



±1,300 SF Available 2nd Gen Retail Space | For Lease

7450-7590 W Lake Mead Blvd.
Las Vegas, NV 89128

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Accelerating success.

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Encompassing approximately ±150,948 SF of retail space, 7450-7590 W Lake Mead is a prime multi-tenant retail center located in the West Submarket of Las Vegas, Nevada. Anchored by an approximate ±36,525 SF Sprouts Market and a ±29,000 SF Michaels, the property serves a strong surrounding residential and commuter base.

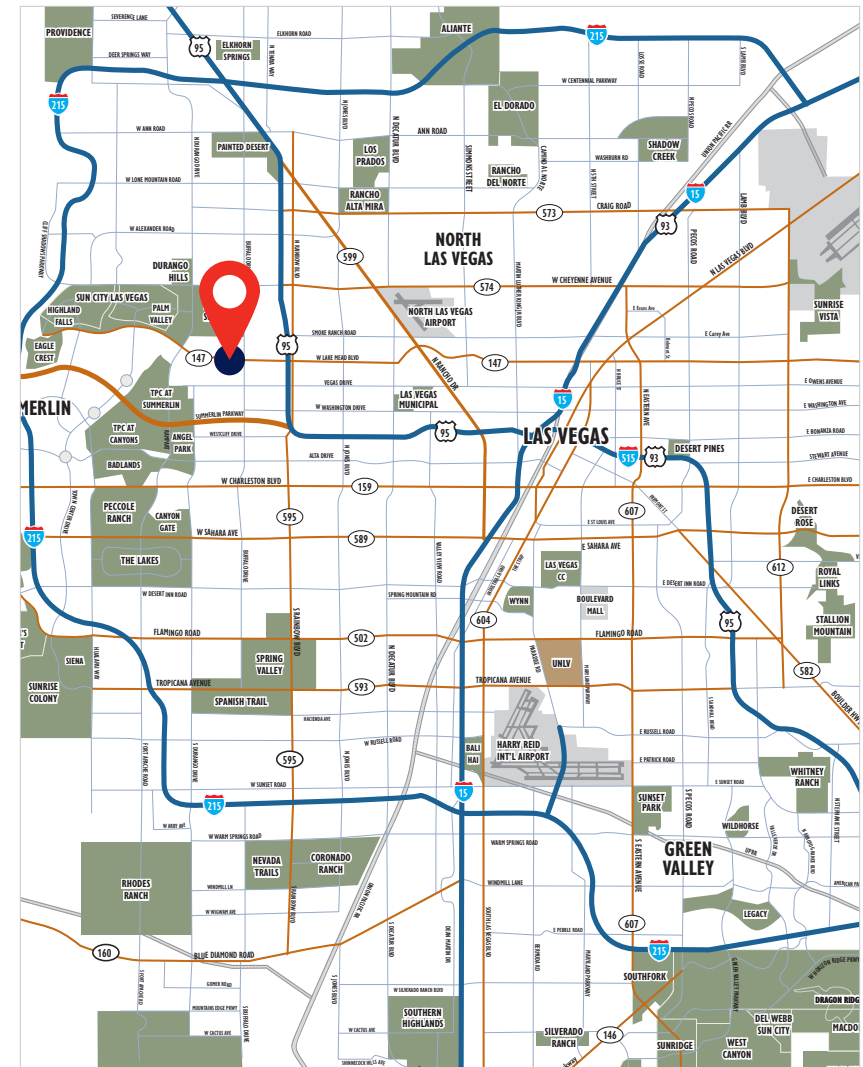
The center is positioned approximately ½ mile west of the US-95 interchange and roughly 2 miles north of Summerlin Parkway, and is situated at the signalized intersection of West Lake Mead Boulevard and North Buffalo Drive, benefiting from significant frontage along both thoroughfares and visibility to approximately 67,000+ vehicles per day.

