

**1601** | W Craig Rd  
North Las Vegas, NV 89032

SWC Craig Rd & Martin L King

# BUILDING FOR LEASE

## 56,525 SF

### Dimensions:

± 275' x 200'

### Details:

Mezzanine an additional 2,500 SF

High visibility and easy access to Craig Rd and Martin L. King Blvd with store facing Craig Rd.

Located within a growing residential area

Pylon signage available

Other retailers in the center include Office Max, Petco, Wal-Mart, Ross, Old Navy

- Zoning: Clark County C-2
- APN: 139-04-311-001



	1 Mile	3 Mile	5 Mile
Population	15,873	133,200	382,186
Ave HH Income	\$80,939	\$74,953	\$65,208
Households	5,070	41,084	121,373
Traffic Counts	71,000 cars daily		

FOR MORE INFORMATION:

**702.363.3100 EXT 112**

**DAN ADAMSON**

[dadamson@roicre.com](mailto:dadamson@roicre.com)



7100 W Smoke Ranch Rd  
Suite 100  
Las Vegas, NV 89128

Phone: 702.363.3100  
Fax: 702.363.0450  
[www.roicre.com](http://www.roicre.com)

## Fact Sheet

# BUILDING FOR LEASE

**1601** | W Craig Rd  
North Las Vegas, NV 89032

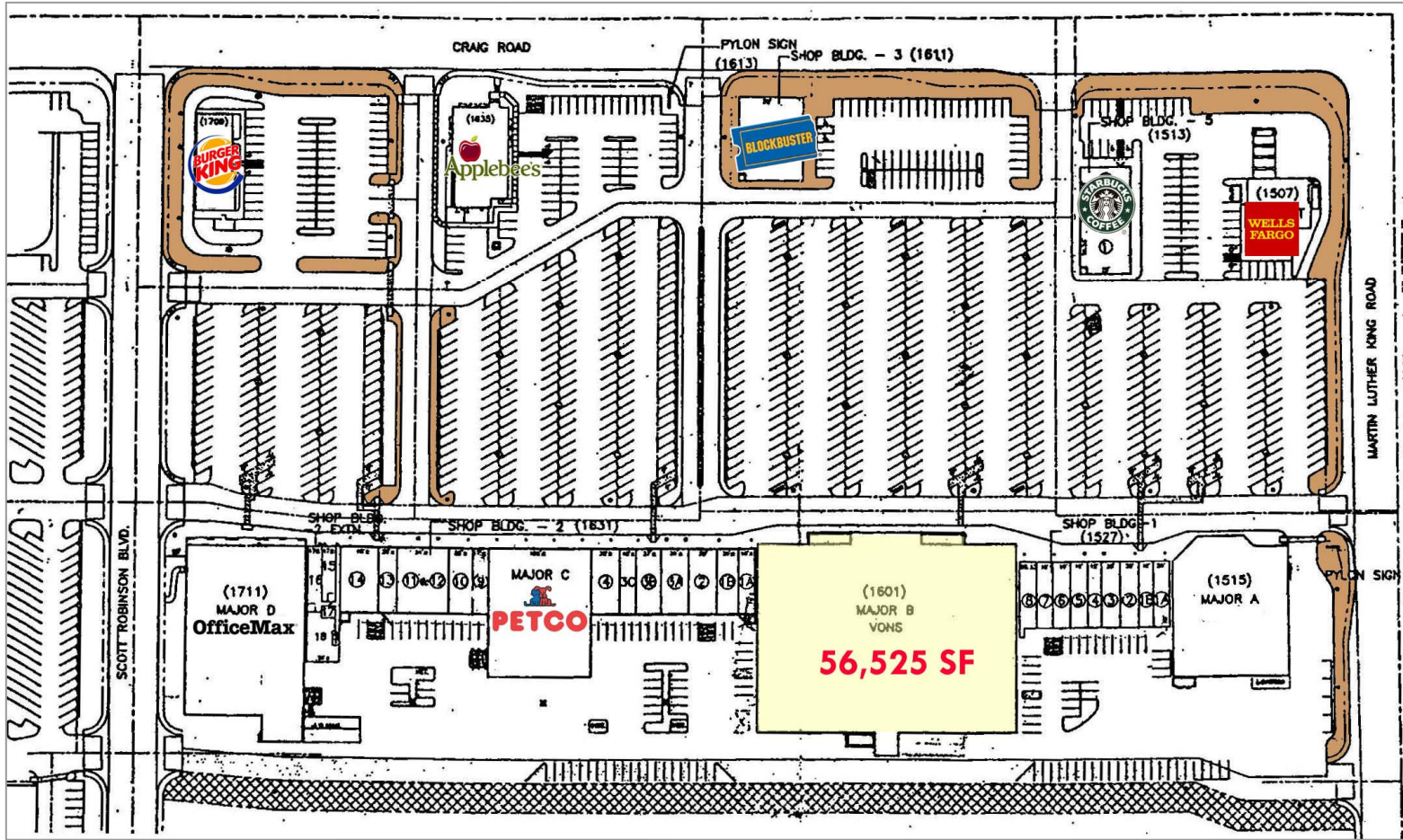
SWC Craig Rd & Martin L King

Location:	1601 West Craig Road, North Las Vegas, Nevada 89032
Parcel Number:	139-04-311-001
Zoning:	C-2
Square Footage:	56,525 Square Feet
Term:	Initial Term: 20 Years – plus partial calendar year following term commencement date: June 10, 1998 to December 31, 2019
