

5035-5075 SOUTH DECATUR BOULEVARD



FOR LEASE
1,775 SF

5035-5075 SOUTH DECATUR BOULEVARD

LAS VEGAS, NEVADA 89118

AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

AMELIA HYDEN
+1 702 824 1614
amelia.hyden@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas



DEMOGRAPHICS					
	EST. 2016 POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN AGE	AVG. HOUSEHOLD SIZE	OWNER OCCUPIED HOUSING UNITS
1 MILE	18,600	\$49,164	38.8	2.10	2,898
3 MILES	115,867	\$55,852	37.9	2.48	16,768
5 MILES	350,919	\$59,331	37.5	2.49	52,953

POPULATION BY RACE (2016 CENSUS)				
	CAUCASIAN	AFRICAN AMERICAN	ASIAN	HISPANIC
1 MILE	8,526	3,462	3,145	4,605
3 MILES	58,731	13,040	15,757	41,834
5 MILES	179,641	38,727	53,181	114,301

TRAFFIC COUNTS			
	EST. TRAFFIC COUNT 2013	EST. TRAFFIC COUNT 2014	EST. TRAFFIC COUNT 2016
Tropicana	41,500	45,500	50,000
Decatur	33,000	36,500	40,500
TOTAL	74,500	82,000	90,500

