

SWC BLUE DIAMOND RD. & BUFFALO DR. • LAS VEGAS, NV 89178



MOUNTAIN'S EDGE MARKETPLACE

VACANT PADS AVAILABLE



GROUND LEASE OR BTS

Mountain's Edge Marketplace is in the final phase of construction with prominent retail pads still available for lease. The 25-acre, Albertson's anchored shopping center is located at the signalized intersection of Blue Diamond Road and Buffalo Drive, at the entrance to the Mountain's Edge master-planned community. Mountain's Edge Master Planned community is one of the top-selling master-planned communities in Las Vegas.

The shopping center features Ross Dress For Less and Planet Fitness as junior anchor tenants. Mountain's Edge Marketplace also includes key tenants such as Chase Bank, Aveda Salon, Procure Medical Center Edge Dental Group, Burger King, Starbucks, UPS, Tide Cleaners, PT's Gold and many other tenants.

HIGHLIGHTS

- Two Hard Corner Pads up to 4,000 SF and 6,000 SF Available for Ground Lease; perfect for Drive-Thru Uses.
- 4,513 SF Planned Restaurant Space available for BTS.
- Car Wash Site available with Buffalo frontage.
- Join Albertson's, Ross Dress for Less, Planet Fitness and other great tenants.
- Premier southwest grocery anchored retail shopping center located at the signalized intersection of Blue Diamond Rd. and Buffalo Dr.
- Blue Diamond Rd. benefits from high traffic counts of +/- 46,000 CPD.