Term Commencement:	Date Lessee opens for business which shall be no later than 30 days after satisfaction/waiver of conditions set forth in section 4.9 of Lease. Not required to open in November or December
Lease Executed:	August 5, 1996
Lease Commencement:	June 19, 1998
Lease Year:	Calendar
Asking:	\$734,825.00 per annum \$61,235.42 per month (\$13.00) PSF  Minimum Rental shall be increased at the beginning of the 1 <sup>st</sup> , 3 <sup>rd</sup> and 5 <sup>th</sup> option
Options:	(6) six 5-year options: 180 days prior written notice
Taxes:	Lessee reimburses Lessor for taxes/assessments against Demised Premises taxes/assessments for parking areas/common facilities. Lessor to obtain separate tax bill or "valuation" for Lessee containing land parcel 257,943 SF. Lessee pays all taxes on its personal property and FF&E.

# Site Plan

# BUILDING FOR LEASE

**1601** | W Craig Rd  
North Las Vegas, NV 89032  
SWC Craig Rd & Martin L King



FOR MORE INFORMATION:

**DAN ADAMSON**

[dadamson@roicre.com](mailto:dadamson@roicre.com)

**702.363.3100 EXT 112**



7100 W Smoke Ranch Rd  
Suite 100  
Las Vegas, NV 89128

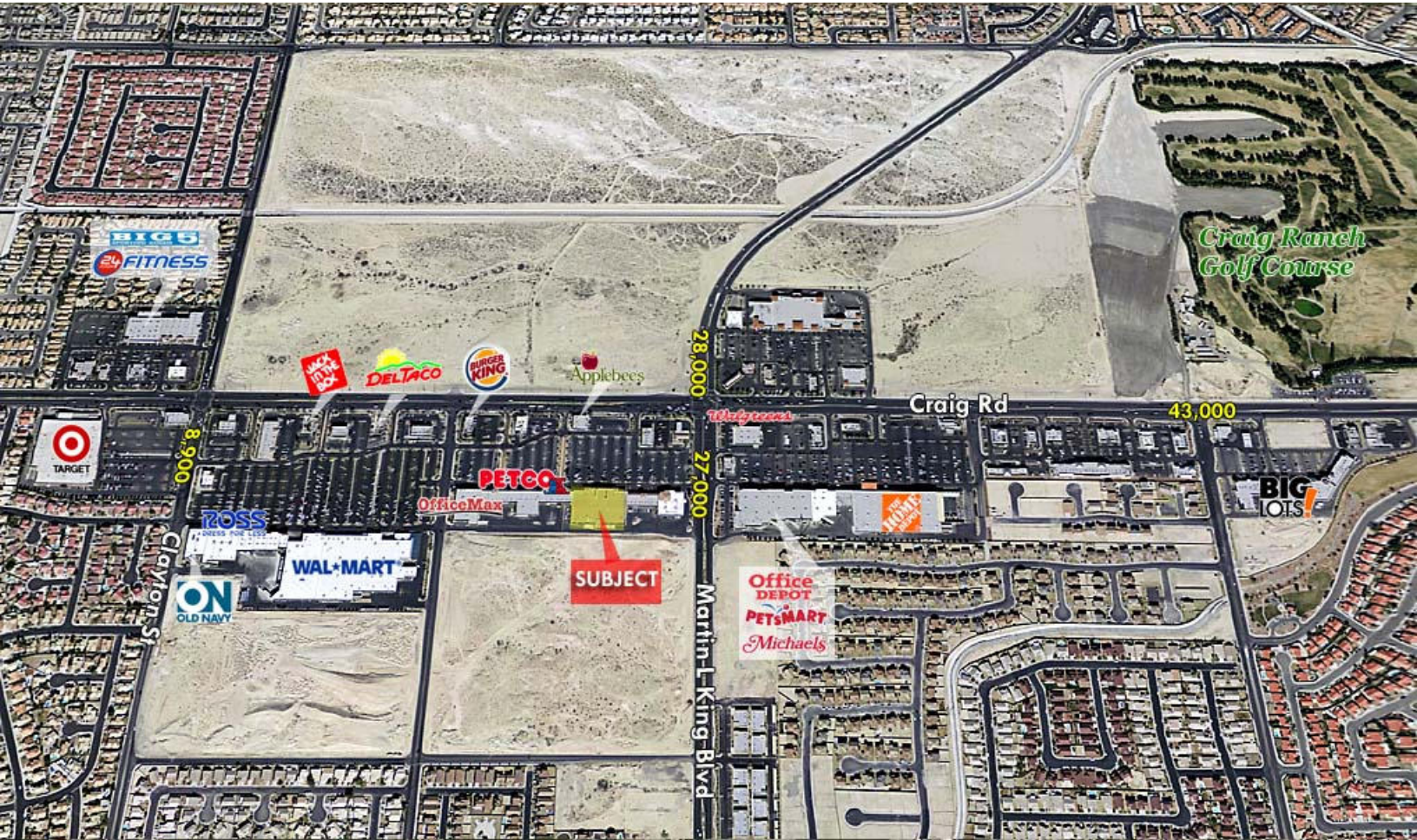
Phone: 702.363.3100  
Fax: 702.363.0450  
[www.roicre.com](http://www.roicre.com)

