

SUMMERLIN

Lake Mead & I-215
Rare Retail Opportunity in
Summerlin's Northern Gateway

Orrock St

Krestel Creek Ave

N Desert Foothills Dr

215

Lake Mead Blvd

Howard Hughes
COMMUNITIES

SUMMERLIN

CBRE



PAD SITES & RETAIL SPACE
AVAILABLE

ESTIMATED DELIVERY: Q1 2028

PROPERTY HIGHLIGHTS

Strategically located, the project benefits from direct access to the 215 Beltway and within the nationally renowned Summerlin Masterplan, one of the most affluent consumer bases in the Las Vegas Valley. Summerlin consistently outperforms the broader metro across key socioeconomic metrics, including household income, home values, and concentration of high-net-worth residents, creating a deep and durable consumer base. The center is planned as a mass-merchant-anchored retail destination, thoughtfully designed to serve both daily convenience and long-term community needs. The merchandising strategy will feature a thoughtful mix of national and regional retailers supported by strong residential density, a growing remote-professional workforce, and exceptional regional accessibility.

STRATEGIC GATEWAY LOCATION

Positioned at the northwest corner of Lake Mead Boulevard and the I-215 Beltway, the site functions as the primary northern gateway to Summerlin, offering outstanding visibility and convenient access throughout the region.

BUILT-IN CUSTOMER BASE

Surrounded by established neighborhoods and Summerlin's newest residential communities, the site is supported by thousands of nearby rooftops and an expanding population of professionals and families.

AFFLUENT DEMOGRAPHICS

Summerlin household incomes and home values consistently exceed those of the broader metro area, reinforcing strong tenant performance and sustained retail demand.

ELEVATED ARCHITECTURAL DESIGN

The project will feature a modern, thoughtfully designed architectural aesthetic that reflects the quality and character of the Summerlin master plan, creating an enhanced retail environment that elevates tenant visibility and the overall customer experience.



SITE PLAN

PAD SITES

SITE	ACREAGE
P1	±1.1 AC
P2	±0.6 AC
P3	±0.8 AC
P4	±1.3 AC
P5	±1.45 AC
P6	±0.76 AC

AVAILABLE RETAIL

BUILDING	SIZE (DEMISABLE)
A1	±6,500 SF
A2	±7,500 SF
A3	±9,500 SF
A4	±6,500 SF
A5	±8,000 SF
B1	±9,000 SF
B2	±10,000 SF
B3	±6,000 SF



