



DEVELOPED BY:



COSTCO OPENING SOON

CLICK OR SCAN



FLYOVER
ANIMATION

PADS & SHOPS AVAILABLE THE ARROYO PROMENADE

SEC I-215 & Buffalo Dr, Las Vegas, NV 89113



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

PAD & SHOPS AVAILABLE

Introducing The Arroyo Promenade, a newly constructed shopping center on the SEC of I-215 & Buffalo Dr, immediately adjacent to the I-215 Freeway and established retail hubs & master planned communities.

- Convenient location with easy access to major beltway US I-215.
- Surrounded by a high-growth area with strong residential and business communities.
- Adjacent to The Arroyo Market Square which boasts ±1 million SF of retail.
- Located near the Rainbow Sunset Pavilion consisting of ±445,000 SF of office space.
- Serving nearby master-planned communities such as, Coronado Ranch and Nevada Trails.
- Less than 6 minutes away from IKEA and Durango Casino & Resort.

THE ARROYO PROMENADE

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GENERAL COMMERCIAL (C-2)

ZONING



±31.58 AC

LAND AREA COMBINED

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DETAILED AERIAL

THE ARROYO PROMENADE

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PROPOSED SITE PLAN

THE ARROYO PROMENADE

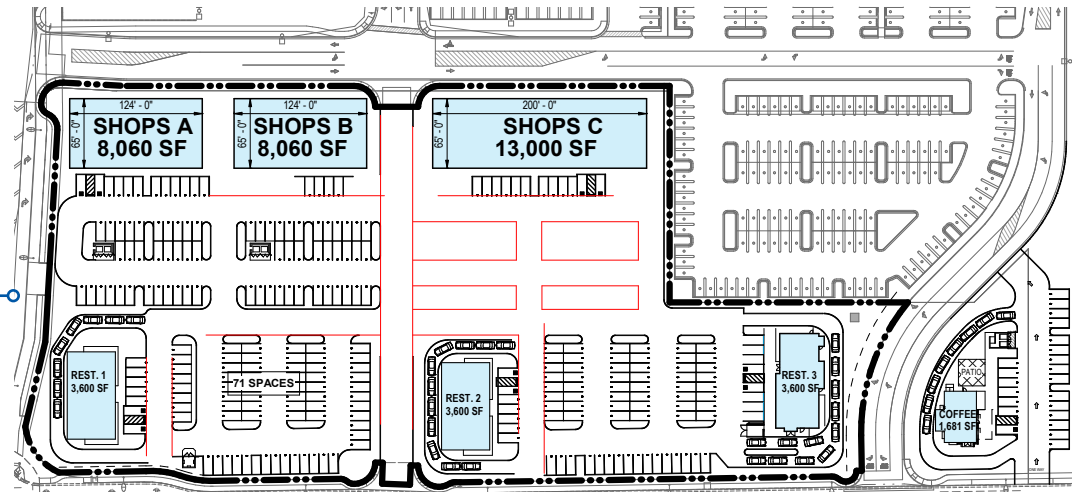
SEC I-215 & Buffalo Dr,
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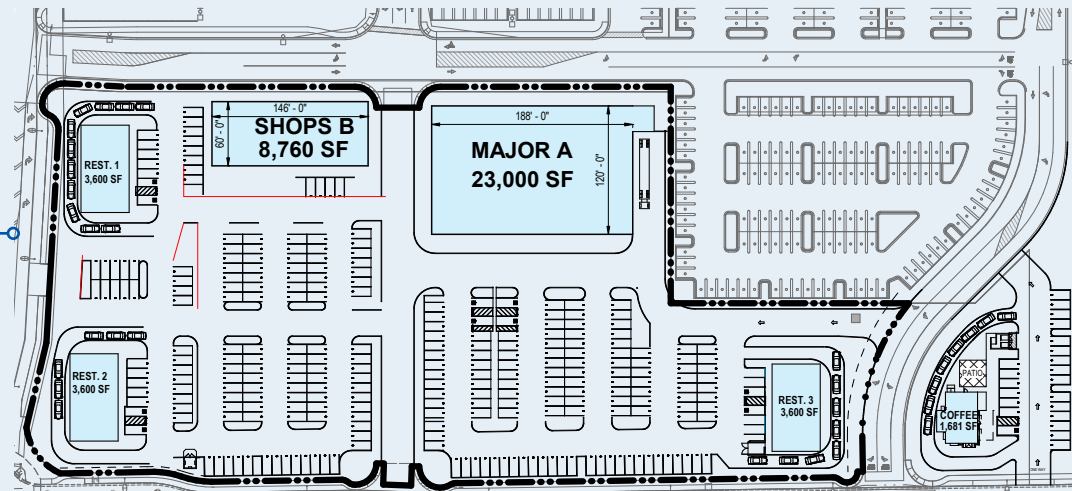


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PROPOSED SITE PLAN
Option A



PROPOSED SITE PLAN
Option B



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TRADE AREA AERIAL

THE ARROYO PROMENADE

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AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP

± 41 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)

SERVED OVER 58.4 MILLION PASSENGERS IN 2024

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION

HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO SOUTHERN CALIFORNIA - EXPECTED 5.5M ANNUAL VISITORS

I-15 FREEWAY

120,000 CARS PER DAY

Source: TRINA, NV DOT 2024



POPULATION

1 MILE	3 MILES	5 MILES
11,922	160,605	371,113



DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
12,508	54,514	129,519



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$108,538	\$119,148	\$116,847



TRAFFIC COUNTS

S BUFFALO DR	US I-215
23,300 VPD	206,000 VPD

Sources:
SitesUSA 2025
TRINA, NV DOT 2024

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Let's Stay Connected!



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