



**BUFFALO CANYON RETAIL CENTER**  
1571-1591 N Buffalo Dr | Las Vegas, NV 89128

**AVAILABLE FOR LEASE**  
**\$1.60/SF NNN**

## PROPERTY HIGHLIGHTS

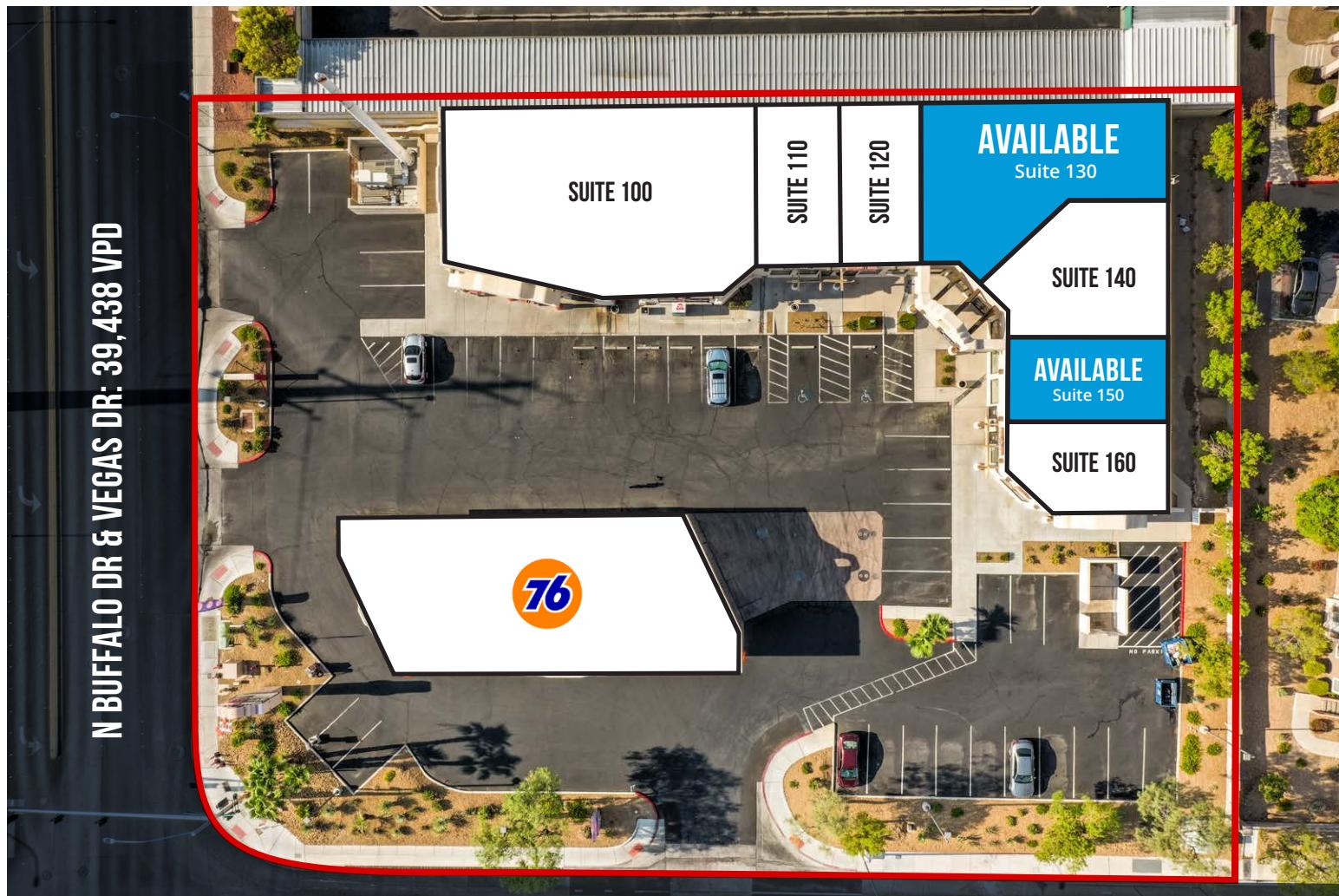
- ✓ Located in the highly desirable Summerlin Master Planned Community
- ✓ Prime Location | Corner of Signalized Intersection at N Buffalo Dr and Vegas Dr (39,438 VPD)
- ✓ Strategic Retail Location | Shadow Anchored by 60,773 sf Albertson's Shopping center
- ✓ Affluent Trade Area with Average Household Income Exceeding \$80,000 | Daytime Population within 3-Miles more than 158,000 people
- ✓ Excellent Ingress and Egress | Gas Station/Convenience Store Anchored
- ✓ Excellent Visibility & Exposure | Frontage on a Major Thoroughfare (190ft on N Buffalo Dr)



## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
<b>TOTAL POPULATION</b>	27,370	184,382	453,683
<b>TOTAL HOUSEHOLDS</b>	11,182	70,906	174,472
<b>AVERAGE HOUSEHOLD INCOME</b>	\$69,631	\$79,859	\$84,660

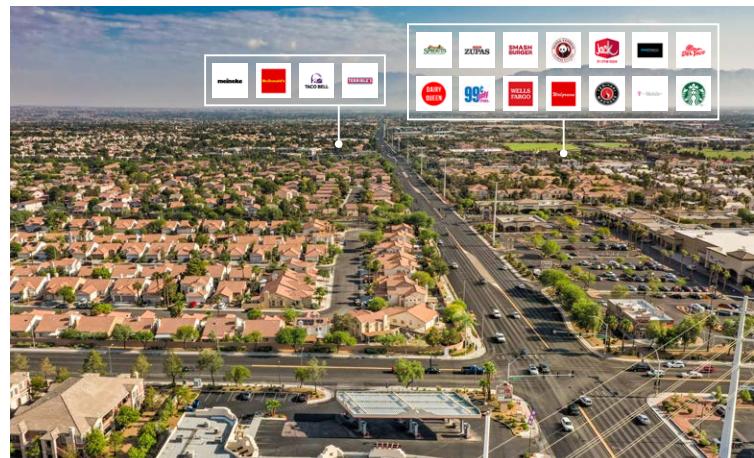
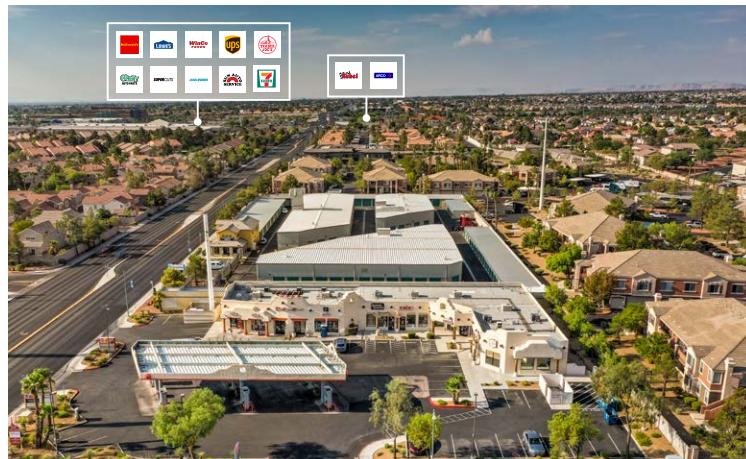
# SITE PLAN



SUITE	TENANT	SUITE	TENANT
100	Town Center Gas & Convenience Store	140	Silver State Pharmacy
110	Scissors & Glamour	150	<b>Available (840 SF)</b>
120	One Stop Smoke Shop	160	Vegas Vapor Emporium
130	<b>Available (1,630 SF)</b>		



# AERIAL PHOTOS & SURROUNDING RETAIL



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