



FOR LEASE

LEASING DETAILS

RENTAL RATE:

\$2.25 /SF/Mo

CAM:

\$0.67/SF/Mo (estimated)

LEASE:

NNN

SIZE:

SUITE 113: 3,165 SF

YEAR BUILT:

2002

ZONING:

C - 1

RETAIL SPACE AVAILABLE

**1600-1780 N Buffalo Drive,
Las Vegas, NV 89128**

PROPERTY OVERVIEW

- Albertsons-anchored neighborhood center with prime access to Summerlin Parkway and US-95. Designed for maximum visibility, the property offers excellent exposure along a high-traffic corridor exceeding 63,000 vehicles per day.
- The center features prominent frontage on Buffalo Drive, Sea Spray Avenue, and Vegas Drive, and is located adjacent to the highly desirable Summerlin master-planned community, supported by strong surrounding demographics.
- Co-tenants include Albertsons, CVS, Carl's Jr., Domino's, Steiner's, and Casa Don Juan, creating a well-established retail environment. Motivated ownership and pylon signage opportunities available for qualifying tenants.

Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

JAMES S. HAN, CCIM

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 702.825.2125

 james@northcap.com

License: NV B.0144720.LLC

DEREK BELANUS

Executive VP | Commercial Sales & Leasing

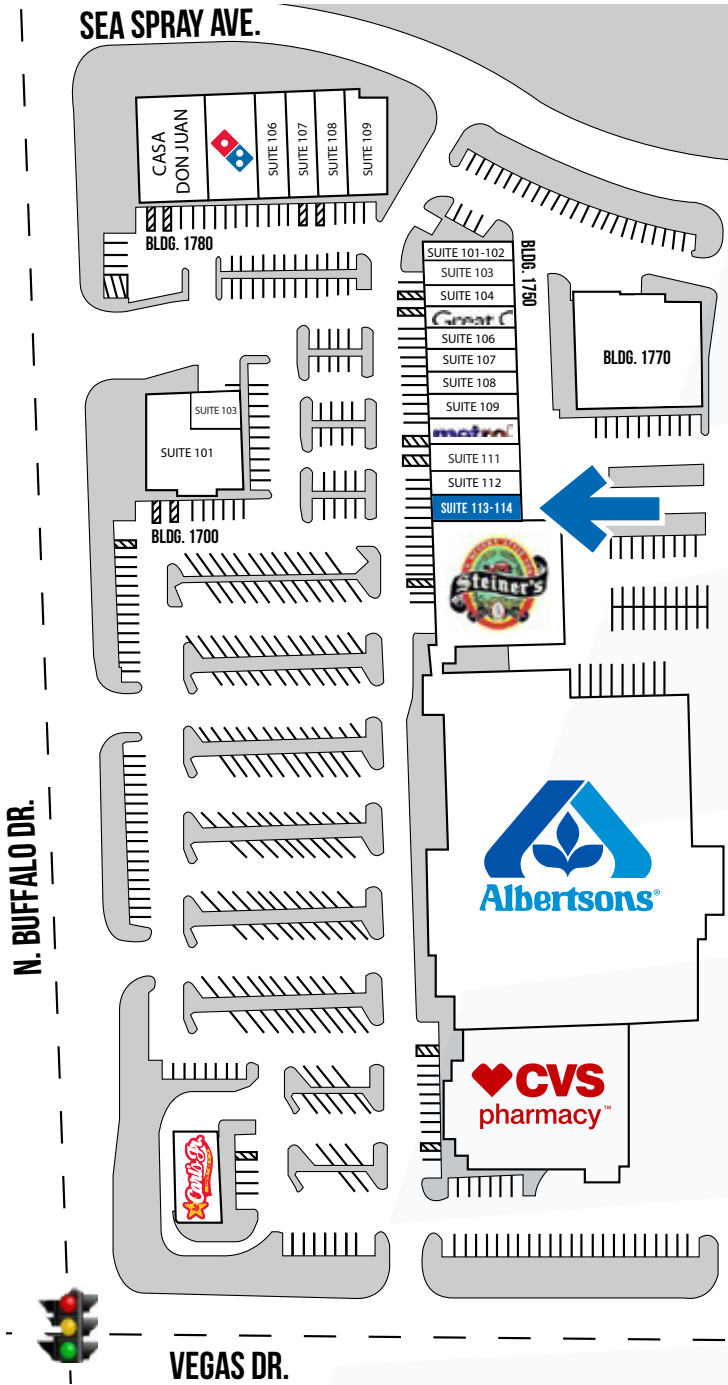
 702.286.2355

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SITE PLAN



SUITE	TENANT (RETAIL)
7958	CARL'S JR.
1600	CVS PHARMACY
1650	ALBERTSONS
1700 - 103	WATER STORE
1700 - 103	AIS INSURANCE SERVICES
1750 - 101-102	SAS FACTORY SHOE STORE
1750 - 103	DOG FOOD
1750 - 104	GOLDEN CHINA
1750 - 105	GREAT CLIPS
1750 - 106	SMOKE SHOP
1750 - 107	PHO ROSE
1750 - 108	MAJA SALON
1750 - 109	ATTRACTIVE NAILS
1750 - 110	METRO PCS
1750 - 111	PHONE FIX STORE
1750 - 112	ROYAL CLEANERS
1750 - 113-114	AVAILABLE
1750 - 115	STEINER'S
1780 - 101-104	CASA DON JUAN
1780 - 105	DOMINO'S PIZZA
1780 - 106	HAWAIIAN RESTAURANT
1780 - 107	ROLLED ICE CREAM & BOBA TEA
1780 - 108	JACKSON HEWITT
1780 - 109	REGENT DENTAL

