

RAMPART PLAZA

8504 - 8578 Del Webb Blvd. Las Vegas, Nevada 89134

AVAILABLE
For Lease



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Luke Ramous
Senior Advisor
Lic#: S.0188531
702.388.1800
lramous@mdlgroup.com

Michael Greene, CCIM
Vice President
Lic#: S.0186326
702.388.1800
mgreene@mdlgroup.com

Hayim Mizrachi, SIOR, CCIM
CEO | Principal | Broker
Lic#: B.0143643.corp
702.388.1800
hmizrachi@mdlgroup.com

RAMPART PLAZA

8504 - 8578 Del Webb Blvd. Las Vegas, NV 89134

For Lease



Property Highlights

- Summerlin Submarket
- Zoning: P-C (Planned Community District)
- Great visibility on Rampart and Del Webb Boulevard
- Busy retail center with high traffic counts $\pm 20,438$ via Rampart Boulevard
- Join El Burrito Mexican restaurant, Tuesday Morning, United Healthcare, State Farm, Edward Jones, and Farmers Insurance
- Upscale retail center servicing the affluent Summerlin, Desert Shores and Sun City master planned communities of NW Las Vegas

Property Overview

MDL Group is pleased to present leasing opportunities at Rampart Plaza, an upscale neighborhood retail center located at 8504-8578 Del Webb Boulevard in the Summerlin submarket. Situated within Sun City Summerlin and adjacent to the Desert Shores master-planned community, the property benefits from an affluent surrounding customer base and excellent frontage along Rampart and Del Webb Boulevards. The center features strong visibility, convenient access, and traffic counts of approximately $\pm 20,438$ vehicles per day along Rampart Boulevard. Tenants join an established mix of retailers and service providers, including El Burrito Mexican Restaurant, State Farm, Edward Jones, and Farmers Insurance, making Rampart Plaza an attractive opportunity for businesses seeking a well-established northwest Las Vegas location.

Listing Snapshot



\$1.65 PSF NNN
Lease Rate



\$0.52 PSF
Monthly CAM Charges



$\pm 1,514 - \pm 3,375$ SF
Available Space



Summerlin
Submarket

Key Demographics (within a 3-mile radius)



$\pm 155,457$
Population Size



\$119,622
Ave. Household Income

APN	138-177-11-001
Zoning	Planned Community (P-C)
Year Built	1992
Lot Size	± 3.87 AC



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.

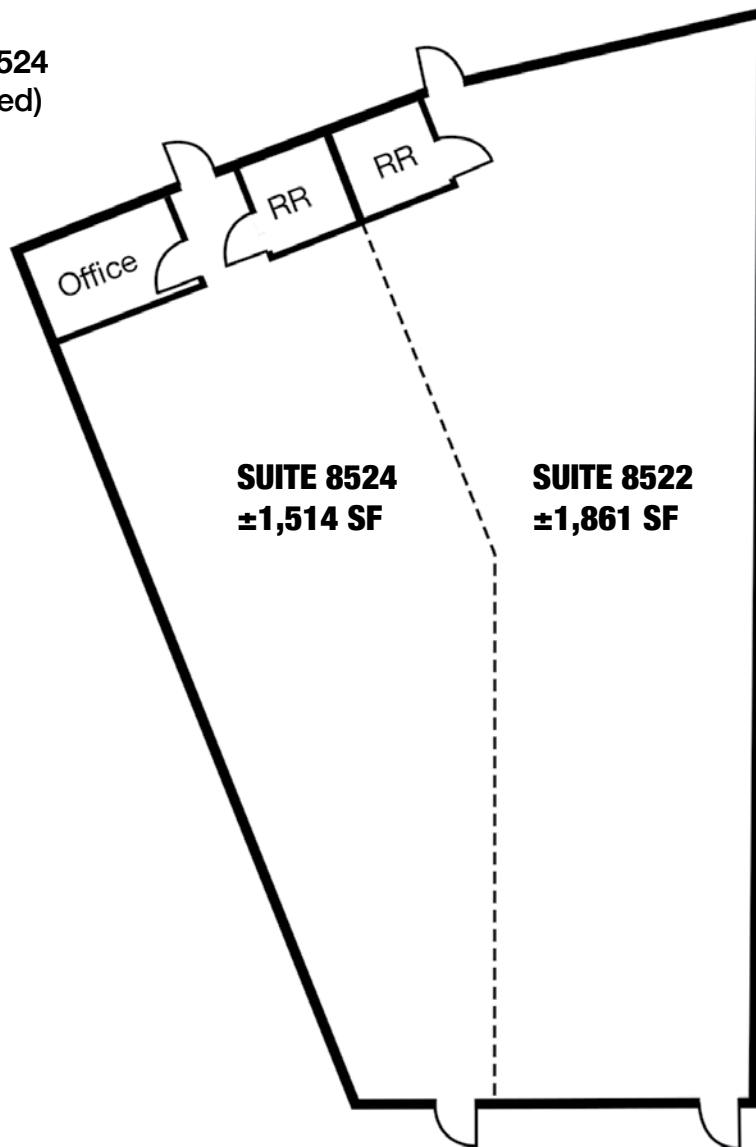
5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

