



Better Buzz
COFFEE ROASTERS

SLIM CHICKENS
FRANCHISE

Burlington

OUTBACK
STEAKHOUSE

DISCOUNT
TIRE

Craig Road | 44,500 VPD

**1.92 ACRES RETAIL LAND
FOR SALE**

CRAIG RD & SIMMONS ST

NORTH LAS VEGAS, NV 89032

CBRE

PROPERTY OVERVIEW

Property Summary

Available Space	1.92 Acres (two 0.96-acre parcels)
Condition	Off sites and utilities completed
Co-Tenants	Slim Chickens & Better Buzz
Price	\$2.9M
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.



SURROUNDED BY TOP RETAILERS

Smith's

SHAKE  SHACK



Dutch Bros
Coffee




FIRST WATCH
THE DAYTIME CAFE

Cafe Rio
MEXICAN GRILL



 **CVS**
pharmacy®



Walmart 



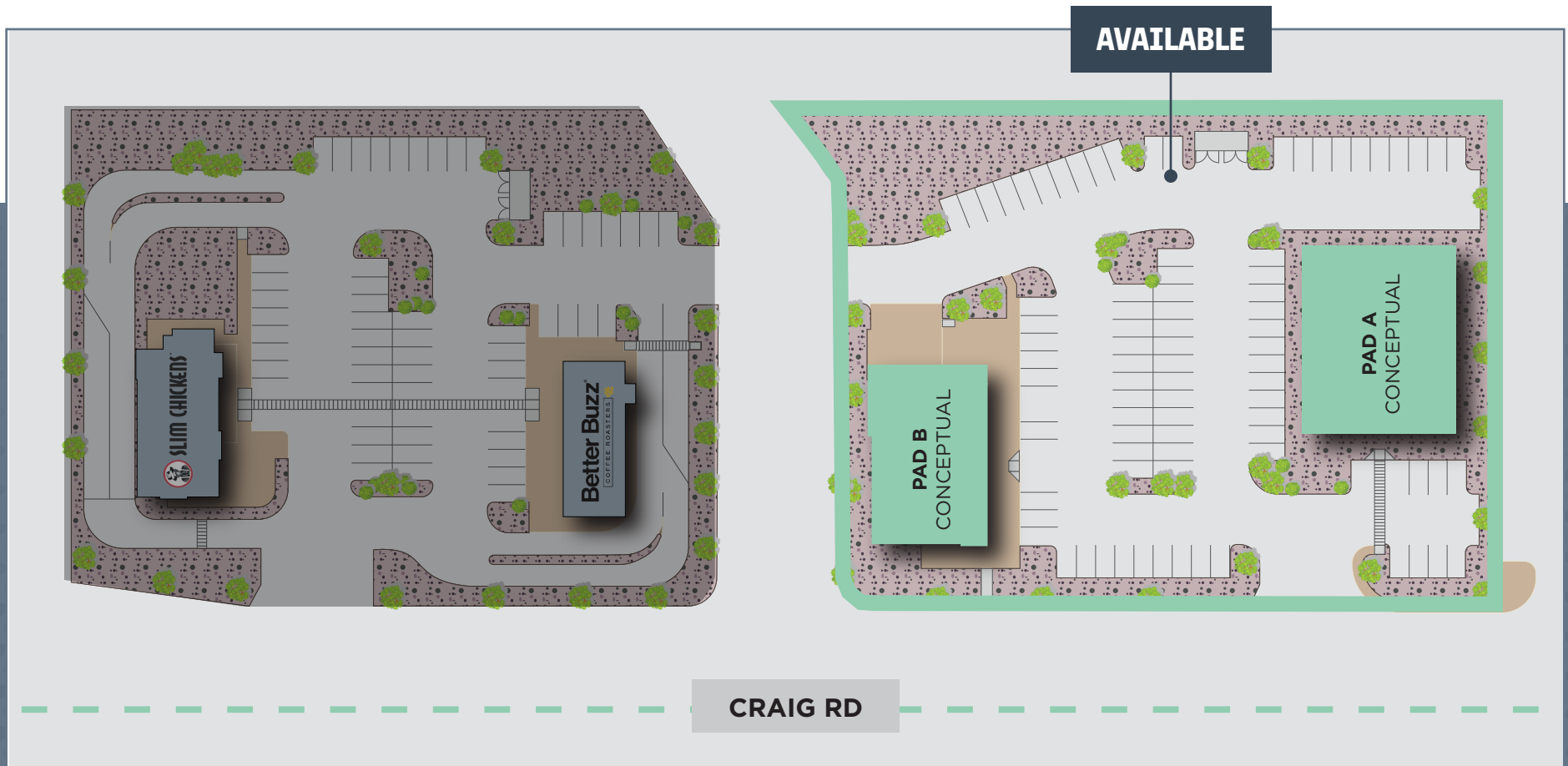
DUNKIN'

