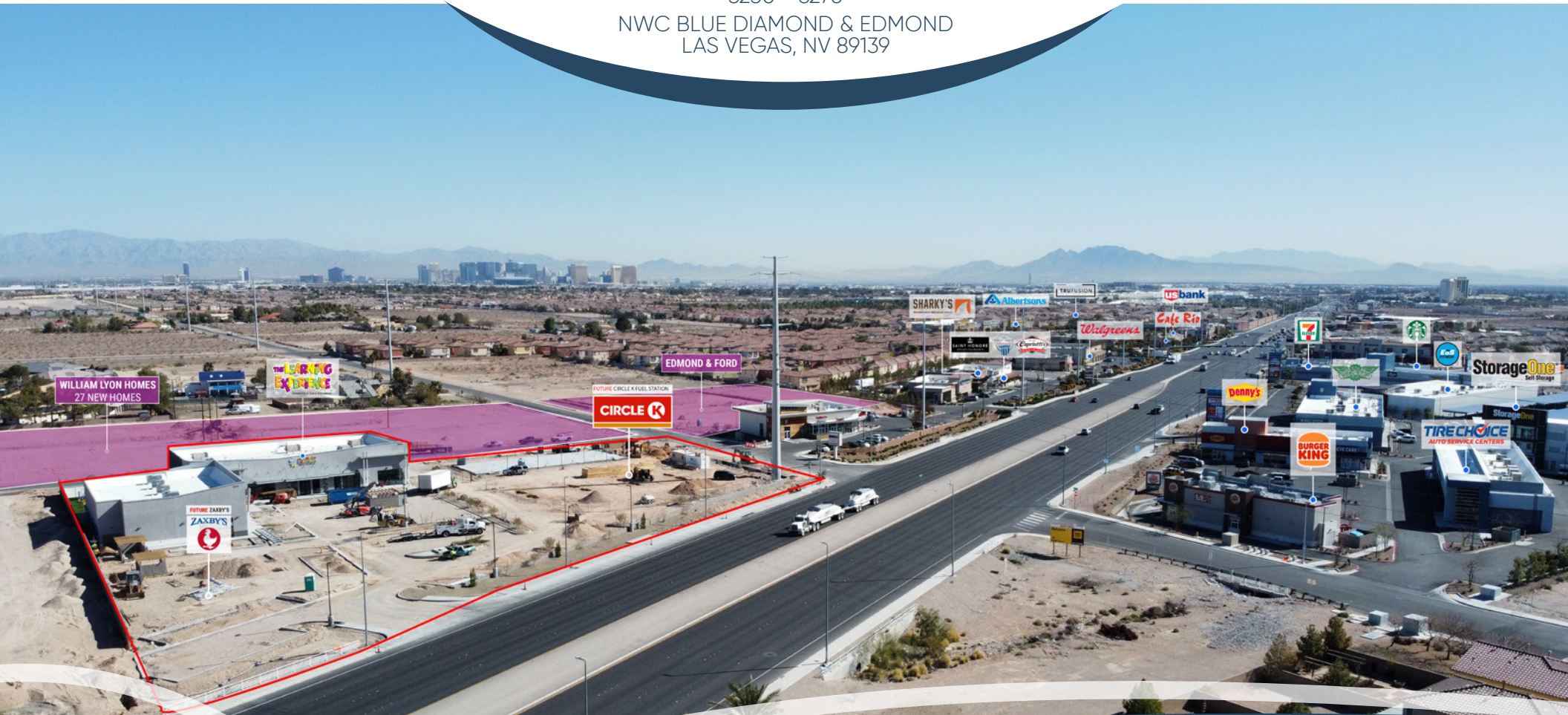


THE COMMONS @ BLUE DIAMOND

5230 - 5270

NWC BLUE DIAMOND & EDMOND
LAS VEGAS, NV 89139



BRAND NEW CONSTRUCTION

1,340 - 4,176 SF

GREY SHELL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

NWC BLUE DIAMOND RD & EDMOND ST
Las Vegas, NV 89139

5230 - 5270 BLUE DIAMOND RD,
LAS VEGAS 89139

Join The Learning Experience, Circle K, and Zaxby's at The Commons @ Blue Diamond. This is a 23,222 SF retail center located in the rapidly expanding southwest trade area.



