

NOW PRE-LEASING



STARR & BERMUDA CENTER

NWC STARR & BERMUDA • LAS VEGAS, NV 89052



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HIGHLIGHTS

- Anchored by Green Valley Grocery Convenience Store
- Hard Corner, Signalized Intersection
- High Income demographics
- Ground Lease or Build to Suit
- Double Stack Drive Thru
- Coffee or QSR User
- Expected Delivery in Q1 of 2025

PROPERTY SUMMARY

Bermuda and Starr Retail Center is located in the fast growing south end of Las Vegas. The I-15 interstate was recently improved to include an off ramp for Starr Ave to drive interstate and SW Las Vegas traffic toward St Rose Pkwy. With the this current upgrade Starr Ave. can now be considered the "new" gateway to Henderson. Public Works is in the process of installing a 4 way traffic light at Starr and Bermuda with walkways for foot traffic as the area fills in with many multi and single family projects underway.

Pulte Homes, American West and Ryland Homes have completed or currently developing projects within walking distance to the site. The site will be shared with Green Valley Grocery which has signed a 20 year lease driving more traffic to the center. The pad is able to accommodate a 2,000 - 3,000 Sq FT QSR or Coffee user looking for drive through opportunities in this fast growing area.



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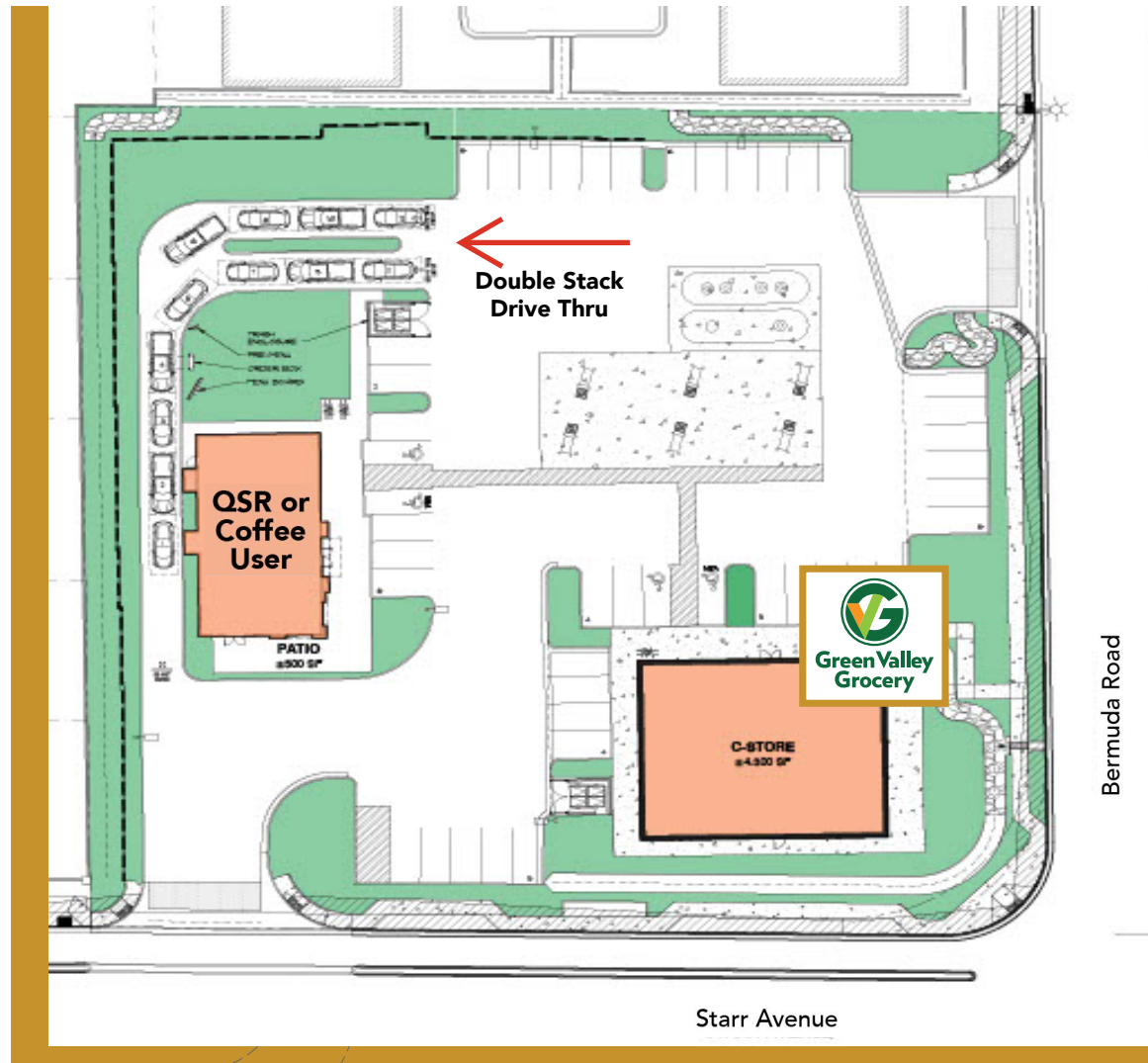
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SITE PLAN



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TRADE AREA MAP



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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 Population	13,744	117,959	250,595
2027 Population	15,357	128,484	272,544
Employees	7,196	59,097	119,992
Total Businesses	131	1,476	4,692
Avg. HH Income	\$113,867	\$101,094	\$104,945
Med. HH Income	\$88,986	\$79,096	\$83,191
Households	4,430	44,561	96,934
Avg. Housing Value	\$351,906	\$348,230	\$365,701



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