

VEGAS POINTE PLAZA

RETAIL/SPACE FOR LEASE

9151–9175 S. LASVEGASBOULEVARD

GATSKI
COMMERCIAL
REAL ESTATE SERVICES



CHRIS BEETS
SENIOR VICE PRESIDENT
NV # S.0065454
(702) 860-9283

ASHLEY LIU
ASSOCIATE
NV # S. 0198301
(702) 374-4995

The vibrant atmosphere and energy of Las Vegas Boulevard make it a prime location for businesses looking to attract a diverse and engaged customer base.

LAS VEGAS BOULEVARD

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Lincoln | **GATSKI**
COMMERCIAL
REAL ESTATE SERVICES

9151-9175S. LAS VEGAS BLVD. | LAS VEGAS, NV | 89123

Lincoln GATSKI
COMMERCIAL
REAL ESTATE SERVICES



- Located on Las Vegas Boulevard
- Second-generation Retail, Restaurant & Nightclub Space (*Retail Uses Welcomed*)
- 1,500+ Parking Spaces Available
- Excellent Access to I- 15 and 215 Beltway
- Asking Rate: \$2.00 - \$2.11/PSF
- CAM: \$0.30/PSF

CHRIS BEETS

NV # S.0065454

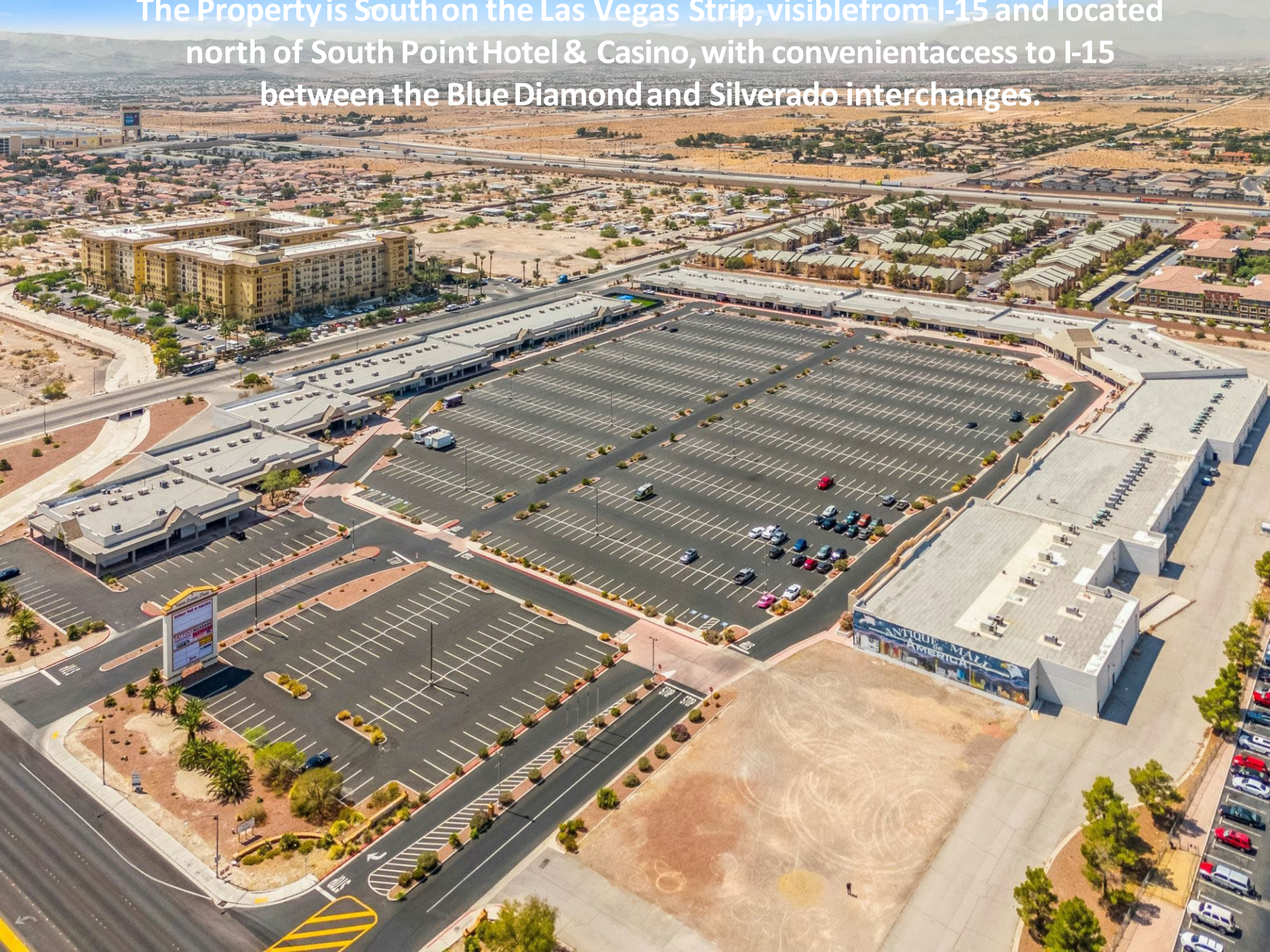
(702) 860-9283

ASHLEY LIU

NV # S.0198301

(702) 374-4995

The Property is South on the Las Vegas Strip, visible from I-15 and located north of South Point Hotel & Casino, with convenient access to I-15 between the Blue Diamond and Silverado interchanges.