The Learning Experience is one of the fastest growing childcare and early education franchise, with over 450 child development centers open in 22 states. These facilities typically draw in over 150 students per location.

- Brand New Construction
- High Traffic Volumes: 63,500 VPD along Blue Diamond
- Targeting restaurants: Grease trap accessibility
- Available Retail Space: 1,340 – 5,516 SF
- Great retail synergy around the immediate area



Size 3.38 AC
APN 176-13-814-001
Zoning Designed Manufacturing (M-D)

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IMMEDIATE AREA

NWC BLUE DIAMOND RD & EDMOND ST
Las Vegas, NV 89139



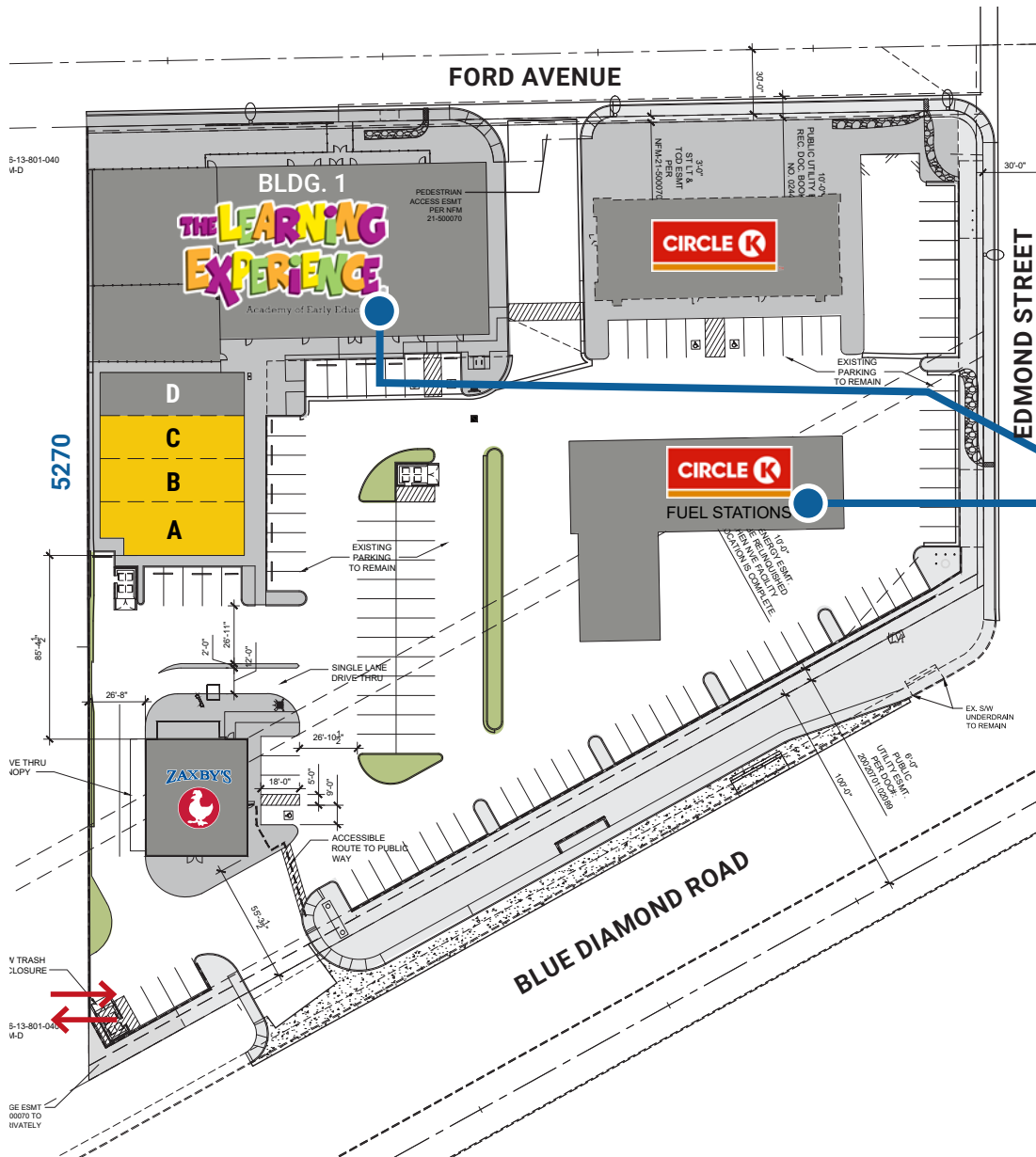
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PROPERTY SITE PLAN