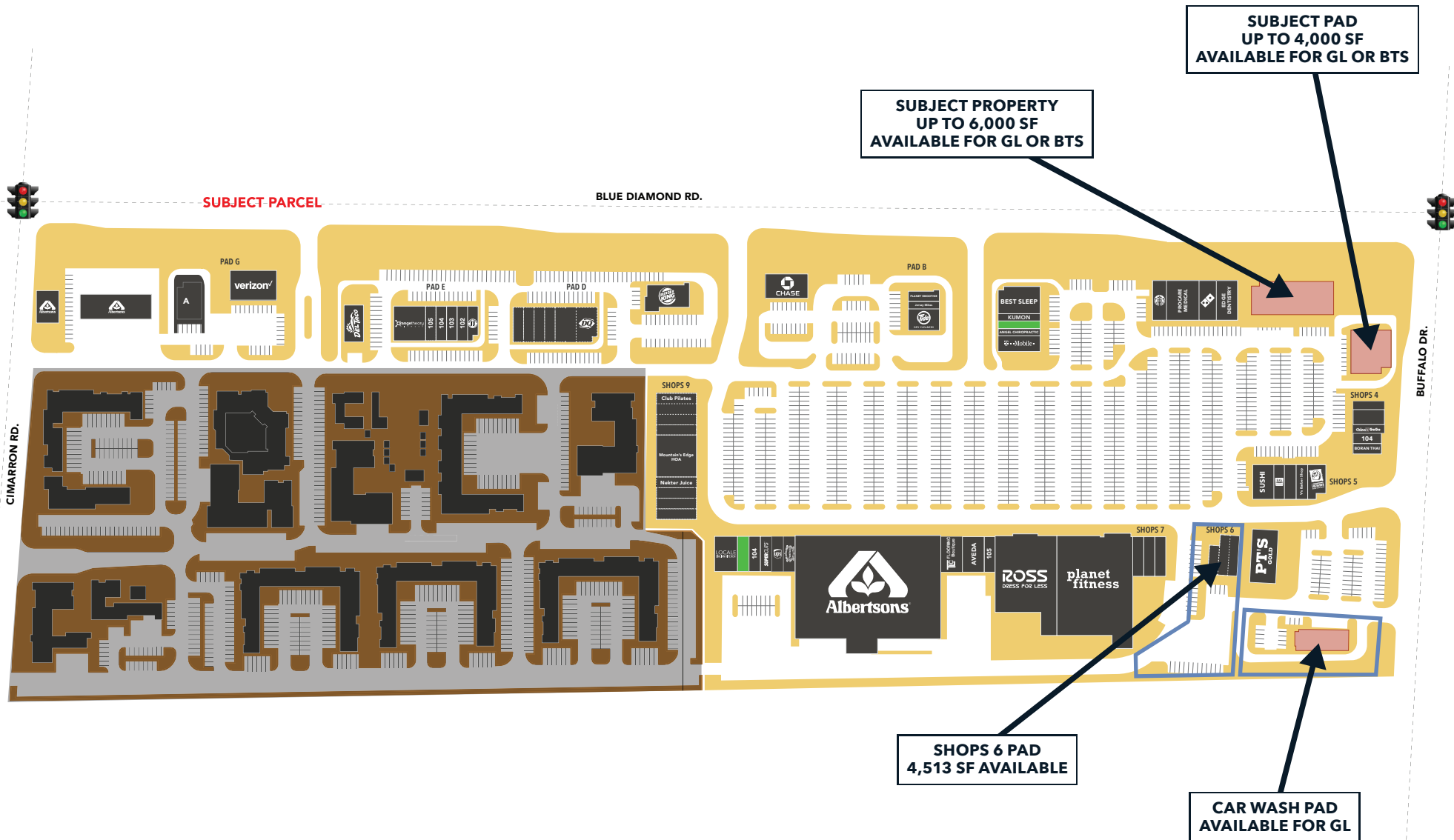
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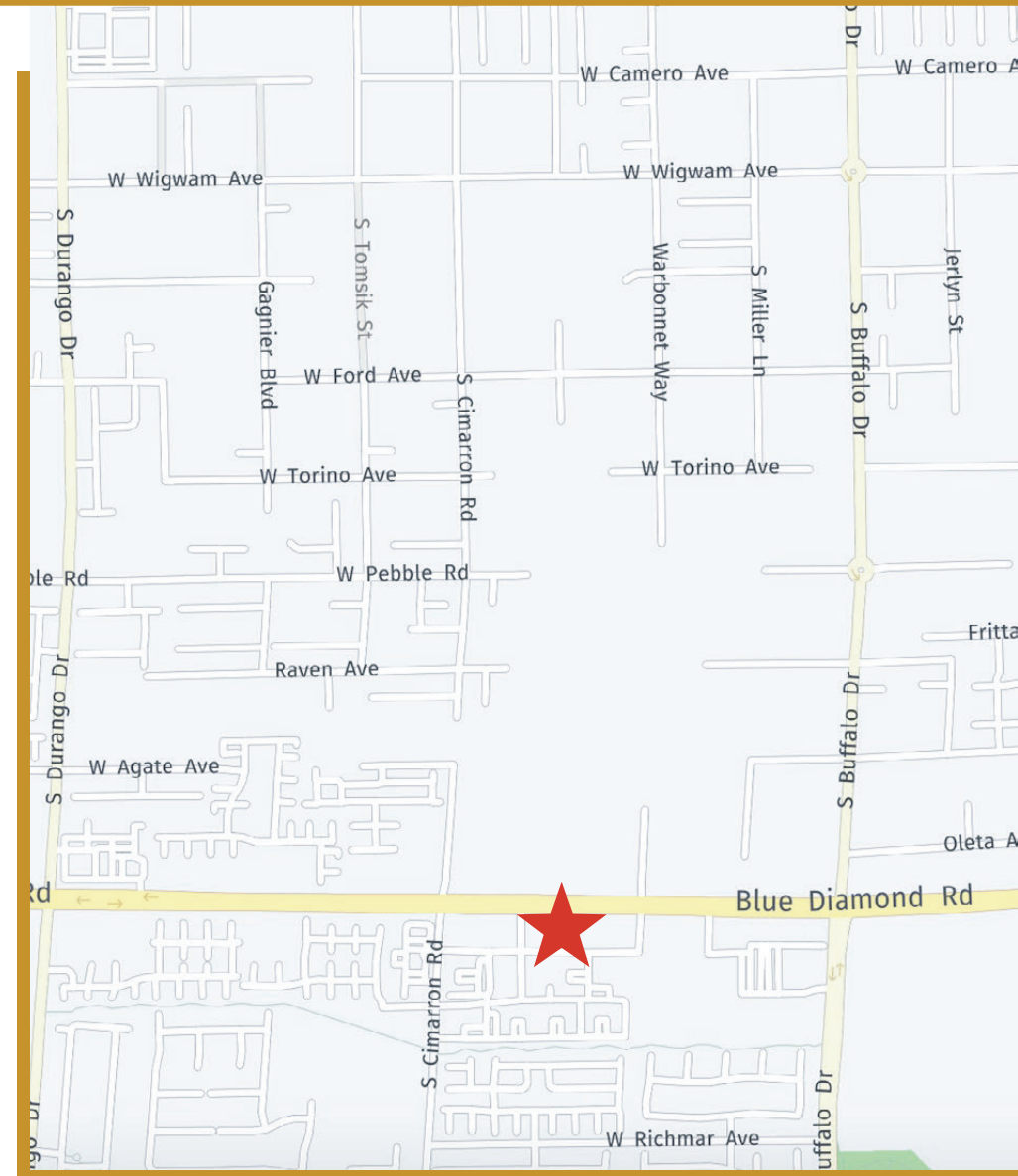
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2022 Population	14,436	126,463	224,615
2027 Population	16,898	148,079	261,300
Employees	11,268	97,972	175,295
Total Businesses	131	1,476	4,692
Avg. HH Income	\$108,856	\$107,474	\$102,390
Med. HH Income	\$87,486	\$90,148	\$84,645
Households	5,264	44,502	80,768
Avg. Housing Value	\$374,281	\$371,111	\$365,052

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