Leasing | Tenant Representation | Investment Sales | Land Acquisition

Aerial

# BUILDING FOR LEASE

**1601** | W Craig Rd  
North Las Vegas, NV 89032  
SWC Craig Rd & Martin L King



FOR MORE INFORMATION:

**DAN ADAMSON**

[dadamson@roicre.com](mailto:dadamson@roicre.com)

**702.363.3100 EXT 112**



7100 W Smoke Ranch Rd  
Suite 100  
Las Vegas, NV 89128

Phone: 702.363.3100  
Fax: 702.363.0450  
[www.roicre.com](http://www.roicre.com)

Leasing | Tenant Representation | Investment Sales | Land Acquisition

# Demographic and Income Profile

Craig & Martin L King  
Ring: 1 mile radius

Latitude: 36.239397  
Longitude: -115.1619

<b>Summary</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
Population		12,382		15,873		17,800	
Households		4,016		5,070		5,671	
Families		3,209		3,951		4,383	
Average Household Size		3.08		3.13		3.14	
Owner Occupied Housing		3,522		3,948		4,342	
Renter Occupied Housing		494		1,122		1,330	
Median Age		31.4		32.2		32.2	
<b>Trends: 2010 - 2015 Annual</b>		<b>Area</b>		<b>State</b>		<b>National</b>	
Population		2.32%		1.76%		0.76%	
Households		2.27%		1.72%		0.78%	
Families		2.10%		1.61%		0.64%	
Owner HHs		1.92%		1.84%		0.82%	
Median Household Income		1.71%		2.71%		2.36%	
<b>Households by Income</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	172	4.2%	145	2.9%	110	1.9%	
\$15,000 - \$24,999	266	6.5%	157	3.1%	127	2.2%	
\$25,000 - \$34,999	344	8.4%	288	5.7%	232	4.1%	
\$35,000 - \$49,999	686	16.8%	669	13.2%	513	9.0%	
\$50,000 - \$74,999	1,261	30.8%	1,305	25.7%	1,418	25.0%	
\$75,000 - \$99,999	801	19.6%	1,248	24.6%	1,359	24.0%	
\$100,000 - \$149,999	472	11.5%	1,012	20.0%	1,535	27.1%	
\$150,000 - \$199,999	62	1.5%	156	3.1%	254	4.5%	
\$200,000+	30	0.7%	92	1.8%	123	2.2%	
Median Household Income	\$61,427		\$74,368		\$80,967		
Average Household Income	\$65,568		\$80,939		\$89,247		
Per Capita Income	\$21,187		\$25,821		\$28,374		
<b>Population by Age</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,137	9.2%	1,539	9.7%	1,745	9.8%	
5 - 9	1,215	9.8%	1,400	8.8%	1,612	9.1%	
10 - 14	1,043	8.4%	1,253	7.9%	1,435	8.1%	
15 - 19	818	6.6%	1,125	7.1%	1,160	6.5%	
20 - 24	616	5.0%	819	5.2%	989	5.6%	
25 - 34	2,266	18.3%	2,562	16.1%	2,837	15.9%	
35 - 44	2,322	18.8%	2,756	17.4%	2,908	16.3%	
45 - 54	1,513	12.2%	2,145	13.5%	2,368	13.3%	
55 - 64	804	6.5%	1,314	8.3%	1,508	8.5%	
65 - 74	457	3.7%	647	4.1%	865	4.9%	
75 - 84	162	1.3%	256	1.6%	304	1.7%	
85+	29	0.2%	55	0.3%	68	0.4%	
<b>Race and Ethnicity</b>		<b>2000</b>		<b>2010</b>		<b>2015</b>	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	7,746	62.6%	7,947	50.1%	8,363	47.0%	
Black Alone	2,333	18.8%	3,860	24.3%	4,568	25.7%	
American Indian Alone	85	0.7%	120	0.8%	131	0.7%	
Asian Alone	711	5.7%	1,058	6.7%	1,250	7.0%	
Pacific Islander Alone	107	0.9%	198	1.2%	214	1.2%	
Some Other Race Alone	743	6.0%	1,662	10.5%	2,068	11.6%	
Two or More Races	657	5.3%	1,027	6.5%	1,206	6.8%	
Hispanic Origin (Any Race)	1,735	14.0%	3,801	23.9%	4,762	26.8%	

