

FOR LEASE | RETAIL
**THE ARROYO
MARKET SQUARE**

6920 - 7350 Arroyo Crossing Pkwy
Las Vegas, NV 89113



CONTACT US

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PROPERTY HIGHLIGHTS

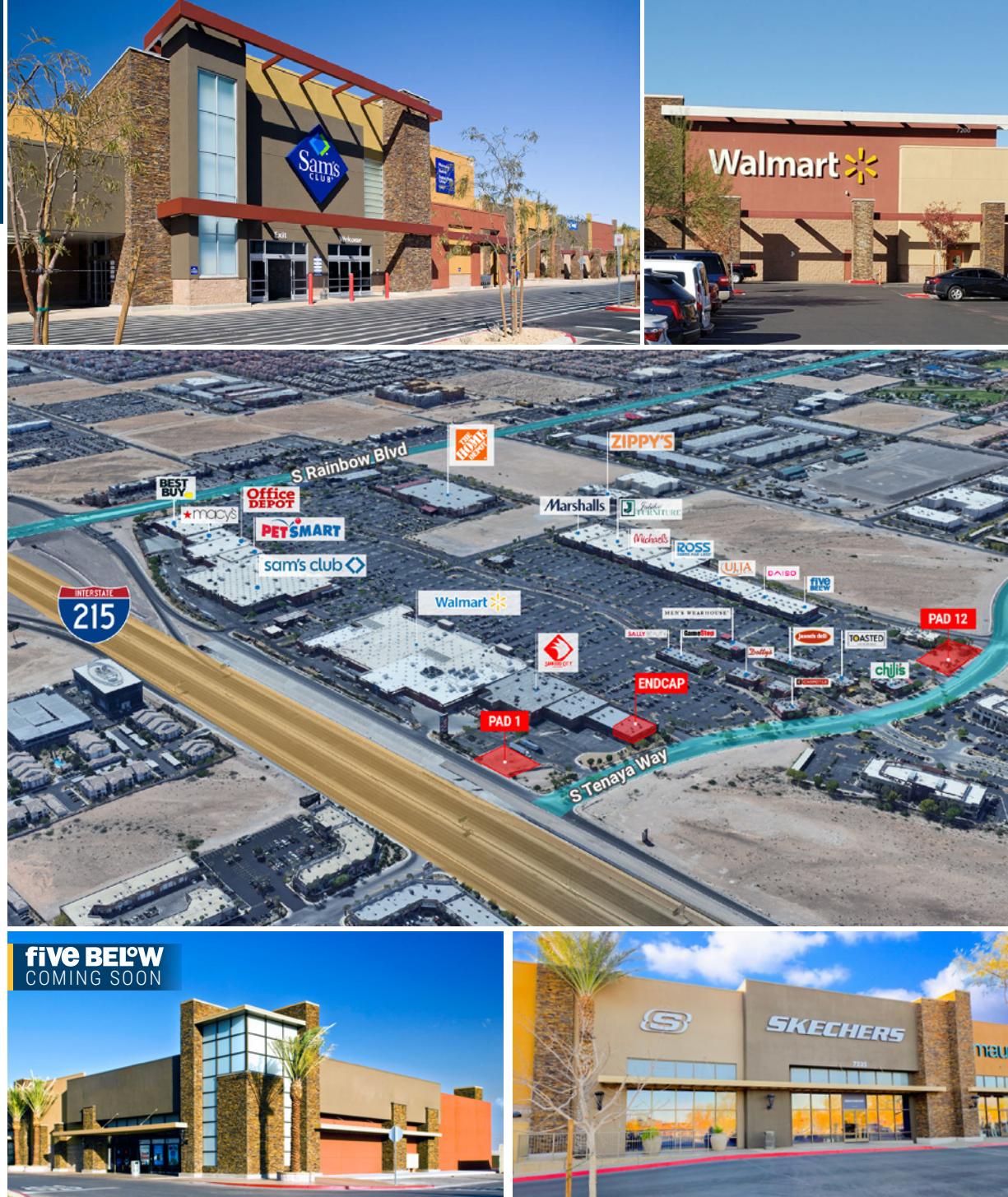
THE ARROYO MARKET SQUARE

±5,000 SF RETAIL PADS
±11,603 ENDCAP

The Arroyo Market Square is a 940,000 square foot retail power center, which is located adjacent to the Arroyo Corporate Center, a partially developed 1.5 million square foot Class "A" office development. In addition, the newest Costco is being built just 0.5 mi west of the center.

The Arroyo Market Square is now home to many national big-box tenants, as well as in-line shop tenants, and features a variety of casual dining selections.

This power center provides excellent visibility to people on their Beltway commute. With the excellent freeway accessibility offered by this center, retailers will draw customers from the southwest, and from the Summerlin area as well.



