

FOR LEASE | RETAIL

The Arroyo Buffalo Plaza

6520 - 6530 S. Buffalo Dr., Las Vegas, NV 89113



The Arroyo Buffalo Plaza

The Arroyo Buffalo Plaza is located within The Arroyo Commercial Master Plan which will be home to over 1.5 million s.f. of office and industrial space. Not only will this commercial development service these businesses, it will also service the nearby master-planned communities, such as Rhodes Ranch, Coronado Ranch, Nevada Trails and Southern Highlands.



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Available:

Suite	SF.	Asking Rent
6520-140	1,184 sf.	\$2.50 sf./mo.

NNN Charges Est.: \$0.70 sf./mo.

Demographics

Population

1 Mile - 10,222
 3 Mile - 161,755
 5 Mile - 361,860

Average Household Income

1 Mile - \$93,458
 3 Mile - \$103,314
 5 Mile - \$104,980

Traffic Counts

W Sunset Rd. - 11,000 cars per day
 S Buffalo Dr - 21,100 cars per day

Zoning

General Commercial (C-2)

SITE INFORMATION

Location: Clark County
 Address: 1760 S. Buffalo Dr
 Zoning: C-2
 Land Area: APPROX. 3.98 ACRES (165,818 SF)
 TOTAL BUILDING AREA: 32,164 SF
 RETAIL: 25,939 SF
 RESTAURANT: 6,225 SF
 LANDSCAPING: 3,901 SQ. FT.
 PARKING PROVIDED: 188 STALLS
 PARKING RATIO: 5.5 STALLS/1,000 SF
 PARKING RESTRICTIONS BASED UPON THE FOLLOWING:
 RESTAURANT - 4/1000
 RESTAURANT - 10/1000

Kit Graski
 Director
 Lic #BS.0015934.LLC
 702.570.5377
 kgraski@roicre.com

George Okinaka
 Executive Vice President
 Lic #S.0045747
 702.570.5376
 gokinaka@roicre.com

Maureen Parchia
 Vice President
 Lic #S.0169395
 702.570.5124
 maureen@roicre.com

Jonathan Serrano
 Senior Associate
 Lic #S.0183243
 702.570.5099
 jonathan@roicre.com

Jeremy Vitale
 Associate
 Lic #S.0189651
 702.550.4951
 jvitale@roicre.com