 AVAILABLE

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SUITE 113

ANCHORED TENANTS

RENTAL RATE: \$2.25 /SF/Mo

Rental Rate/Year: \$27.00 /SF/Yr

Lease Type: NNN

Space Available: 3,165 SF

Space Type: Relet

Lease Term: 3 - 5 Years



Great Clips®

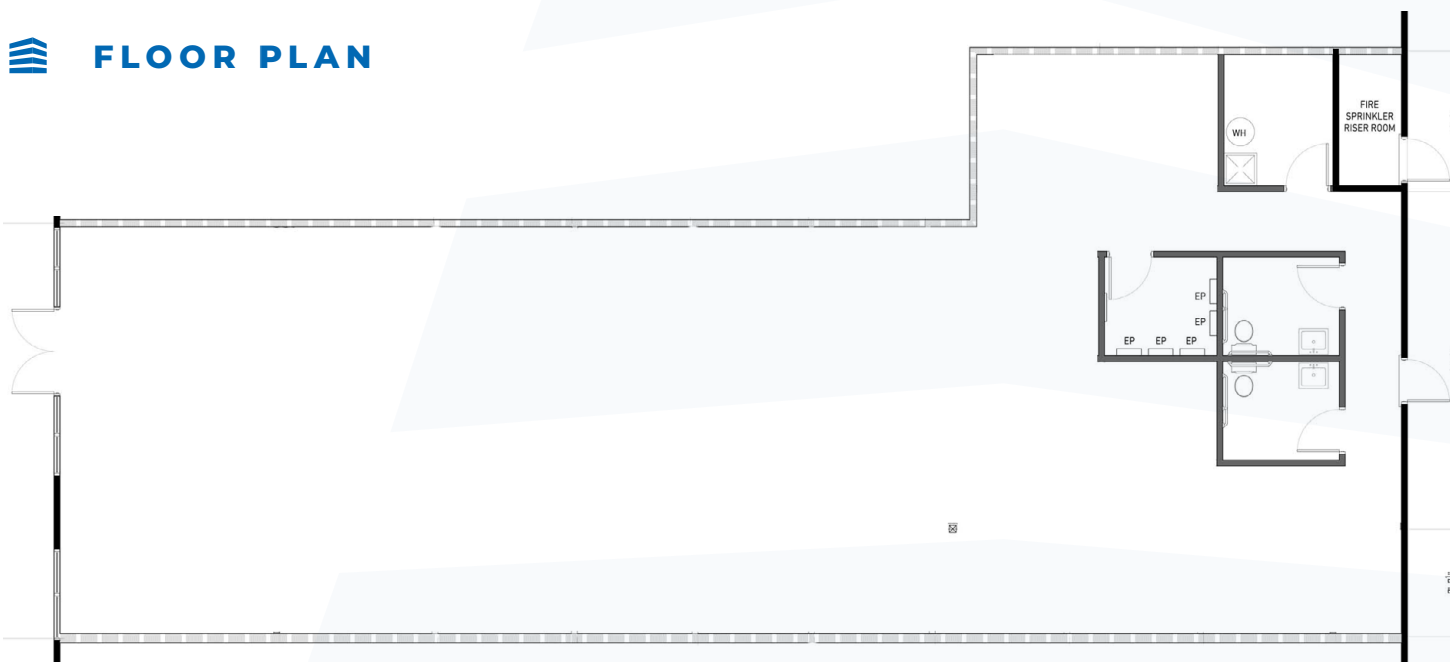


STARBUCKS®



CVS
