



NAIVegas
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

4690 W Ann Rd | North Las Vegas, NV 89031

Maria Herman
LIC#BS.0027640
702.334.7280
mherman@naivegas.com

Property Summary

LEASE RATE	\$2.00/SF NNN
CAM CHARGES	\$0.58/SF NNN
MONTHLY RENT + CAMS	\$3,096.00
SPACE AVAILABLE	±1,200 SF
LOT SIZE	±0.58 AC
YEAR BUILT	2004
ZONING	PUD

- Former Fantastic Sam's Hair Salon with Some Equipment Available for New Tenant's Use
- Very Busy Shopping Center Anchored by Smith's at the NEC of Ann Rd. and Decatur Blvd
- Signalized Corner for Ease of Ingress and Egress
- Join Long Term Tenants
- High Density Residential, but Low Density Commercial
- Perfect for Another Hair Salon Tenant
- All Built-In Hair Stations, Sinks and Two Hair Dryer Chairs Still in the Suite

FOR MORE INFORMATION



CLICK HERE

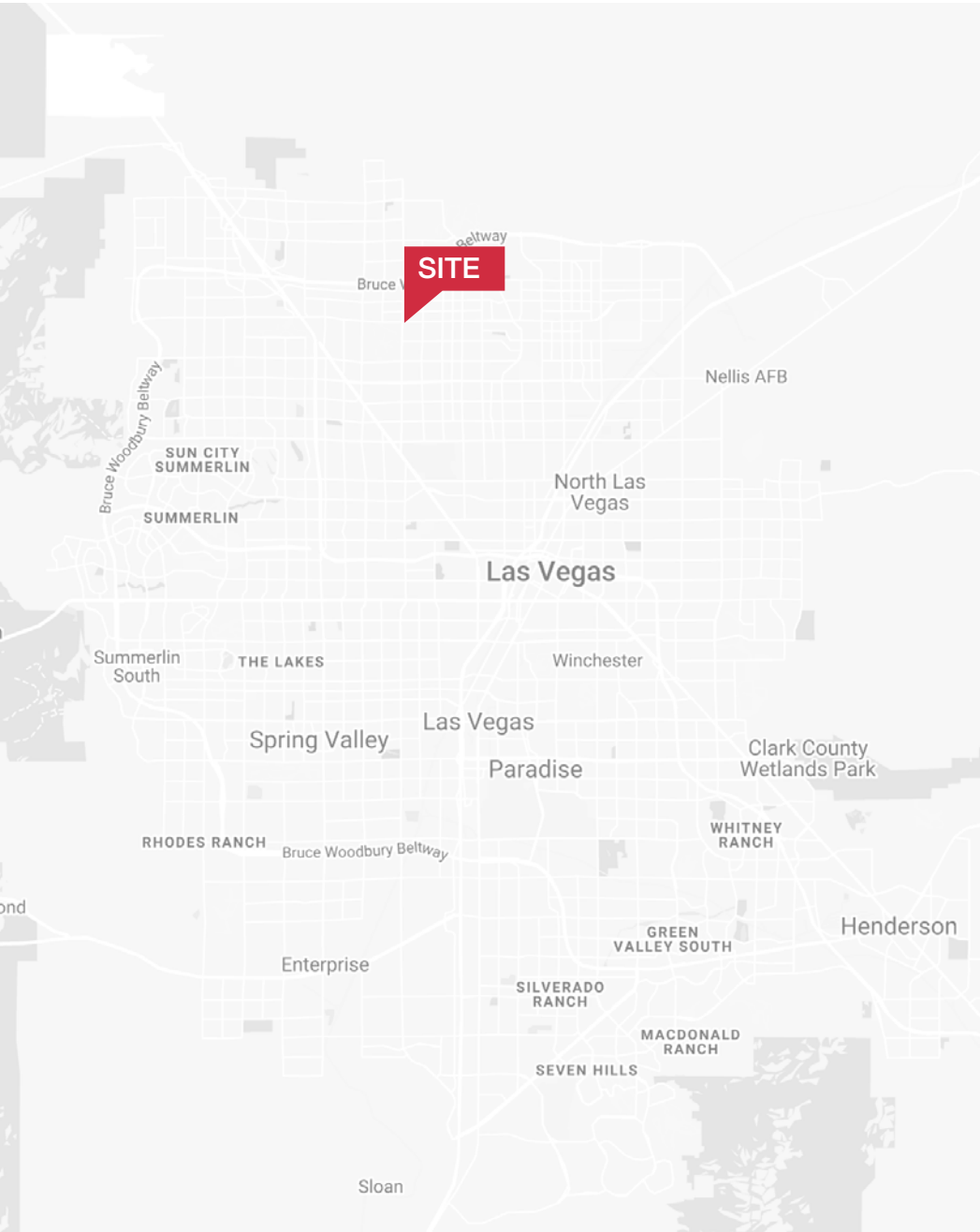
OR TEXT 20869 TO 39200



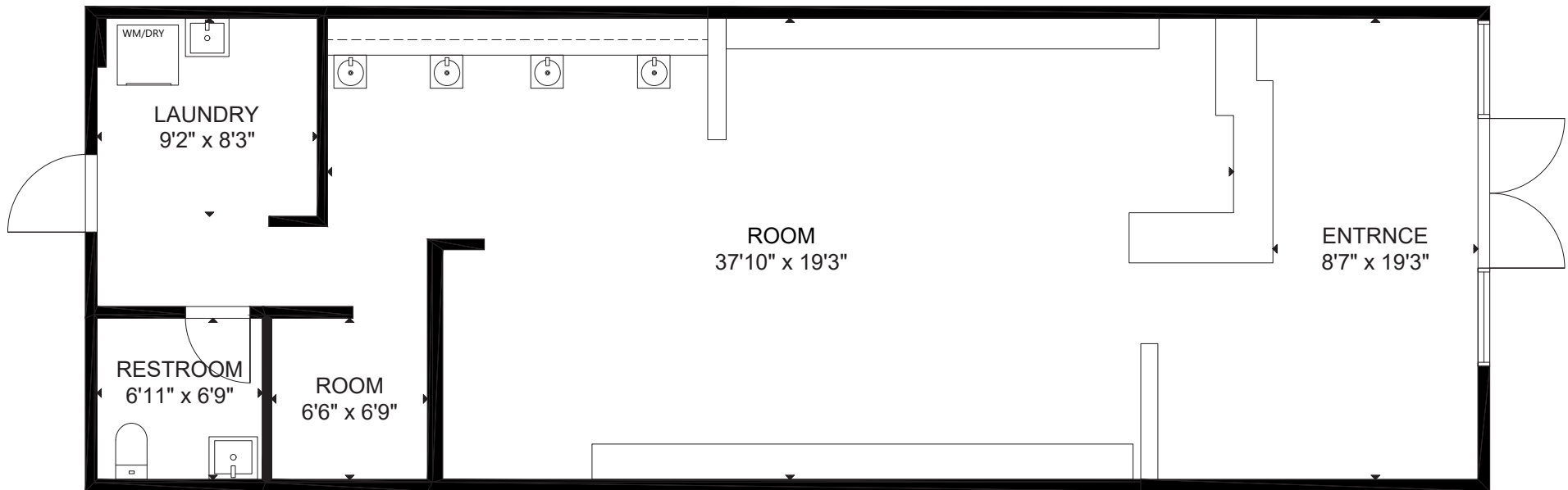
Area Map



Area Map



Floorplan