SITE PLAN

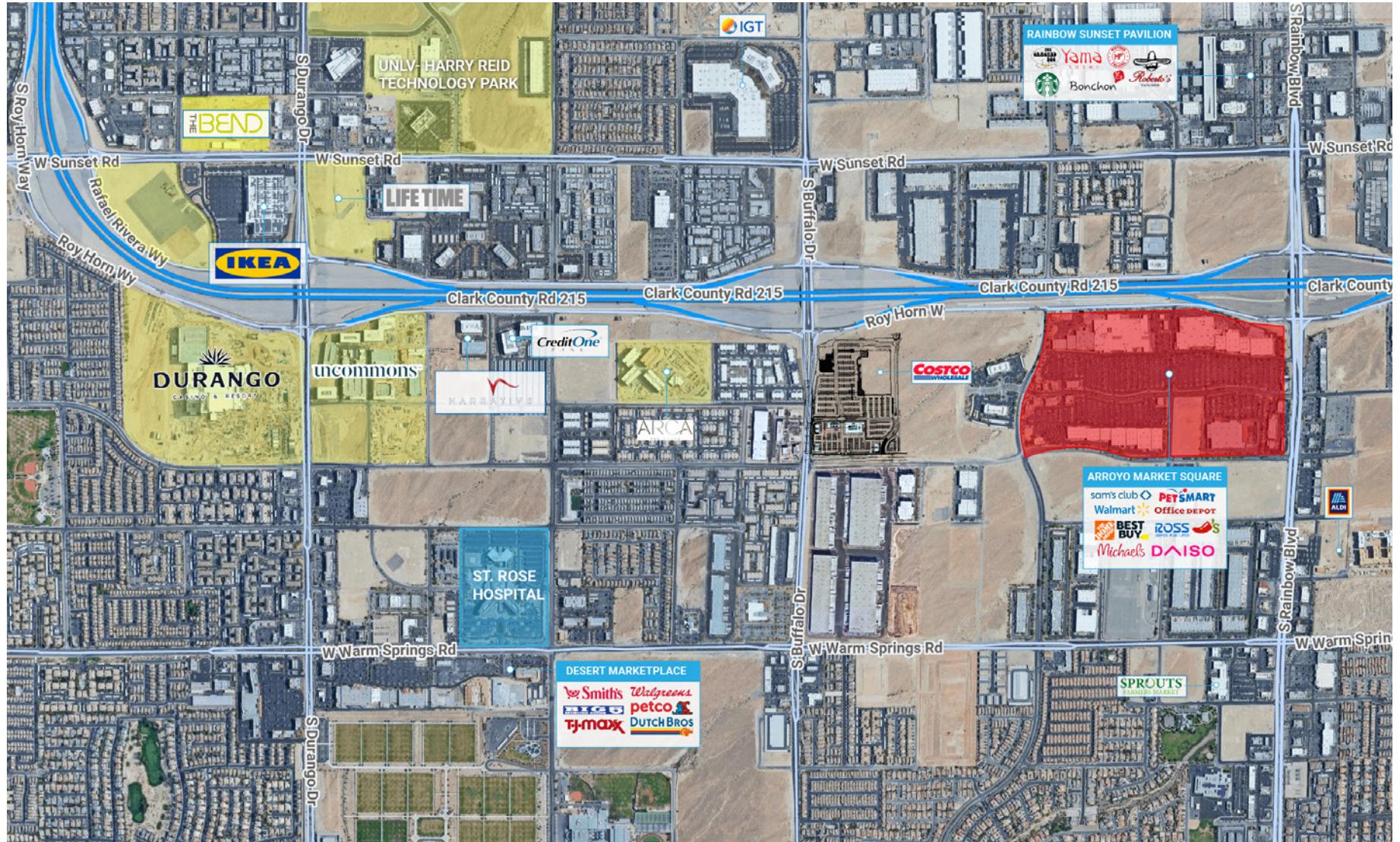
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SUITE	SIZE (SF)	ASKING RATE	SUITE	SIZE (SF)	ASKING RATE
7280 - 102	±11,603	\$28.00 psf/mo	Pad 1	±5,000	\$150,000 /yr Ground Lease
CAMs, Taxes & Insurance Est: \$0.55 sf/mo			Pad 12	±5,000	\$130,000 /yr Ground Lease

TRADE AREA AERIAL

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

ROI
Commercial Real Estate

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AREA DEMOGRAPHICS

POPULATION



1 MILE	3 MILES	5 MILES
7,986	141,455	386,588

DAYTIME POPULATION



1 MILE	3 MILES	5 MILES
12,494	63,769	165,167

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$127,500	\$113,743	\$115,663

TRAFFIC COUNTS



RAINBOW BLVD	US I-215
54,500 VPD	206,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024