pharmacy

FLOOR PLAN



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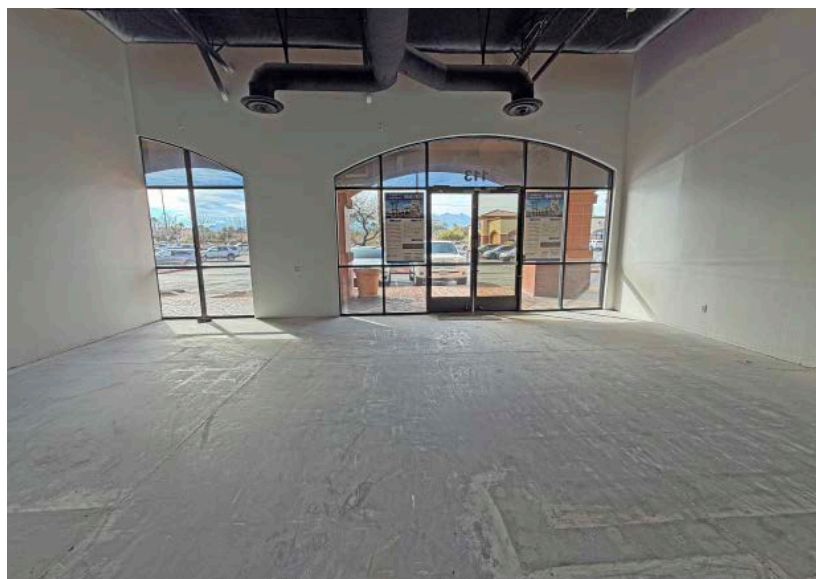
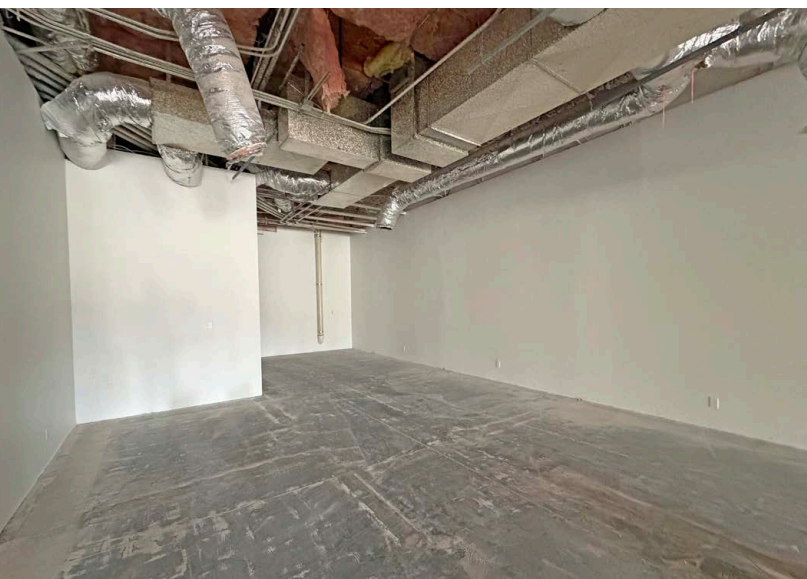
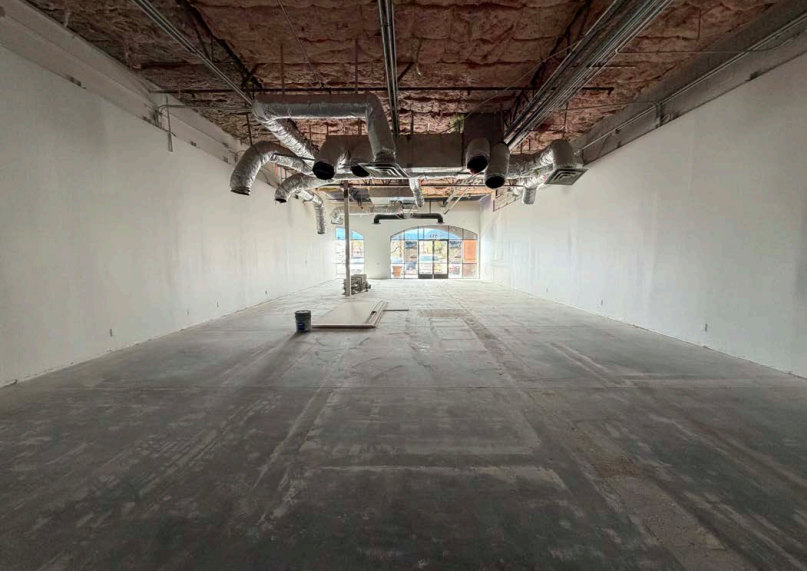
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 **AERIAL MAP**



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