

THE PUEBLO AT SUMMERLIN

8401-8475 W. Lake Mead Blvd., Las Vegas, NV 89128

AVAILABLE
For Lease

Nittaya's
SECRET KITCHEN

THAI • TAPAS
WINE BAR

MPowered
PILATES

KARAOKE



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FIRE LANE

THE PUEBLO AT SUMMERLIN

8401 - 8475 West Lake Mead Boulevard, Las Vegas, NV 89128

For Lease



Leasing Details



\$2.00 - \$2.10 PSF M NNN

Lease Rate



\$0.69 PSF NNN

CAM's



±1,206 SF

Space Available

Demographics

	1 mile	3 miles	5 miles
Population			
2021 Population	18,794	167,154	397,600
Average Household Income			
2021 Average Household Income	\$107,861	\$88,723	\$90,391

Property Highlights

- 2nd Generation retail available
- Zoning: P-C (Planned Community District)
- Year built: 2004
- Co-tenants include California Patio, Happy Tails, Red Rock Pizza and Nittaya's Secret Kitchen
- Located near the signalized intersection of Lake Mead Blvd. and Rampart Blvd.
- Strong traffic counts of ±58,513 vehicles traveled per day on Lake Mead Blvd. and Rampart Blvd.
- Easy access to I-215 & US-95 Freeway