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

# Demographic and Income Profile

Craig & Martin L King  
Ring: 3 miles radius

Latitude: 36.239397  
Longitude: -115.1619

Summary	2000		2010		2015	
Population	78,275		133,200		152,708	
Households	25,040		41,084		46,859	
Families	20,083		31,612		35,694	
Average Household Size	3.12		3.24		3.25	
Owner Occupied Housing Units	20,461		30,822		34,939	
Renter Occupied Housing Units	4,579		10,262		11,920	
Median Age	30.9		32.3		32.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	2.77%		1.76%		0.76%	
Households	2.67%		1.72%		0.78%	
Families	2.46%		1.61%		0.64%	
Owner HHS	2.54%		1.84%		0.82%	
Median Household Income	2.20%		2.71%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,884	7.5%	2,099	5.1%	1,699	3.6%
\$15,000 - \$24,999	1,989	7.9%	2,140	5.2%	1,850	3.9%
\$25,000 - \$34,999	2,589	10.3%	2,807	6.8%	2,420	5.2%
\$35,000 - \$49,999	4,675	18.6%	5,340	13.0%	4,302	9.2%
\$50,000 - \$74,999	7,316	29.2%	10,996	26.8%	12,721	27.1%
\$75,000 - \$99,999	3,856	15.4%	9,213	22.4%	10,439	22.3%
\$100,000 - \$149,999	2,242	8.9%	6,845	16.7%	10,782	23.0%
\$150,000 - \$199,999	295	1.2%	923	2.2%	1,617	3.5%
\$200,000+	232	0.9%	722	1.8%	1,029	2.2%
Median Household Income	\$53,849		\$67,878		\$75,697	
Average Household Income	\$59,472		\$74,953		\$83,327	
Per Capita Income	\$19,154		\$23,502		\$26,047	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,427	9.5%	12,696	9.5%	14,533	9.5%
5 - 9	7,919	10.1%	11,740	8.8%	13,718	9.0%
10 - 14	6,640	8.5%	10,661	8.0%	12,512	8.2%
15 - 19	4,874	6.2%	9,767	7.3%	10,211	6.7%
20 - 24	4,348	5.6%	7,391	5.5%	9,050	5.9%
25 - 34	14,171	18.1%	20,074	15.1%	22,451	14.7%
35 - 44	13,394	17.1%	21,858	16.4%	23,883	15.6%
45 - 54	8,769	11.2%	17,316	13.0%	19,712	12.9%
55 - 64	5,751	7.3%	11,302	8.5%	13,509	8.8%
65 - 74	3,374	4.3%	6,392	4.8%	8,375	5.5%
75 - 84	1,310	1.7%	3,092	2.3%	3,642	2.4%
85+	296	0.4%	911	0.7%	1,111	0.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	46,046	58.8%	70,337	52.8%	77,522	50.8%
Black Alone	18,037	23.0%	30,910	23.2%	36,232	23.7%
American Indian Alone	528	0.7%	1,061	0.8%	1,213	0.8%
Asian Alone	3,254	4.2%	6,847	5.1%	8,476	5.6%
Pacific Islander Alone	491	0.6%	1,230	0.9%	1,356	0.9%
Some Other Race Alone	6,438	8.2%	15,338	11.5%	18,844	12.3%
Two or More Races	3,482	4.4%	7,478	5.6%	9,064	5.9%
Hispanic Origin (Any Race)	14,804	18.9%	37,395	28.1%	47,086	30.8%