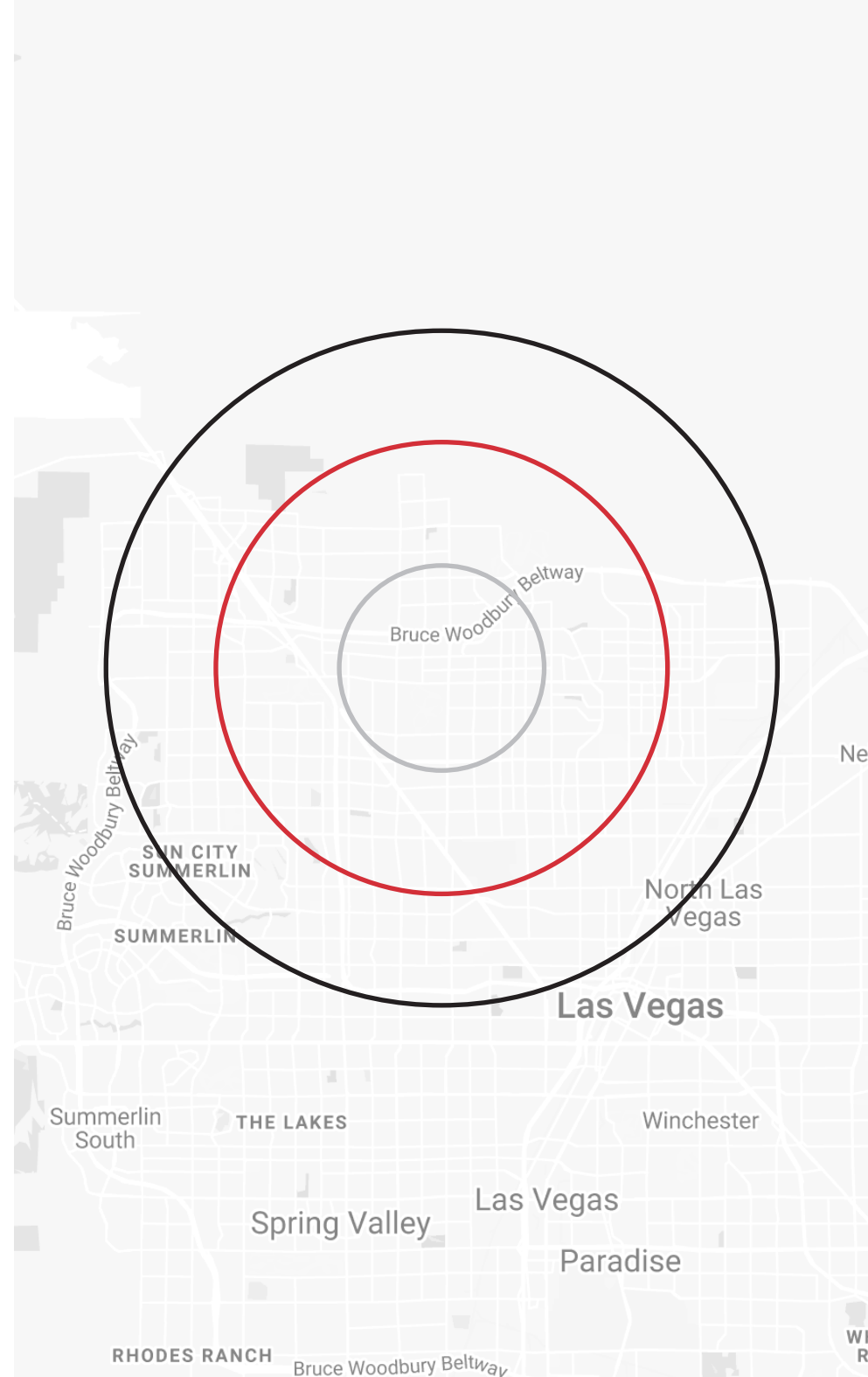


Demographics

POPULATION	1-mile	3-mile	5-mile
2020 Population	21,494	147,979	361,422
HOUSEHOLDS	1-mile	3-mile	5-mile
2020 Households	7,437	50,715	123,052
INCOME	1-mile	3-mile	5-mile
2020 Average HH Income	\$86,346	\$89,199	\$84,196

Traffic Counts

STREET	CPD
W Ann Rd / Decatur Blvd	106,000
W Ann Rd / Bradley Rd	50,000
W Ann Rd / Corzet Way	24,500





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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