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For Lease

● Power Centers ● Hospital ● Airport ● Casino ● Park

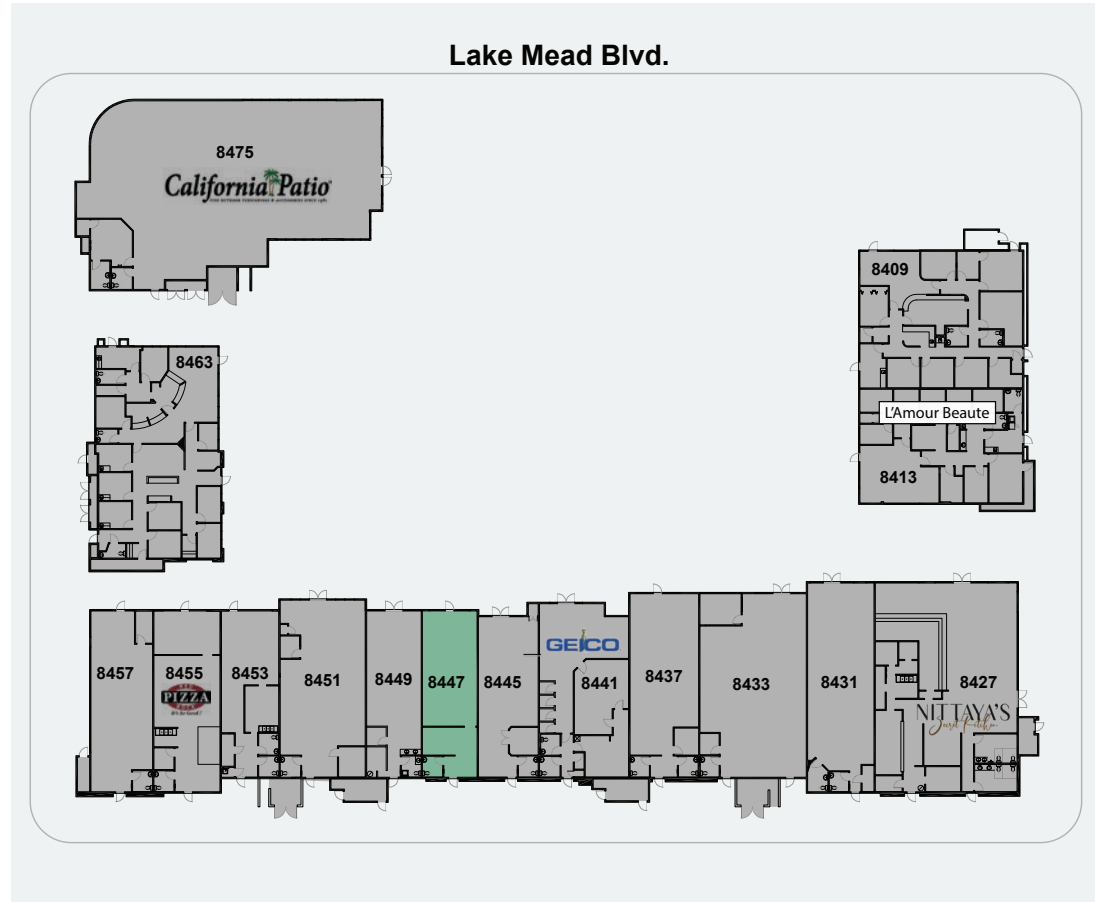


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For Lease

Tenant	Bldg.	Size	Lease Rate
Dentist	8409		
L'Amour Beaute	8413		
Nittaya's Secret Kitchen	8427		
MPowered Pilates	8431		
Hiroshi Allen Karate	8433		
Weight Watchers	8437		
Geico Insurance	8441		
Pueblo Salon	8445		
AVAILABLE (Do not disturb the tenant)	8447	±1,206	\$2.00 - \$2.10 PSF Mo.
Venus Nails	8449		
Alloy Fitness	8451		
Nanny's Cafe	8453		
Red Rock Pizza	8455		
Healthy Tails	8457		
Executive Health & Wellness Center	8463		
California Patio	8475		



*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.

Building 8447



\$2.00 - \$2.10 PSF

Monthly Lease Rate



\$0.69 PSF NNN

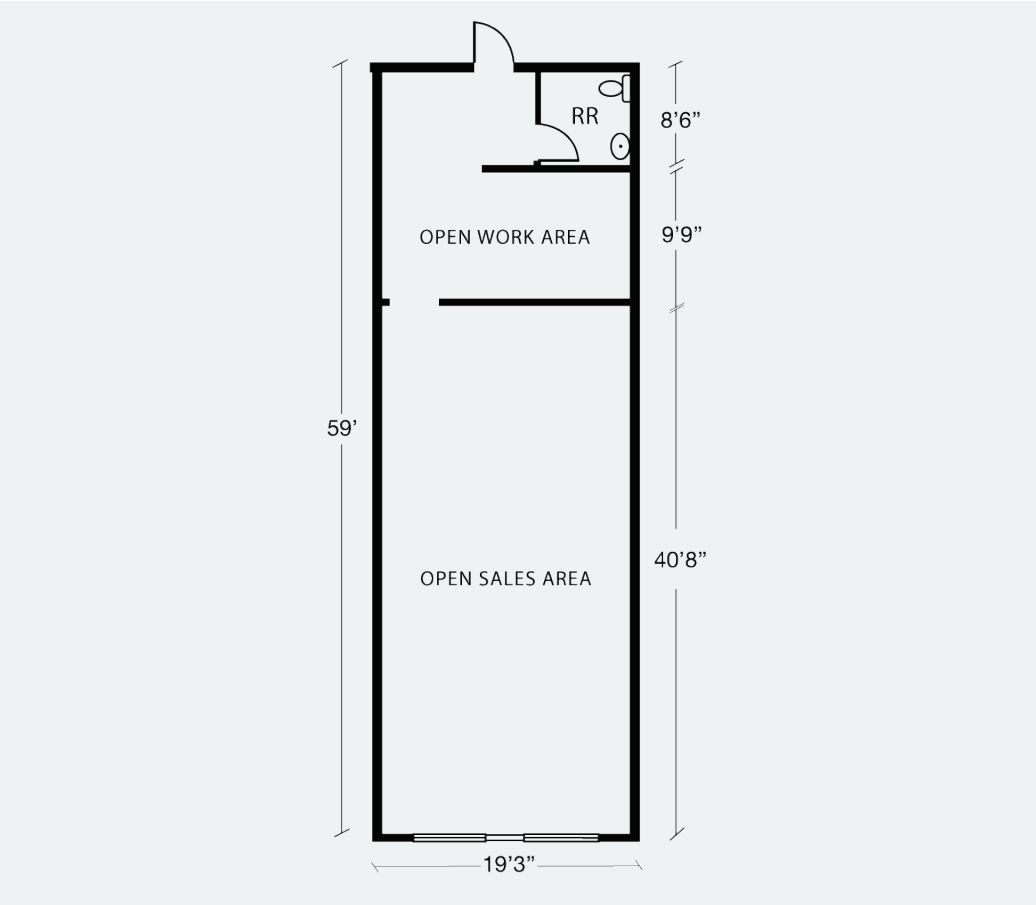
Monthly CAM's

Suite Details

+ Total SF: ±1,206

+ Available: Immediately

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