

CROSSROADS TOWNE CENTER

NORTH LAS VEGAS, NV



SIZE

148,719 square feet

DEMOGRAPHICS

1 mile 3 mile 5 mile

Population

21,438 147,967 337,149

Households

7,572 50,590 115,903

Median HH Income (\$)

85,038 88,725 82,253

MAJOR TENANT(S)

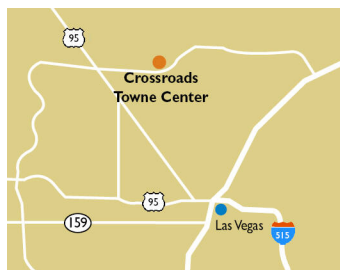
Bath & Body Works
CosmoProf
HOTWORX
Walmart

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

6436-6512 N. Decatur Boulevard | North Las Vegas, NV 89131

PROPERTY HIGHLIGHTS

- 148,770-square-foot shopping center shadow-anchored by Walmart
- Other national tenants include Sally Beauty Supply, Bath & Body Works, Mattress Firm, GNC, Mountain Mike's Pizza, Crave Cookies and CosmoProf
- Population exceeds 147,900 in a three-mile radius with an average household income greater than \$107,700



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.			
A100	Salon Boutique	11,160 SF	E130	Roberto's Taco Shop	1,448 SF
A130	Bath & Body Works	3,501 SF	E140	Griddlecakes	1,777 SF
A200	Oasis Jiu Jitsu	12,041 SF	F100	Mountain Mike's Pizza	2,100 SF
B100	Planet Fitness	29,982 SF	F120	Ramen Aku by Yoshiharu	2,124 SF
C100	Hallmark	4,000 SF	F130	Port of Subs	1,338 SF
C110	Sally Beauty Supply	2,000 SF	F140	Crunchy Cheese Korean Hot Dog	1,366 SF
C120	Flores Family Dental	2,000 SF	F150	Geisha House	4,237 SF
C130	CosmoProf	2,994 SF	G100	Top Shelf Wine & Spirits	2,500 SF
C140	Paris Nail Lounge	2,500 SF	G110	Hawaii BBQ	1,605 SF
C150	Mathnasium	2,267 SF	G120	GameStop	1,143 SF
C160	The Thai Massage	1,774 SF	G130	The Pretty Kitty	1,085 SF
D100	U-Swirl	3,006 SF	G140	Bank of America	5,150 SF
D110	Crave Cookies	1,472 SF	H100A	The Habit Burger Grill	2,600 SF
D115	Advanced Spine and Posture	4,509 SF	H100B	Mattress Firm	4,400 SF
D130	Optic Gallery	2,900 SF	J100	Goldfinger - Jackpot Joanie's	4,610 SF
D140	GNC	1,281 SF	J115	TitleMax	1,590 SF
D145	HOTWORX	1,724 SF	J120	uBreakiFix	1,176 SF
D150	The UPS Store	1,491 SF	J125	AT&T	4,057 SF
D155	Aloha Orthodontics	1,500 SF	J140	Eyeglass World	4,576 SF
D160	Aloha Orthodontics	2,972 SF		WLMRT Walmart	
E100	Buenos Dias	2,074 SF		TOTAL SQ. FT.	148,719
E110	Popcorn Girl	1,220 SF			
E120	No.1 Boba Tea	1,469 SF			

SITE LEGEND

- Available
- Leased (not occupied)
- Owned by Others
- Site Boundary
- Occupied



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 36.277868

Longitude: -115.20318

Crossroads Towne Center North Las Vegas, NV		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	21,438	147,967	337,149
	2028 Projected Population	24,498	161,129	361,555
	2010 Census Population	14,648	116,109	266,705
	2000 Census Population	1,621	49,470	132,957
	1990 Census Population	234	6,019	28,088
	Historical Annual Growth 1990 to 2000	21.33%	23.45%	16.82%
	Historical Annual Growth 2000 to 2010	24.62%	8.91%	7.21%
	Estimated Annual Growth 2010 to 2023	2.81%	1.78%	1.72%
	Projected Annual Growth 2023 to 2028	2.70%	1.72%	1.41%
	Median Age	37.2	40.2	38.5
Households	Q4 2023 Estimated Households	7,572	50,590	115,903
	2028 Projected Households	8,684	55,133	124,144
	2010 Census Households	5,165	39,373	91,301
	2000 Census Households	558	16,796	46,097
	1990 Census Households	67	2,051	9,630
	Historical Annual Growth 1990 to 2000	23.63%	23.41%	16.95%
	Historical Annual Growth 2000 to 2010	24.92%	8.89%	7.07%
	Estimated Annual Growth 2010 to 2023	2.82%	1.84%	1.75%
	Projected Annual Growth 2023 to 2028	2.78%	1.73%	1.38%
	Population per Household	2.82	2.92	2.90
Population by Race	White	39.8%	43.6%	39.0%
	Black or African American	17.6%	14.8%	17.6%
	Asian & Pacific Islander	8.6%	7.5%	6.7%
	Other Races	11.7%	8.6%	7.9%
	Hispanic Population	22.3%	25.5%	28.7%
Income	Average Household Income	\$107,172	\$107,740	\$100,855
	Median Household Income	\$85,038	\$88,725	\$82,253
	Per Capita Income	\$37,979	\$36,867	\$34,739
Education (Age 25+)	Elementary	1.8%	2.8%	4.1%
	Some High School	4.8%	4.9%	5.9%
	High School Graduate	28.4%	29.0%	29.8%
	Some College	27.5%	26.7%	26.6%
	Associates Degree Only	12.3%	11.0%	9.9%
	Bachelors Degree Only	17.8%	16.2%	15.6%
	Graduate Degree	7.3%	9.4%	8.1%
Business	Number of Businesses	230	1,556	4,579
	Total Number of Employees	2,498	18,055	58,277
	Employees per Business	10.87	11.60	12.73
	Residential Population per Business	93.25	95.10	73.63

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