RAMPART PLAZA

8504 - 8578 Del Webb Blvd. Las Vegas, NV 89134

For Lease

Suite 8522 - 8524
(can be demised)



Listing Snapshot



\$1.65 PSF NNN
Lease Rate



\$0.52 PSF
Monthly CAM Charges



±1,514 SF - ±3,375 SF
Available Space



\$3,285.38 - \$7,323.75
Monthly Rent



Immediately
Availability



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.

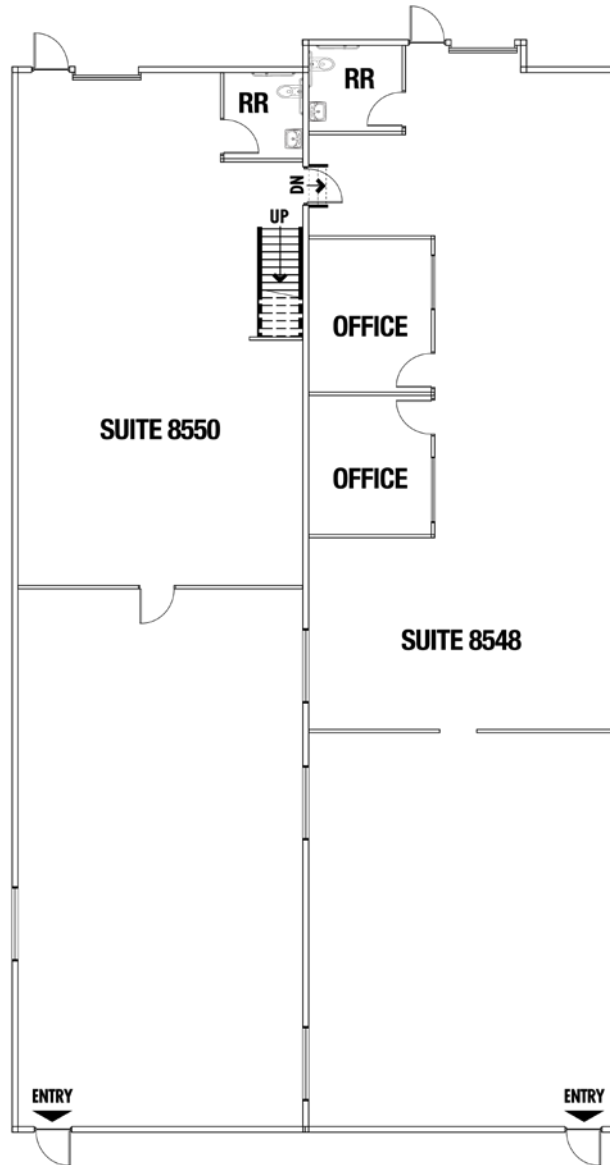
5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

RAMPART PLAZA

8504 - 8578 Del Webb Blvd. Las Vegas, NV 89134

For Lease

Suite 8548 - 8550



Listing Snapshot



\$1.65 PSF NNN
Lease Rate



\$0.52 PSF
Monthly CAM Charges



±2,800 SF
Available Space



\$6,076.00
Monthly Rent



Immediately
Availability



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.

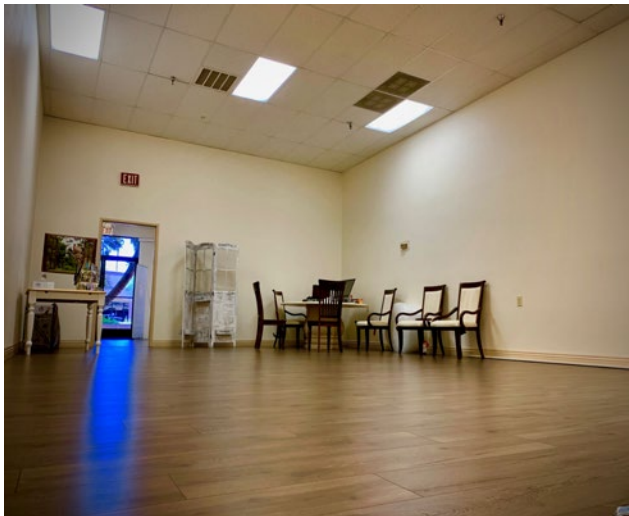
5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

RAMPART PLAZA

8504 - 8578 Del Webb Blvd. Las Vegas, NV 89134

For Lease

Property Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Summerlin Community

Quick Facts

 **130,000**

Est. Population
(as of 2025)

 **3,698**

Pop. Density
(per square mile)

Synopsis

The Summerlin submarket stands as a premier master-planned community of approximately $\pm 130,000$ residents, balancing expansive natural beauty with increasing urban density. The submarket's geography transitions from the lower-density luxury estates of Summerlin South, averaging roughly $\pm 3,300$ people per square mile, to the high-energy urban core of Downtown Summerlin where mid-rise living exceeds $\pm 8,000$ people per square mile.