Aliante
CASINO + HOTEL + SPA



SITE PLAN

Pad		Square Feet
A	Available	0.96 Acres
B	Available	0.96 Acres



AMENITY MAP



SITE PHOTOS



AREA DEMOGRAPHICS

Population (2025)

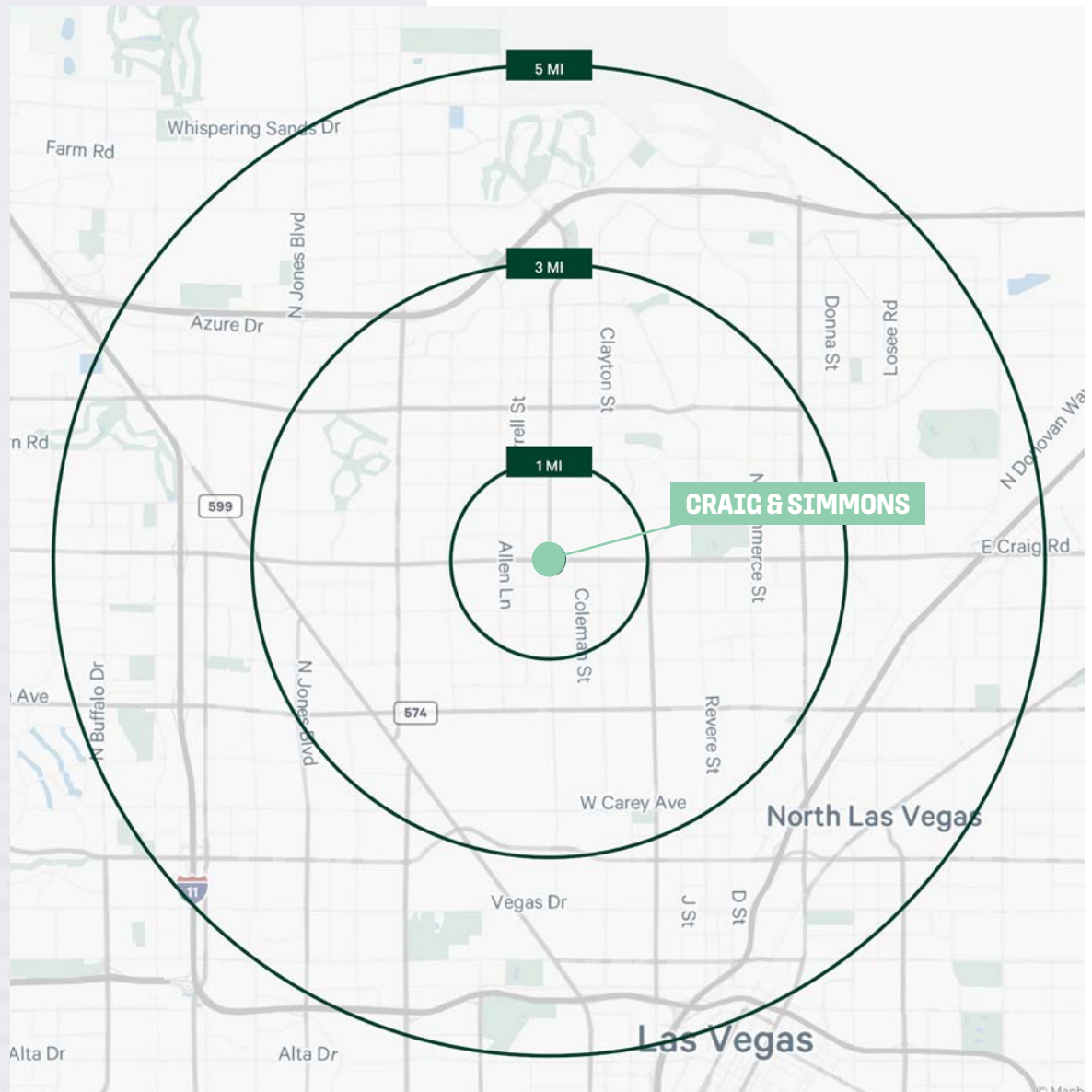
1 Mile	19,471
3 Miles	160,193
5 Miles	433,092

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



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**1.92 ACRES
FOR SALE**

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