blue Diamond Rd & Decatur Blvd  
Las Vegas, NV 89139

**418,000**  
ANNUAL VISITS  
Placer.ai 2025



CALL US FOR  
**MORE INFO**

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# PROPERTY HIGHLIGHTS

**JANSEN CENTER**  
Blue Diamond & Decatur W-SWC  
Las Vegas, NV 89139

**±2,600 SF**  
WITH DRIVE-THRU

**±4,000 SF**  
WITH NO DRIVE-THRU

- State of the art design at the popular Blue Diamond Retail/Restaurant Corridor
- Cross parking throughout this center and across access with adjacent center, anchored by EOS Fitness
- Direct access from Blue Diamond Rd
- Exposure to over 83,000 vehicles per day (combined)
- Close proximity to affluent neighborhoods and master planned communities

 **±0.43 AC**  
Parcel Size

 **General Commercial (C-2)**  
Zoning

 **176-13-801-050**  
Parcel Number



# SITE AERIAL

**JANSEN CENTER**  
Blue Diamond & Decatur W-SWC  
Las Vegas, NV 89139



# PROPERTY SITE PLAN

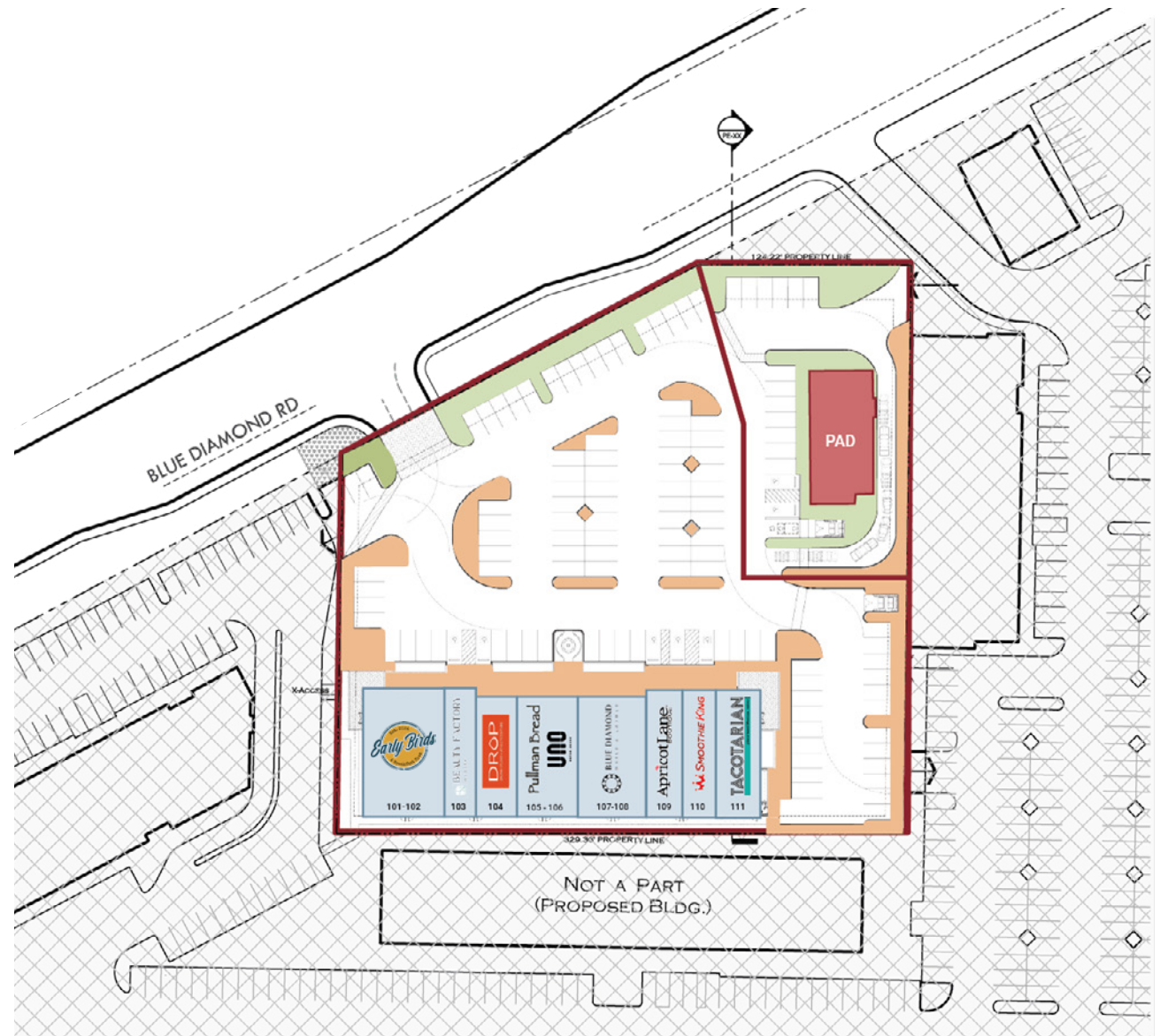
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**±2,600 SF**  
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**±0.43 AC**  
PARCEL SIZE