Since 1990, it remains a top-selling national destination with over 100 active floorplans across 20 diverse neighborhoods. Residents enjoy a “village” lifestyle supported by an unparalleled amenity base, including 300 parks, 10 golf courses, and 200 miles of interconnected trails. This affluent area maintains high demand with nearly record-breaking land prices, driven by its reputation for thoughtful planning and proximity to the Red Rock National Conservation Area. With approximately $\pm 5,000$ gross acres still available for development, Summerlin continues to evolve as the valley's most sophisticated residential and commercial hub.

Where world-class amenities and sophisticated master planning converge.

Summerlin offers a premier commercial landscape defined by high-earning demographics, Class-A office growth, and an unrivaled lifestyle that consistently commands the valley's highest market premiums.

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



HENDERSON
SILVER KNIGHTS™



Service you deserve. People you trust.



MEMBER PARTNER

5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com

Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

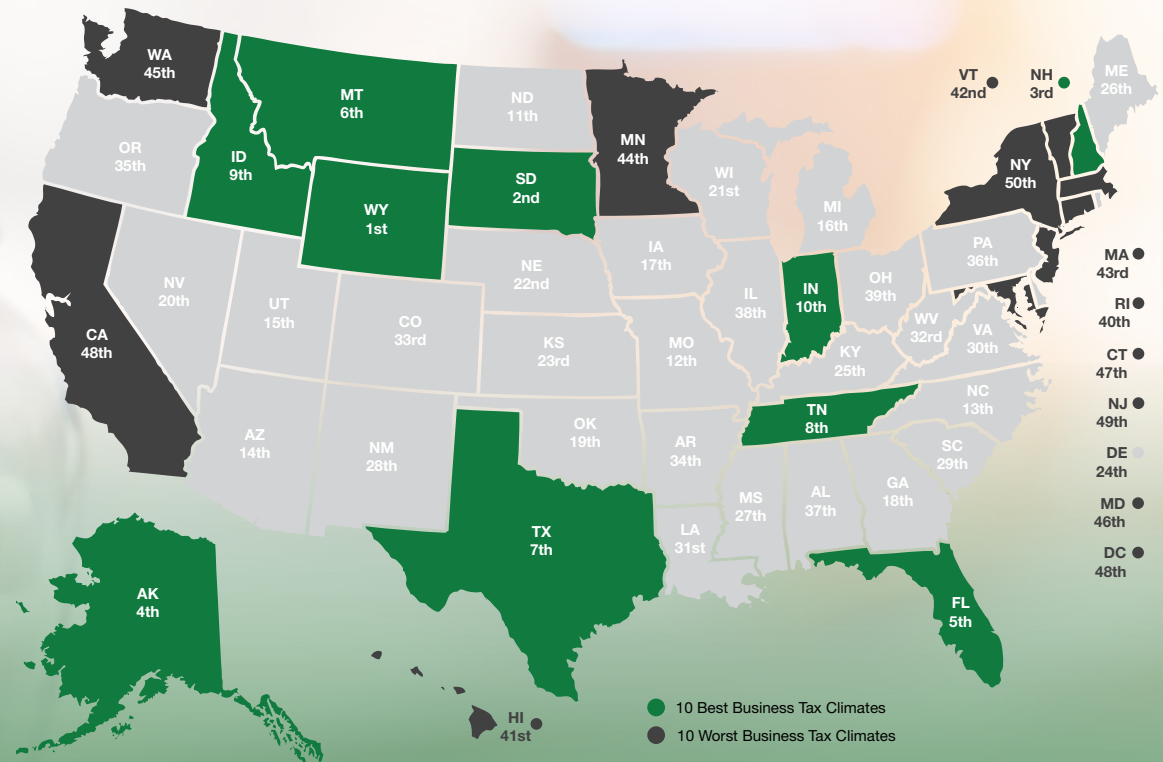
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



5960 S. Jones Boulevard, Las Vegas, Nevada 89118
(702) 388-1800 MAIN • (702) 388-1010 FAX
www.mdlgroup.com



Service you deserve. People you trust.



LAS VEGAS, NEVADA



SALT LAKE CITY, UTAH



WWW.MDLGROUP.COM

