

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)

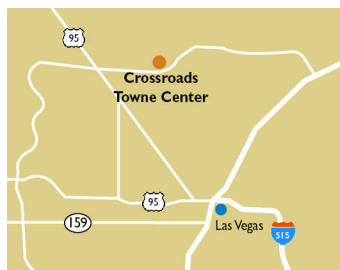
Bath & Body Works
CosmoProf
HOTWORX
Walmart

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 | Yogurtini | 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.

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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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