COMMON
HALLWAY

306

304

310

PERFECTLY CLEAR
322

324B

OCEAN CITY SPA



PAD

300
(FORMER
NIGHTCLUB)

258

256

252

250

246

244

242B

242A

232

BANGIN
BALLZ
BILLARDS

220

216

KJCOFLV

212

210

206

204

FOCUS180
PROPERTY
MANAGER'S OFFICE

174-178

170

DECADES
EVENT
CENTER

160

158

154

152

150

148

GRACE WORSHIP CENTER

COVENANT
CHRISTIAN
FELLOWSHIP
CHURCH

130

MOTOWN
EXTREME
THEATER
BAR
& GRILL

118

112

110

HONORSLY

100-A
VAPORS
SMOKESHOP

WORLD
LOUNGE

AVAILABLE SPACE

VegasPoint Plaza- Building 1 (9175)				
Suite #	Tenant	Asking Rate	Description	SqFt
100-A	LEASED	LEASED	LEASED	
100-C	LEASED	LEASED	LEASED	
110	LEASED	LEASED	LEASED	
112	Available	\$2.00	2nd Generation Retail	2,500
118	LEASED	LEASED	LEASED	
148	Available	\$2.00	2nd Generation Retail	5,000
150	Available	\$2.00	2nd Generation Retail	2,500
152	Available	\$2.00	2nd Generation Retail	2,000
154	Available	\$2.00	2nd Generation Retail	2,800
158	Available	\$2.00	2nd Generation Retail	2,500
170	Available	\$2.00	2nd Generation Retail	2,650
174-178	Available	\$2.00	FormerDaycareCenter	7,750

2024

POPULATION



1 MILE	17,666
3 MILE	139,942
5 MILE	326,616

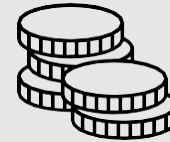
2024

HOUSEHOLDS



1 MILE	7,904
3 MILE	49,315
5 MILE	122,090

INCOME



1 MILE	\$87,224
3 MILE	\$102,864
5 MILE	\$107,444

VegasPoint Plaza- Building 2 (9155)				
Suite #	Tenant	Asking Rate	Description	SqFt
204	Available	\$2.00	2nd Generation Retail	2,000
206	Available	\$2.00	2nd Generation Retail	2,600
210	Available	\$2.00	2nd Generation Retail	2,800
212	Available	\$2.00	2nd Generation Retail	3,000
216	LEASED	LEASED	LEASED	
220	LEASED	LEASED	LEASED	
232	Available	\$2.00	FormerGym	4,500
242-A	Available	\$2.00	2nd Generation Retail	2,000
242-B	Available	\$2.00	2nd Generation Retail	4,500
244	Available	\$2.00	2nd Generation Retail	4,100
246	Available	\$2.00	2nd Generation Retail	2,400
250	LEASED	LEASED	LEASED	
252	Available	\$2.00	2nd Generation Retail	3,000
256	Available	\$2.00	2nd Generation Retail	3,000
258	Available	\$2.00	2nd Generation Retail	4,300

VegasPoint Plaza- Building 3 (9151)				
Suite #	Tenant	Asking Rate	Description	SqFt
300	Available	\$2.00	Event Space	22,336
304	Available	\$2.00	Former Restaurant	3,000
306	Available	\$2.00	2nd Generation Retail	3,000
310	Available	\$2.00	2nd Generation Retail	4,655
312	Available	\$2.00	2nd Generation Retail	3,000
314	Available	\$2.00	2nd Generation Retail	2,400
316	Available	\$2.00	Office Spaces	2,500
318	Available	\$2.00	2nd Generation Retail	2,800
322	Available	\$2.00	2nd Generation Retail	1,200
324-B	Available	\$2.00	2nd Generation Retail	1,100
PAD	Available	\$2.00	Built to Suit/Ground Lease	

TRAFFIC COUNT REPORT			
STREET	CROSS STREET	COUNT YEAR	VOLUME
West Serene Avenue	Las Vegas Blvd S	2022	3,227
East Serene Avenue	Haven Street	2022	1,667
Las Vegas Blvd S	East Richmar Avenue	2022	22,526
East Pebble Road	Giles Street	2022	7,700
Las Vegas Blvd S	West Ford	2018	29,984
Enchanted Rock Lane	Desert Marigold Way	2019	20,200



Vegas Pointe Plaza is the perfect location to start or grow your business. This prime real estate offers space available for lease, providing endless possibilities for retail shops, restaurants, offices, and more.



This bustling hub is surrounded by a thriving community and high traffic counts, ensuring maximum visibility and exposure for your business. Join **Vegas Pointe Plaza** today.



With its dazzling array of world-class hotels, casinos, restaurants, and entertainment venues, Las Vegas Boulevard is a mecca for both locals and tourists alike.



BLUE DIAMOND ROAD
SILVERTON
Casino • Lodge • Las Vegas



E.WINDMILL LANE



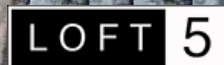
W.WIGWAM AVENUE



W.FORD AVENUE

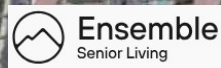


E.PEBBLE ROAD



LAS VEGAS BOULEVARD

EAGATE AVENUE



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