



Lifestyles at Grand Canyon Parkway

4245 S. GRAND CANYON DRIVE
LAS VEGAS, NV 89147



New Leases & Expansions

Q FUNCTIONAL PATTERNS



Building Type: Retail Power Center

Space Available: 2,348 SF

Lease Rate: \$3.25/SF

NNN: \$0.40/SF

Zoning: CG (Clark County)

Cross Streets: Flamingo Rd. & Grand Canyon Dr.

Demographics

Population

1 Mile Radius	22,368
3 Mile Radius	157,301
5 Mile Radius	319,438

Annual Household Income

1 Mile Radius	\$102,439
3 Mile Radius	\$126,495
5 Mile Radius	\$126,143

2025 Estimated Demographics

Target, Kohl's, Floor & Decor and JC Penney anchored center. The center has undergone renovations including an attractive new paint scheme. Ownership has also retained a highly professional property management team to ensure smooth operations and quality maintenance at the center.

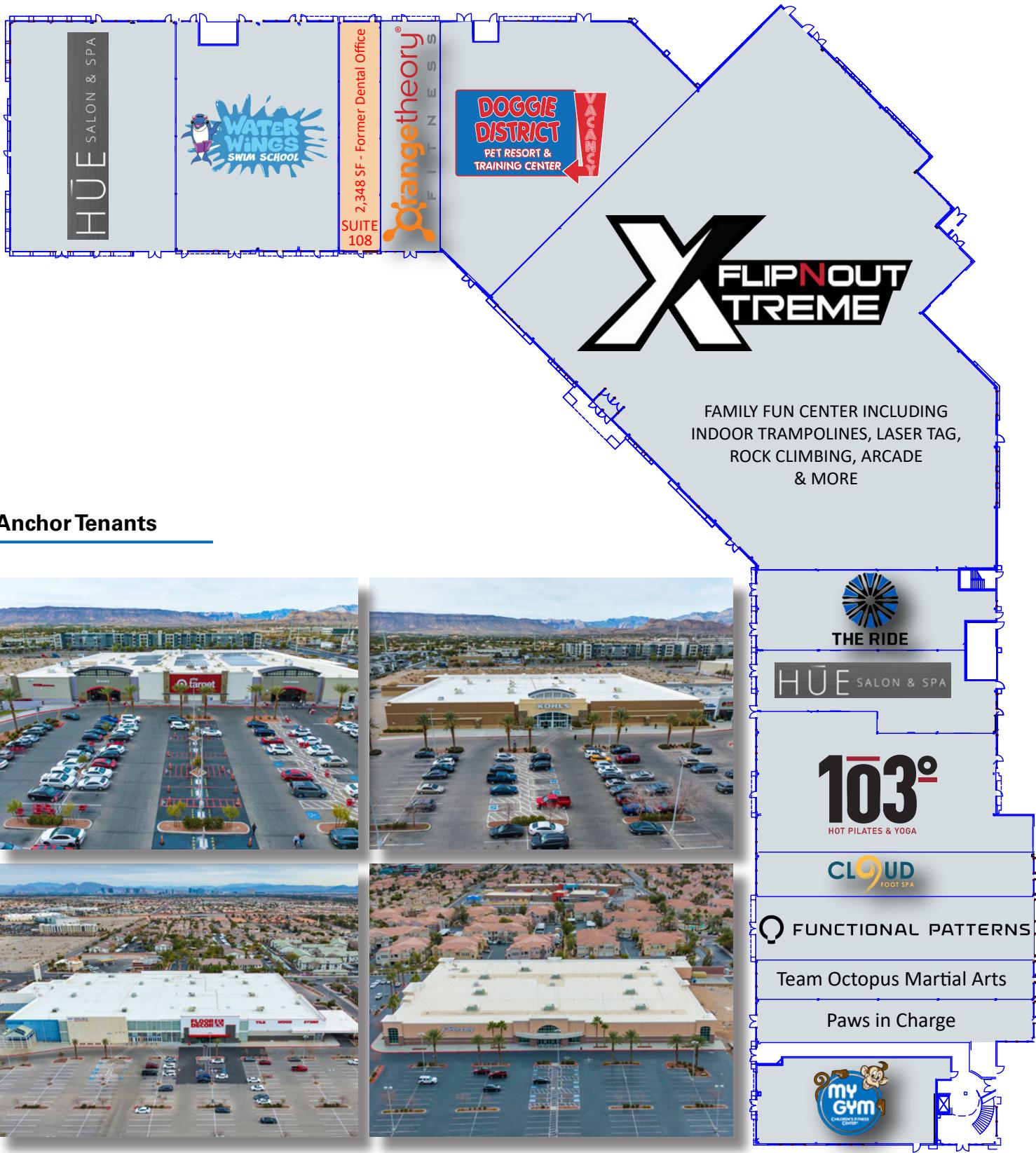
This site has excellent freeway access off the 215 Beltway. It serves the highly regarded Summerlin Community with high household incomes and good daytime traffic counts.

- 2,348 SF former dental office available; Landlord open to retrofitting space to standard open retail layout
- Join Flip N Out Extreme, HUE Salon & Suites, Doggie District Pet Resort, Water Wings Swim School, Orange Theory Fitness, The Ride Indoor Cycling and 103°Hot Pilates & Yoga
- Nearly 1,450 newly-built luxury apartment homes located adjacent to the center

nmrk.com

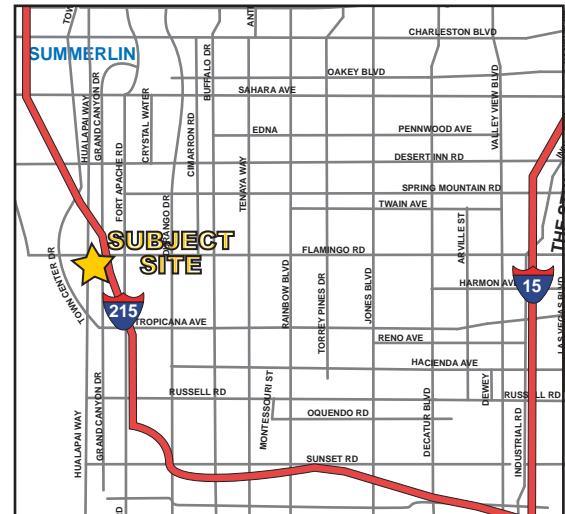


Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK



Mike Zobrist

Managing Director
t 702-405-1755
mike.zobrist@nmrk.com
S.70489

Lauren Tabek, CCIM

Managing Director
t 702-405-1707
lauren.tabek@nmrk.com
S.74477.LLC

Scott Price

Associate
t 702-405-1728
scott.price@nmrk.com
S.174018

NEWMARK

Property Photos



nmrk.com

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

NEWMARK