Property Features

- Shopping Center Size: ±150,948 SF
- Suite Available For Lease: ±1,300 SF
- Daily Traffic Count: 67,000+ vehicles per day
- Unobstructed visibility fronting West Lake Mead Boulevard
- Convenient access to US-95

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Demographics

2025 Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	21,597	193,028	422,813
2025 Total Households	9,112	75,129	166,105
2025 Average Household Income	\$96,042	\$95,664	\$107,106
2025 Per Capita Income	\$40,162	\$37,295	\$42,136
2025 Owner Occupied Housing Units	4,262	41,544	97,673
2025 Renter Occupied Housing Units	4,850	33,585	68,432

2030 Estimated Demographics

	1-Mile	3-Mile	5-Mile
2030 Estimated Population	22,055	195,492	430,588
2030 Estimated Total Households	9,390	76,808	170,521
2030 Average Household Income	\$105,767	\$107,346	\$119,459
2030 Estimated Per Capita Income	\$44,622	\$42,241	\$47,376
2030 Owner Occupied Housing Units	4,486	43,312	101,966
2030 Renter Occupied Housing Units	4,904	33,496	68,555

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

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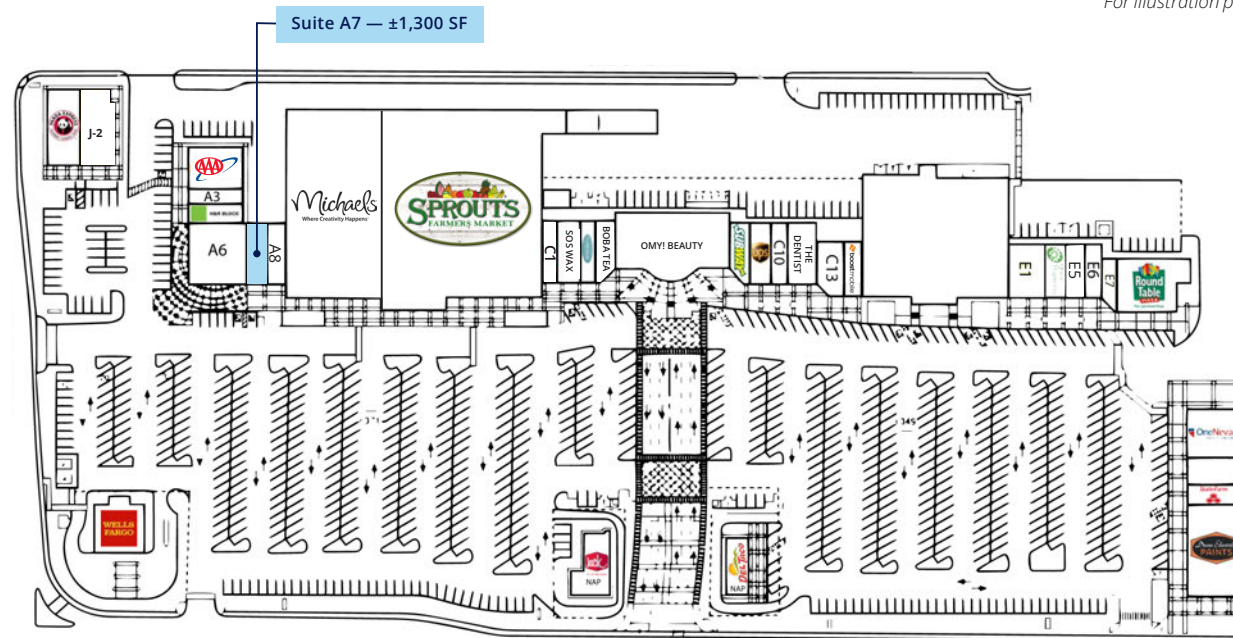
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Suite	Tenant	SF
A1	AAA	±2,663
A3	Rio Nails	±900
A4	H&R Block	±1,200
A6	Wyatt Orthodontics	±3,700
A7	Available	±1,300
A8	Garden Grill	±1,300
C15	Sprouts Market	±56,523
C1	Happy & Lucky Pet Salon	±975
C2	SOS Wax	±1,625
C3	Miracle Ear	±975
C4	Boba Tea	±1,170
C6	OMY! Beauty	±7,825

