

**FOR LEASE – HIGH PROFILE SHOPPING CENTER**

Decatur Inn Plaza  
Las Vegas, Nevada

Jeffrey T. Ramsey  
(800) 685-7734 Direct Dial  
JRAMSEY@RREG.COM

**RAMSEY**  
REAL ESTATE GROUP

Property Name	Property Address	City	State	Zip Code	Intersection
Decatur Inn Plaza	3300 South Decatur Boulevard	Las Vegas	Nevada	89102	SEC South Decatur Boulevard and West Desert Inn Road

Total Square Feet	Year Built	Year Renovated	Site Parking	Major Tenants at Intersection
12,000	1978	2014	41 On-Site Parking Spaces	Smith's Food & Drug, Sinclair Oil, Subway, H & R Block

Decatur Inn Plaza



Southeast Corner South Decatur Boulevard and West Desert Inn Road

RAMSEY REAL ESTATE GROUP AND THE PROPERTY OWNER HAVE COMMON OWNERSHIP INTERESTS. SITE PLAN, ELEVATIONS AND OCCUPANTS ARE SUBJECT TO CHANGE. NO GUARANTEE, WARRANTY OR REPRESENTATION IS MADE WITH RESPECT TO THE DATA, DESIGN, LAYOUT OR ANY OTHER ASPECT OF THE CONSTRUCTION, DEMISING, APPEARANCE OR OCCUPANCY OF THE PROJECT.

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**Property Summary**

Suite	Occupant	Approximate Square Footage	Maximum Contiguous	Monthly Lease Rate PSF	Monthly CAM Estimate PSF	Date Available
<b>1 &amp; 2</b>	Taqueria El Paisano	2,000	-	-	-	Occupied
<b>3</b>	Barber Shop	1,000	-	-	-	Occupied
<b>4</b>	Oportun	1,000	-	-	-	Occupied
<b>5</b>	Boost Mobile	1,000	-	-	-	Occupied
<b>6</b>	Las Vegas Smoke Shop	1,000	-	-	-	Occupied
<b>7</b>	La Parisi	1,000	-	-	-	Occupied
<b>8 &amp; 9</b>	Powlose	2,000	-	-	-	Occupied
<b>10</b>	Available	1,000	1,000	\$2.50	\$.40	Immediate
<b>11</b>	Pending	1,000	-	-	-	Pending
<b>12</b>	Toro Taxes & Insurance	1,000	-	-	-	Occupied



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### **Property Description**

Decatur Inn Plaza is a highly visible shopping center located at the southeast corner of South Decatur Boulevard and West Desert Inn Road. The property consists of 12,000 square feet in two buildings that are demised into 10 suites. Building A faces South Decatur Boulevard and has nearly 175 feet of frontage. Building B faces West Desert Inn Road and features more than 125 feet of frontage. Parking is provided on-site. Decatur Inn Plaza has excellent signage provided by a large pole sign and individual tenant signs. All suites have approximately 25 linear feet of frontage. The center is easily accessed through curb cuts on both South Decatur Boulevard and West Desert Inn Road. Decatur Inn Plaza's C-2 zoning allows for a variety of retail, food and office uses.

### **2014 Renovation**

The buildings were completely renovated in 2014. This included new storefronts, exterior building finishes, new elevation schemes, new building systems, updated landscaping, new parking lot surfaces and a complete rebuilding of the property's pole sign. Suites available for lease have standard "Exhibit C" finishes.

### **Intersection of South Decatur Boulevard and West Desert Inn Road**

South Decatur Boulevard and West Desert Inn Road is a major intersection within the trade area. The intersection is located two blocks north of Spring Mountain Road and four blocks south of West Sahara Avenue. Immediately north of Decatur Inn Plaza, across West Desert Inn Road, is Desert Crossings. This shopping center is anchored by Smith's Food and Drug. Sinclair Oil is located on a pad at the corner of the property and shop space tenants include Subway. Millstream, a condominium development, is located at the northwest corner of the intersection. The southwest corner houses a car sales business on the hard corner. South of that is Pioneer Square which features Meyers Auto Parts, H & R Block and Metro PCS.

### **Trade Area Description**

Decatur Inn Plaza is located in Paradise Township in Clark County. The trade area is well established and very dense with more than 30,000 people living within one mile of the property and greater than 150,000 residents within three miles. Decatur Boulevard is one of the most heavily trafficked streets in Nevada. It spans approximately 25 miles from the north end of Clark County until it merges into Southern Highlands Parkway, which then merges into Interstate 15 at the southern end of the county. Two blocks south of Decatur Inn Plaza is Spring Mountain Road, the hub of activity for the Chinatown area of Las Vegas.

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Project Aerial



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**Site Plan**



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**Demographic Summary**

Description	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2011 Estimate	30,491	77,017	151,990
2000 Census	30,937	78,075	150,102
1990 Census	25,375	62,696	115,208
<b>Households</b>			
2011 Estimate	11,557	31,286	61,429
2000 Census	11,973	32,115	61,490
1990 Census	11,066	27,171	48,854
<b>2011 Est. Average Household Income</b>	\$48,389	\$50,609	\$53,842

*Source: Nielsen*

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