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# the shops at Grand Canyon

4115, 4145, 4165, 4195 & 4215  
S. GRAND CANYON DRIVE  
LAS VEGAS, NEVADA 89147



NEWMARK

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## Highlights

- Busy Target anchored power center in Summerlin South. Over 300k customers visit the shopping center monthly. Other anchors include Kohl's, Floor & Decor and JC Penney. Many national retailers in the center creating high customer volume.
- This site is located just west of the 215 Beltway at the Flamingo exit. High house-hold income and good daytime population surround the site. The property is across from Las Vegas Athletic Club and the new Dignity Health neighborhood hospital.
- 1,600 SF inline shop space available.
- 3,600 SF built-out, second generation restaurant with grease trap available. Landlord will consider alternative retail & service uses.
- Affluent surrounding neighborhoods include The Summit Club, The Ridges and Siena boasting some of the highest incomes in the Las Vegas valley.

**Building Type:** Retail Power Center

**Available Space:** 1,600 to 3,600 SF

**Lease Rate:** \$2.75 - \$3.25/SF/mo. NNN

**NNN:** \$0.97/SF/mo.

**Zoning:** CG (Clark County)

**Cross Streets:** Flamingo Rd.  
& Grand Canyon Dr.

### Residential Population

One Mile Radius	22,779 residents
Three Mile Radius	150,306 residents

### Total Daytime Population

One Mile Radius	4,727
Three Mile Radius	38,717

### Annual Household Income

One Mile Radius	\$110,045
Three Mile Radius	\$128,284

2025 Estimated Demographics

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## Surrounding Retailers

