



BUFFALO CANYON RETAIL CENTER

1571-1591 N Buffalo Dr | Las Vegas, NV 89128

AVAILABLE FOR LEASE
\$1.60/SF NNN

PROPERTY HIGHLIGHTS

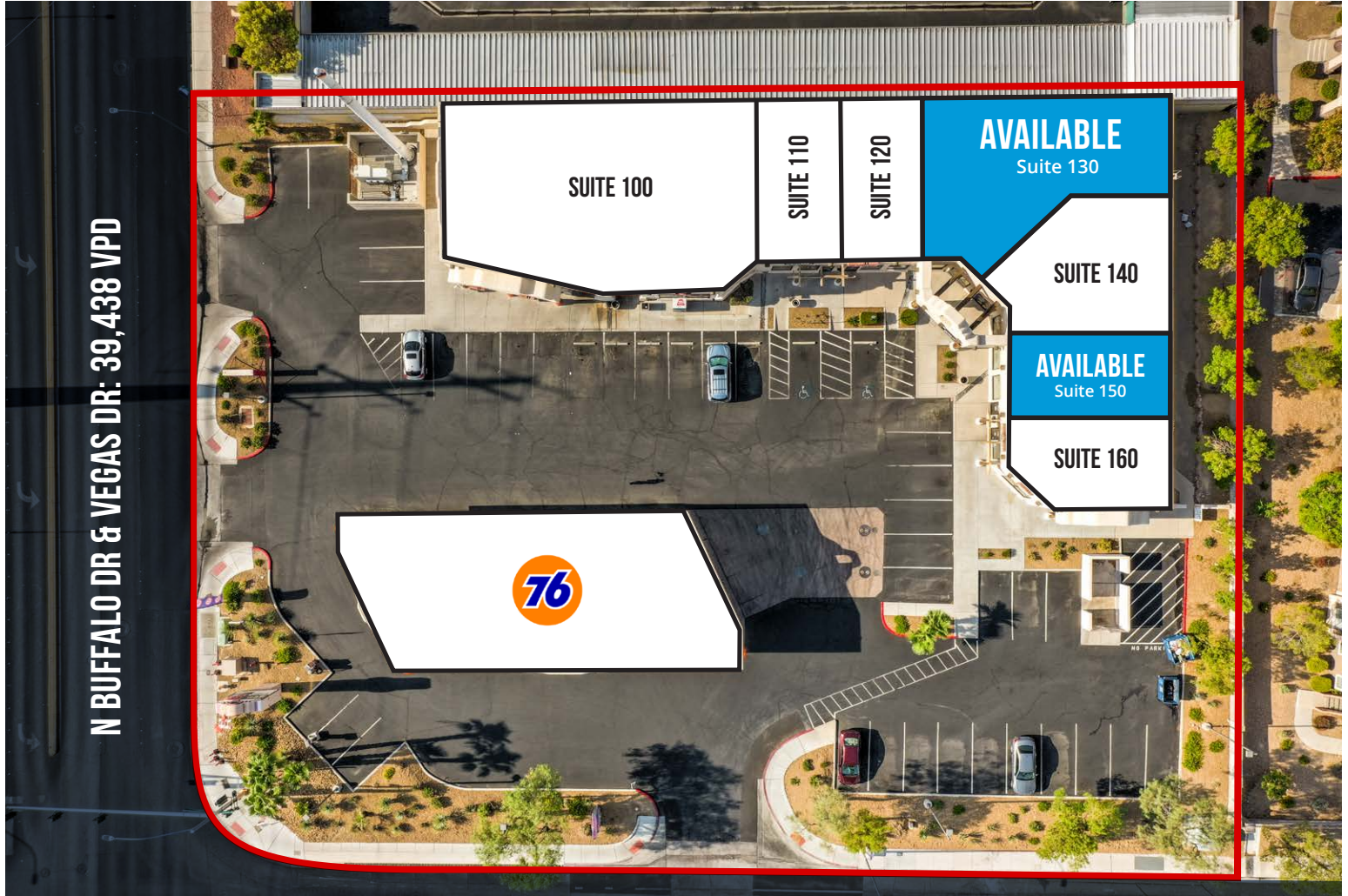
- ✓ Located in the highly desirable Summerlin Master Planned Community
- ✓ Prime Location | Corner of Signalized Intersection at N Buffalo Dr and Vegas Dr (39,438 VPD)
- ✓ Strategic Retail Location | Shadow Anchored by 60,773 sf Albertson's Shopping center
- ✓ Affluent Trade Area with Average Household 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
TOTAL POPULATION	27,370	184,382	453,683
TOTAL HOUSEHOLDS	11,182	70,906	174,472
AVERAGE HOUSEHOLD INCOME	\$69,631	\$79,859	\$84,660

