



Blue Diamond Marketplace

8030 - 8180 BLUE DIAMOND ROAD
LAS VEGAS, NV 89178



Now Open: Buffalo Wild Wings Go

- Building Type:** Strip Retail Center
- Space Available:** 1,428- 1,800 SF
- Lease Rate:** \$3.25/SF/mo.
- NNN:** \$0.73/SF/mo.
- Zoning:** CG (Clark County)
- Cross Streets:** Blue Diamond Rd. & Cimarron Rd.

Demographics

Population

1 Mile Radius	17,309
3 Mile Radius	147,295
5 Mile Radius	250,348

Annual Household Income

1 Mile Radius	\$136,746
3 Mile Radius	\$133,094
5 Mile Radius	\$132,445

2025 Estimated Demographics

Very busy shopping center with great tenants including AutoZone, 7-Eleven, Taco Bell, CareNow Urgent Care, My Salon Suites, Pizza Hut, Capriotti's, Great Clips, Check City, Kidz Preschool, Rounders Bar & Grill and State Farm. The center is located adjacent to Mountain's Edge, a hugely successful 3,500 acre master planned community.

The Blue Diamond corridor is an underserved retail market with limited development west of Decatur Blvd. Blue Diamond Marketplace offers great visibility and access to the residents of the surrounding communities.

- 1,428 SF & 1,800 SF inline shop space available
- Center is located directly across the street from Mountain's Edge M.P.C.
- Located at signalized intersection of Blue Diamond & Cimarron

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Building & Suite	Tenant	Square Feet	Building & Suite	Tenant	Square Feet
8030-100	Check City	2,500	8090-180	AVAILABLE	1,800
8030-105	Rounders Bar & Grill	4,830	8090-190	Capriotti's	1,499
8060-100	Fuego Mexican Kitchen	1,499	8090-200	Yogurtland	1,282
8060-110	Arabesque Dance & Fitness	3,408	8090-210	Master Barbering Galo	1,000
8060-140	Kidz Preschool	10,000	8090-220-240	My Salon Suite	5,504
8090-100	Blue Diamond Animal Hospital	4,253	8120	Autozone	6,800
8090-110	Great Clips	1,250	8150	Taco Bell	2,395
8090-120	Best Bite Dental	2,240	8180-100	7-Eleven	2,500
8090-130	Well Groomed Pets	1,816	8180-110	Buffalo Wild Wings Go	1,499
8090-140	Pizza Hut	1,510	8180-120	Soru Ramen & Sushi	1,438
8090-150	M.A.C Taekwondo	2,001	8180-130	State Farm	1,300
8090-160	XO Chinese	1,499	8180-140	AVAILABLE	1,428
8090-170	Babystacks Café	2,100	8180-150	CareNow Urgent Care	4,210



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