Suite	Tenant	SF
C8	Subway	±1,170
C9	UPS	±1,300
C10	Windy City Hot Dogs	±1,300
C11	The Dentist	±1,950
C13	Health Market Insurance	±1,685
C15	Boost Mobile	±1,200
	TBD	±20,840
E1	Club Pilates	±2,100
E3	Quest Diagnostics	±2,700
E5	Smoke Shop	±1,163
E6-7	Gelatto	±1,990
D1	Round Table Pizza	±2,700

Suite	Tenant	SF
D1	Round Table Office	±450
F1	One Nevada Credit Union	±2,892
F2	Kaizen Sushi	±1,903
F3	State Farm	±1,242
F4	Dunn Edwards	±7,150
G1	Del Taco	±2,174
H1	Jack & The Box	±2,881
J1	Panda Express	± 2,490
J2	Optic Gallery	±3,569
K1	Wells Fargo	±6,100

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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Floor Plan

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Suite A7

±1,300 SF

2nd Gen Retail Space Available

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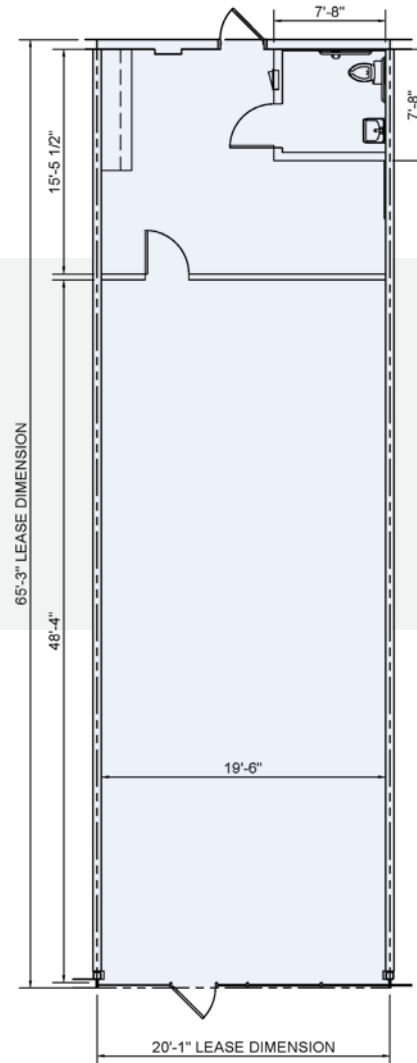
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Aerial Map



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Tenant Overview



Sprouts Market

Founded in 2002, Sprouts Market is quickly becoming a leading grocery chain. Sprouts is proud to offer affordable, healthy foods and friendly, knowledgeable employees who are passionate about helping their customers live a healthier life. Sprouts currently operates more than 200 stores throughout the United States.

www.sprouts.com



H&R Block

H&R Block is one of the largest tax return preparers in the US, and serves more than 24 million tax customers in all. The firm also provides retail banking through H&R Block Bank and publishes do-it-yourself tax-preparation software.

www.hrblock.com



Wells Fargo

Wells Fargo & Company provides retail, commercial, and corporate banking services to individuals, businesses, and institutions and real estate and mortgage brokerage services. The company was founded in 1852 and currently operates over 9,000 locations.

www.wellsfargo.com



Michael's

The Michaels Companies, Inc. is North America's largest provider of arts, crafts, framing, floral, wall décor, and merchandise for makers and do-it-yourself home decorators. The company owns and operates more than 1,250 Michaels stores.

www.michaels.com



Dunn Edwards

Dunn-Edwards is one of the largest employee-owned paint manufacturers in the Western U.S. The company makes numerous paints and coatings, as well as paint-related products ranging from ladders to spray equipment. The company operates retail locations throughout California, Nevada, Arizona, New Mexico, and Texas.

www.dunnedwards.com

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Property Photos



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\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$100B Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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