# Demographic and Income Profile

Craig & Martin L King  
Ring: 5 miles radius

Latitude: 36.239397  
Longitude: -115.1619

Summary		2000		2010		2015	
Population		264,244		382,186		420,615	
Households		84,663		121,373		133,516	
Families		62,518		86,828		94,692	
Average Household Size		3.07		3.11		3.11	
Owner Occupied Housing Units		52,990		76,343		84,913	
Renter Occupied Housing Units		31,673		45,029		48,602	
Median Age		30.4		32.1		32.4	
Trends: 2010 - 2015 Annual Rate		Area		State		National	
Population		1.93%		1.76%		0.76%	
Households		1.93%		1.72%		0.78%	
Families		1.75%		1.61%		0.64%	
Owner HHs		2.15%		1.84%		0.82%	
Median Household Income		2.67%		2.71%		2.36%	
Households by Income		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
<\$15,000	11,920	14.1%	11,764	9.7%	9,736	7.3%	
\$15,000 - \$24,999	10,600	12.5%	10,270	8.5%	8,977	6.7%	
\$25,000 - \$34,999	11,299	13.3%	12,278	10.1%	10,944	8.2%	
\$35,000 - \$49,999	15,452	18.2%	18,942	15.6%	15,797	11.8%	
\$50,000 - \$74,999	18,908	22.3%	28,755	23.7%	34,018	25.5%	
\$75,000 - \$99,999	9,259	10.9%	20,216	16.7%	23,245	17.4%	
\$100,000 - \$149,999	5,351	6.3%	14,652	12.1%	23,466	17.6%	
\$150,000 - \$199,999	942	1.1%	2,169	1.8%	4,084	3.1%	
\$200,000+	991	1.2%	2,324	1.9%	3,247	2.4%	
Median Household Income	\$42,830		\$56,079		\$63,968		
Average Household Income	\$51,935		\$65,208		\$74,430		
Per Capita Income	\$16,926		\$20,930		\$23,819		
Population by Age		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
0 - 4	24,944	9.4%	35,304	9.2%	38,646	9.2%	
5 - 9	25,662	9.7%	32,447	8.5%	35,931	8.5%	
10 - 14	21,129	8.0%	28,984	7.6%	32,738	7.8%	
15 - 19	18,032	6.8%	29,164	7.6%	28,540	6.8%	
20 - 24	18,596	7.0%	25,645	6.7%	29,517	7.0%	
25 - 34	45,080	17.1%	56,021	14.7%	60,939	14.5%	
35 - 44	41,137	15.6%	54,895	14.4%	57,582	13.7%	
45 - 54	29,442	11.1%	48,625	12.7%	51,815	12.3%	
55 - 64	20,126	7.6%	35,345	9.2%	41,081	9.8%	
65 - 74	12,605	4.8%	21,010	5.5%	26,977	6.4%	
75 - 84	5,896	2.2%	10,981	2.9%	12,474	3.0%	
85+	1,596	0.6%	3,768	1.0%	4,376	1.0%	
Race and Ethnicity		2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent	
White Alone	154,751	58.6%	203,245	53.2%	217,452	51.7%	
Black Alone	50,229	19.0%	74,401	19.5%	83,552	19.9%	
American Indian Alone	2,281	0.9%	3,553	0.9%	3,863	0.9%	
Asian Alone	8,378	3.2%	14,719	3.9%	17,555	4.2%	
Pacific Islander Alone	1,286	0.5%	2,563	0.7%	2,704	0.6%	
Some Other Race Alone	35,938	13.6%	63,324	16.6%	71,887	17.1%	
Two or More Races	11,380	4.3%	20,381	5.3%	23,603	5.6%	
Hispanic Origin (Any Race)	84,728	32.1%	150,403	39.4%	174,123	41.4%	