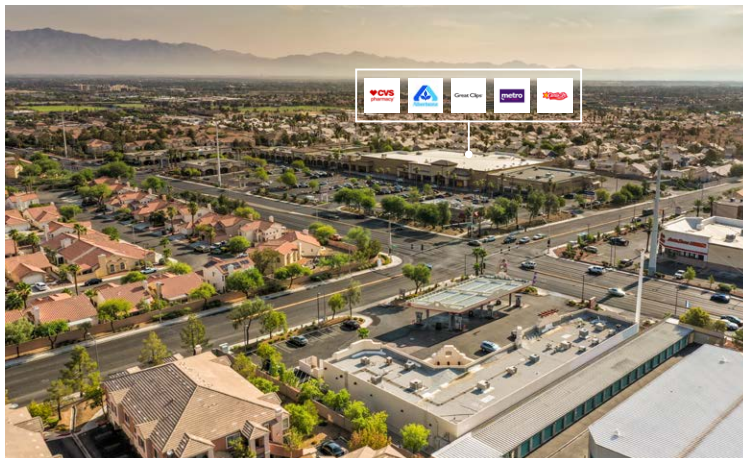
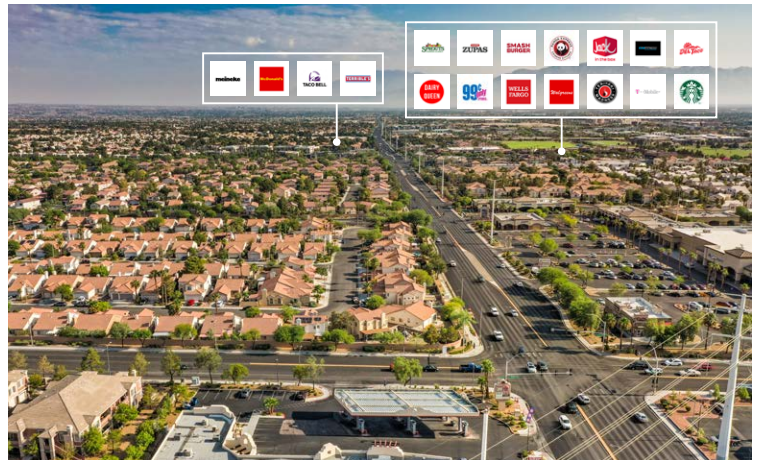
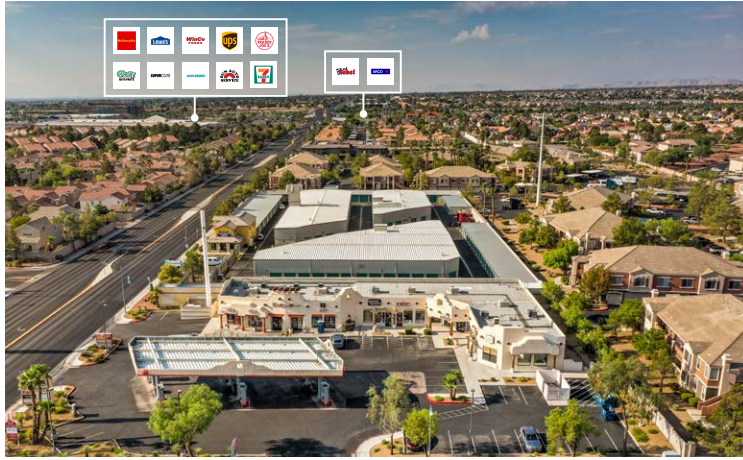
SITE PLAN



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

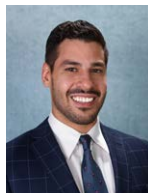


AERIAL PHOTOS & SURROUNDING RETAIL



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