NWC BLUE DIAMOND RD & EDMOND ST
Las Vegas, NV 89139



Building	Tenant	Size (SF)
----------	--------	-----------

1	Learning Experience	10,000
---	Circle K	5,187

5270	Tenant	Size (SF)
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Suite A	LEASE NEGOTIATIONS	1,496
Suite B	LEASE NEGOTIATIONS	1,340
Suite C	LEASE NEGOTIATIONS	1,340
Suite D	BFF Nails	1,340

Pad	Tenant	Size (SF)
-----	--------	-----------

Pad	Zaxby's	2,600
-----	---------	-------

*Rough estimated SF, to be further verified



COLOR GUIDE

- LEASED | UNDER CONSTRUCTION
- LEASE NEGOTIATIONS | UNDER CONSTRUCTION
- AVAILABLE NOW | GREY SHELL DELIVERY
- CROSS ACCESS THROUGH TO ADJACENT PROPERTY

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SURROUNDING RETAIL AREA

NWC BLUE DIAMOND RD & EDMOND ST
Las Vegas, NV 89139



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PROPERTY PHOTOS

NWC BLUE DIAMOND RD & EDMOND ST
Las Vegas, NV 89139



As of Aug. 29, 2023

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TRADE AREA AERIAL

NWC BLUE DIAMOND RD & EDMOND ST
Las Vegas, NV 89139



1 BLUE DIAMOND DECATUR PLAZA
EOS
STARBUCKS
WING STOP, DENNY'S BURGER KING
7-ELEVEN, SUBWAY, TIRE CHOICE

2 BLUE DIAMOND RANCH PLAZA
WALGREENS
GREAT GREEK
SAINT HONORE
CAPRIOTTI'S

3 BLUE DIAMOND RANCH CENTER PLAZA
ALBERTSONS
TRUFUSION
CAFE RIO
HABIT BURGER

4 BLUE DIAMOND CROSSING
TARGET
WORLD MARKET
PETCO
ROSS

BLUE DIAMOND & DECATUR RETAIL HUB
holds some of the notable national, regional, and local brand in the valley including: Target, World Market, Petco, Ross, Albertson's Walgreens, EOS, and many more.

REGIONAL INTERSECTION services an existing population of 107,322 people within a 3 miles radius and will additionally service the future developing residences in the nearby master planned communities of Mountain's Edge and Southern Highlands.

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TRADE MAP AREA

NWC BLUE DIAMOND RD & EDMOND ST
Las Vegas, NV 89139



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AREA DEMOGRAPHICS

ACCESSIBLE & CONNECTED

THE LAS VEGAS STRIP
± 38 MILLION VISITORS IN 2022
Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)
SERVED OVER 52.6 MILLION PASSENGERS IN 2022
Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO
SOUTHERN CALIFORNIA - EXPECTED 5.5 MILLION ANNUAL
VISITORS