Suite	Tenant	Size (SF)
101-102	The Breakfast Spot	3,285
103	Beauty Factory MedSpa	1,460
104	Drop Sauna	1,680
105-106	Pullman Bread & UNO Katsu Sando	2,520
107-108	MJ Nails & Spa	2,800
109	Apricot Lane Boutique	1,460
110	Smoothie King	1,460
111	Tacotarian	1,825
<b>PAD</b>	<b>AVAILABLE</b>	<b>2,600</b>



# AREA DEMOGRAPHICS



## POPULATION

1 Mile	3 Miles	5 Miles
9,449	121,565	340,706



## AVERAGE HOUSEHOLD INCOME

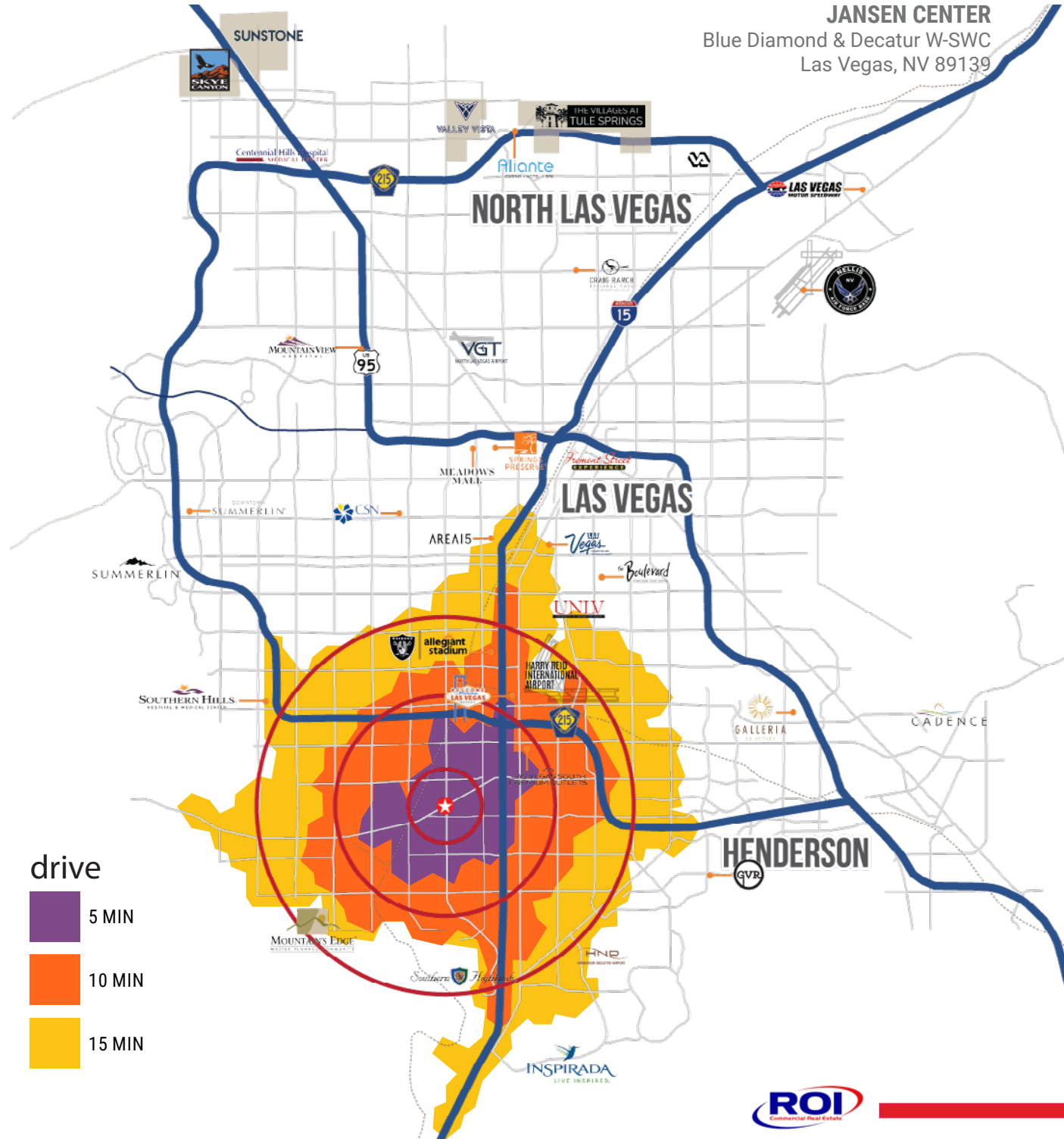
1 Mile	3 Miles	5 Miles
\$143,337	\$127,711	\$124,808



## TRAFFIC COUNTS

Blue Diamond Rd	Decatur Blvd
65,000 VPD	19,900 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024



# JANSEN CENTER

WEST OF SWC BLUE DIAMOND RD & DECATUR BLVD  
LAS VEGAS, NV 89139



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