DEMOGRAPHICS

AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

AMELIA HYDEN
+1 702 824 1614
amelia.hyden@colliers.com



5035-5075 SOUTH DECATUR BOULEVARD



MAP

AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

AMELIA HYDEN
+1 702 824 1614
amelia.hyden@colliers.com



5035-5075 SOUTH DECATUR BOULEVARD

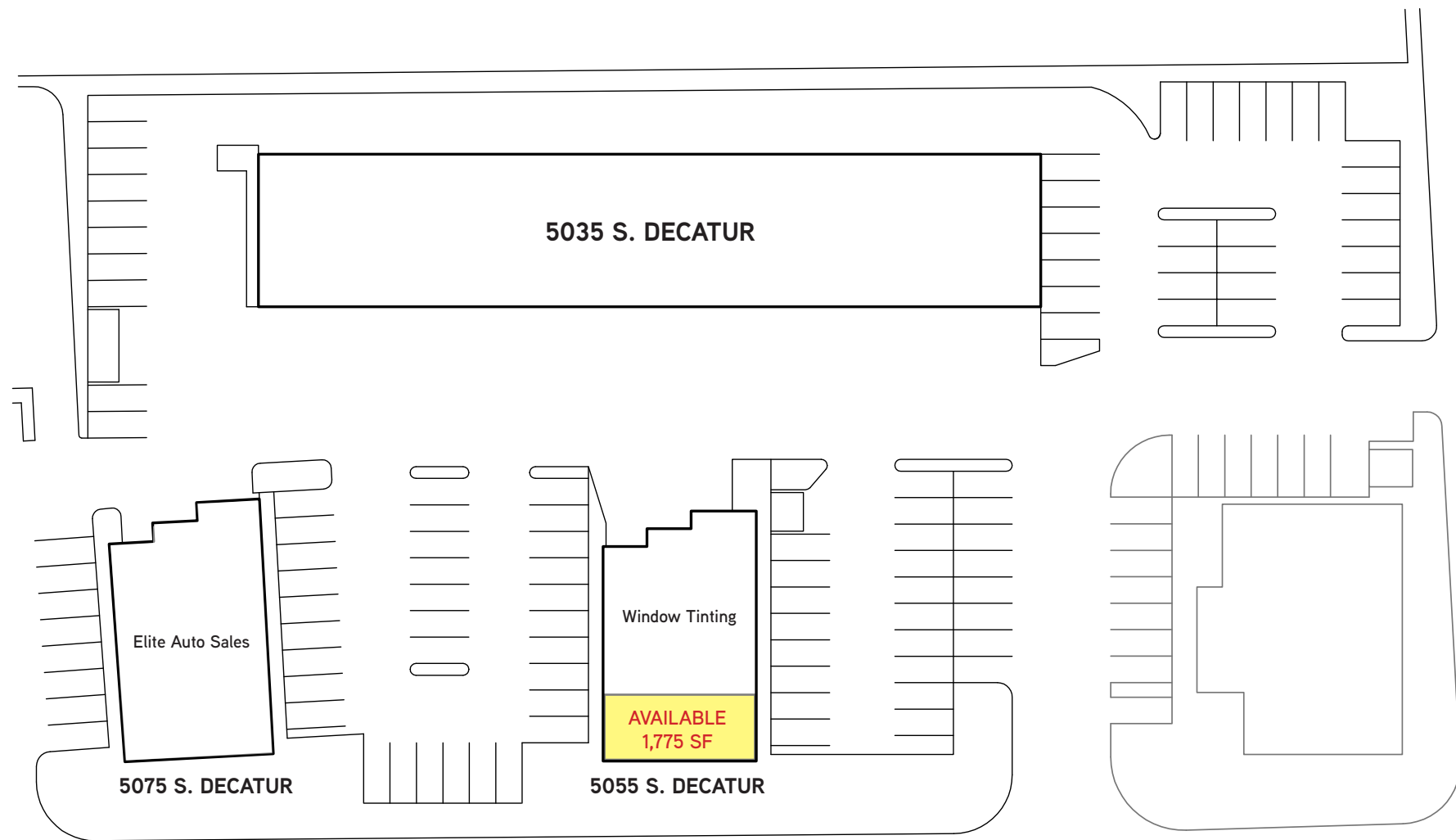


CLARK COUNTY ASSESSOR'S AERIAL MAP

AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

AMELIA HYDEN
+1 702 824 1614
amelia.hyden@colliers.com



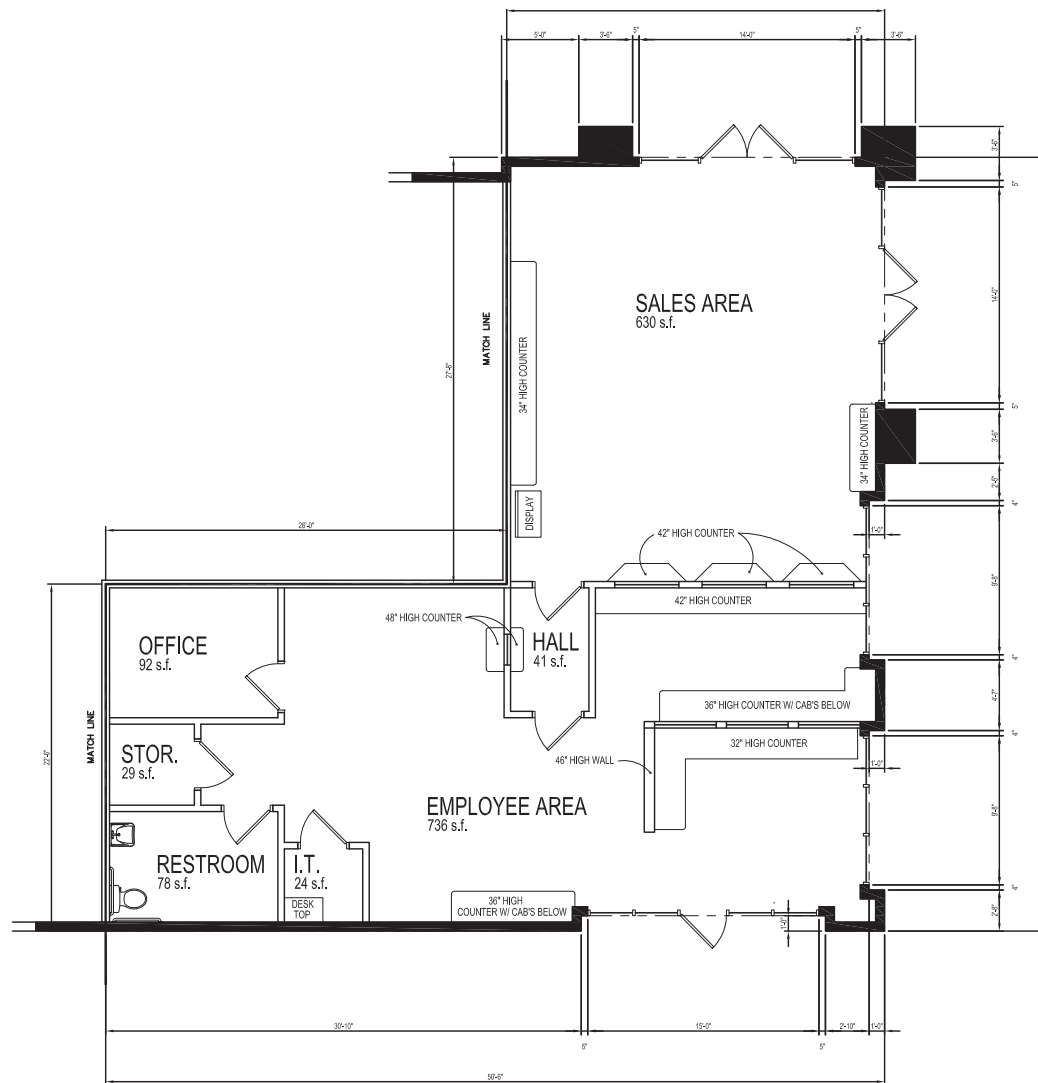


SITE PLAN

AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

AMELIA HYDEN
+1 702 824 1614
amelia.hyden@colliers.com





FLOOR PLAN - 5055 S. DECATUR, SUITE 100: 1,775 SF

AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

AMELIA HYDEN
+1 702 824 1614
amelia.hyden@colliers.com





EXTERIOR PROPERTY PHOTOS

AL TWAINY, CCIM
+1 702 400 2001
al.twainy@colliers.com

AMELIA HYDEN
+1 702 824 1614
amelia.hyden@colliers.com