I-15 FREEWAY
296,000 CARS PER DAY



RADIUS

POPULATION

AVERAGE HHI

1 Mile	10,422	\$126,038
3 Miles	109,973	\$118,403
5 Miles	321,012	\$115,441

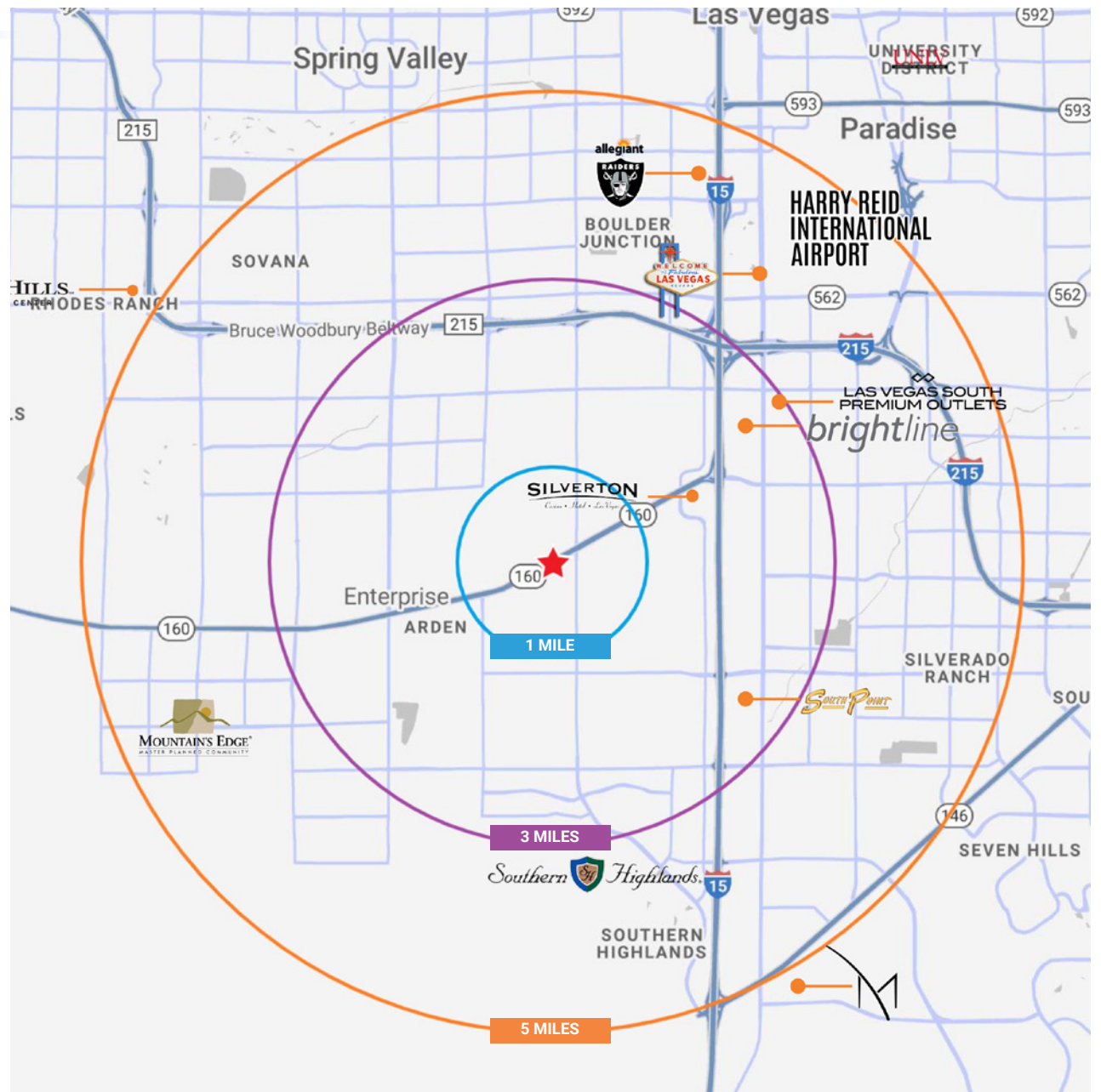


Traffic Counts

Blue Diamond Rd - 63,500 VPD
Decatur Blvd - 17,100 VPD

Sources:
SitesUSA 2023
TRINA, NV DOT 2022

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NEARBY COMMUNITIES

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Las Vegas, NV 89139



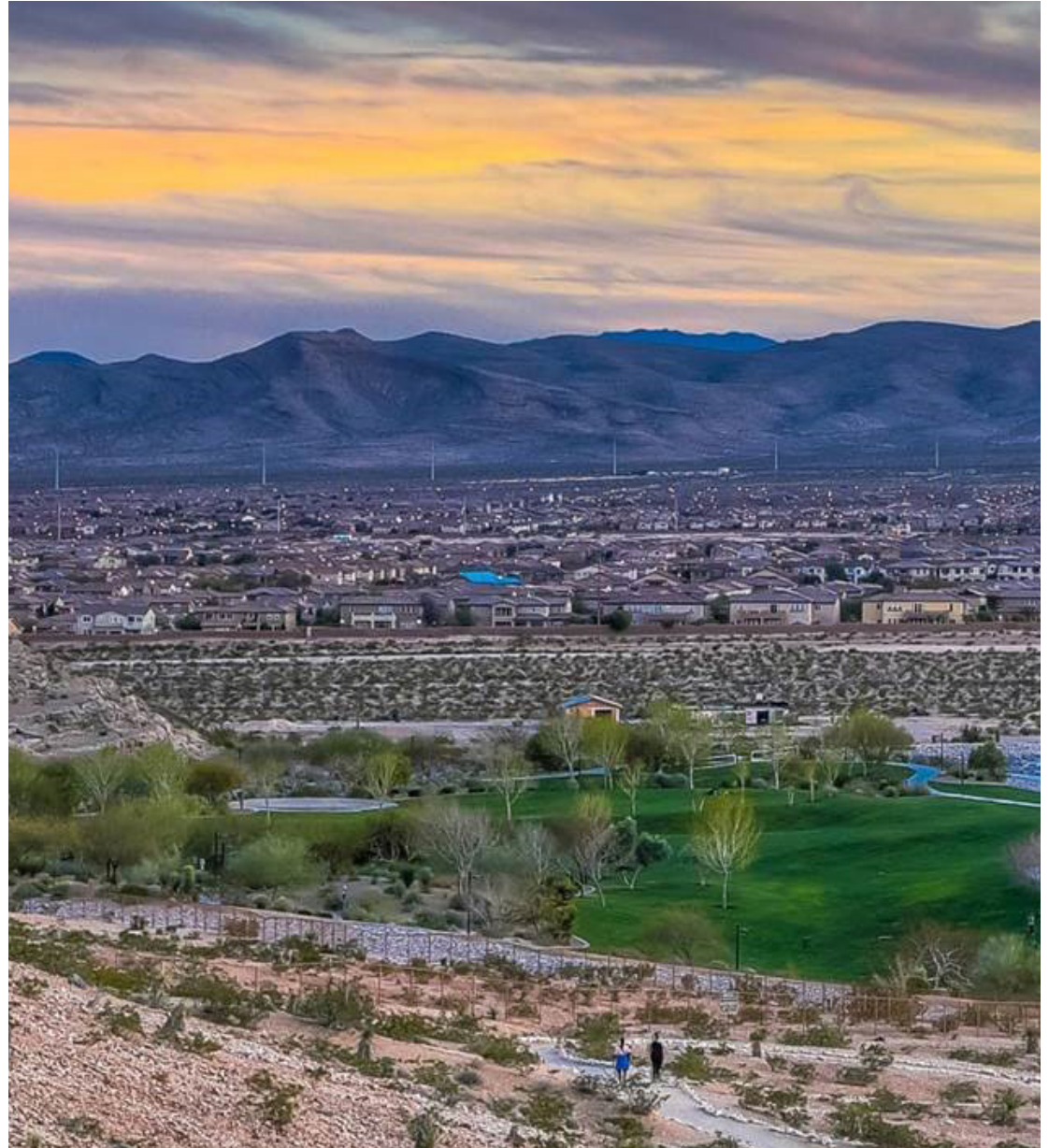
The property is located on a county highway and one of the main arterial roads in Las Vegas, both major traveled roads which feed into the rapid developing Mountain's Edge Master Planned Community, located in the Southwest area of Las Vegas. This site is positioned at the hard corner of Blue Diamond Road and Edmond which located across the street from the EOS anchored center and a new retail development, these retail centers are servicing customers along the Blue Diamond Retail Corridor.

Mountain's Edge is one of Las Vegas' Newest and Fastest Growing Master-Planned Community sitting on 3,500 acres with over 15,000 planned Single-Family Homes and more then over 22 neighborhoods.

This community has both a current and developing customer base with a population of 314,976 people and average household income of \$97,067 within a 5-mile radius from the site.



Southern Highlands encompasses 2,750 acres and is just 12 minutes southwest of the Las Vegas strip. Master planned by Olympia Companies, and opened in the year of 2000, Southern Highlands has over 10,000 homes, 20 different communities, over 200,000-square-feet of commercial property, an array of excellent restaurants, shops, a community center and country club, and a top rated 18-hole golf course. This community has both a current and developing customer base with a population of 102,298 people and average household income of \$125,661 within a 3-mile radius of the community. In the greater Southern Highlands area alone, over 1,000 new homes are being built in the next upcoming years



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LAS VEGAS, NV 89139

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