SUMMERLIN DEMOGRAPHICS



POPULATION

1 Mile	3 Mile	5 Mile
7,140	82,091	216,969



HOUSEHOLDS

1 Mile	3 Mile	5 Mile
3,094	33,809	90,257



MEDIAN HOME VALUE

1 Mile	3 Mile	5 Mile
\$626,624	\$660,406	\$566,842



MEDIAN AGE

1 Mile	3 Mile	5 Mile
52.1	46.0	44.9



MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$93,212	\$105,690	\$86,334



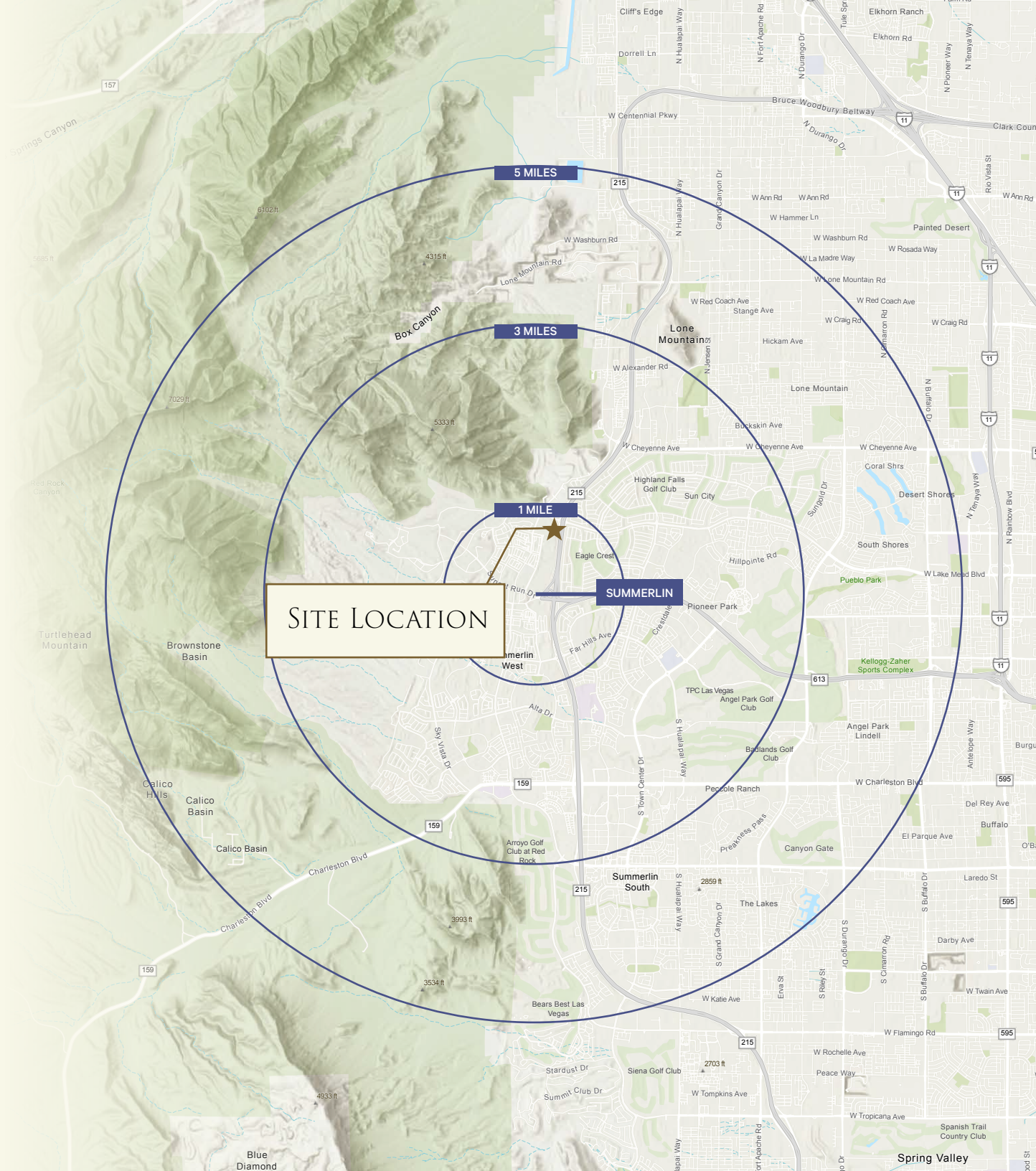
MARRIED HOUSEHOLDS

1 Mile	3 Mile	5 Mile
55.0%	53.7%	47.2%

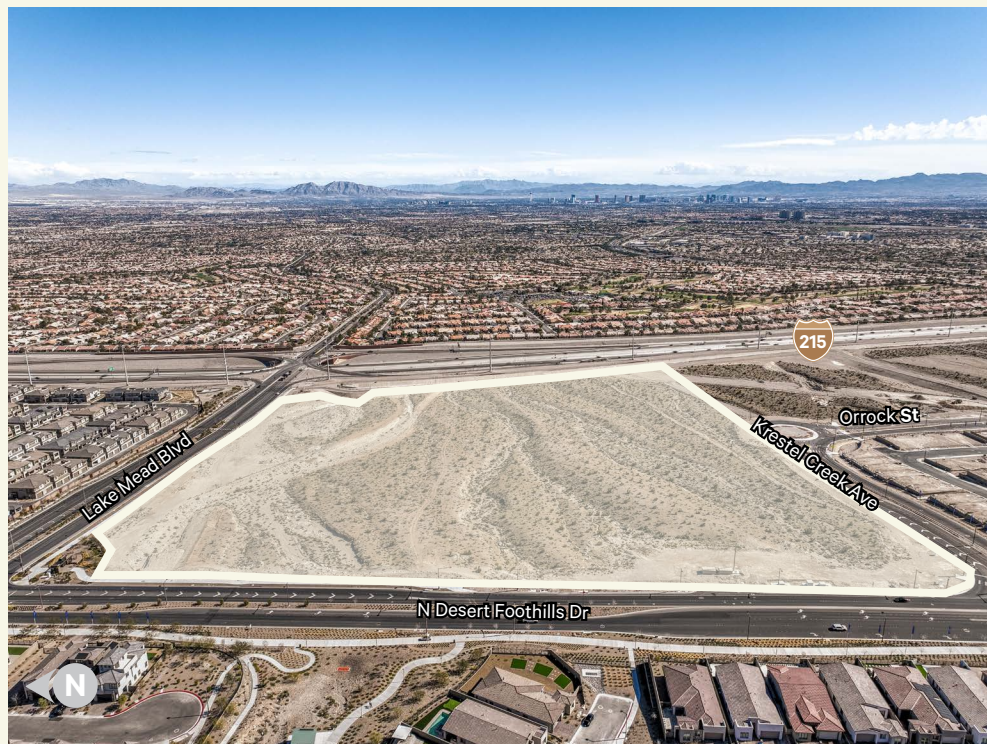
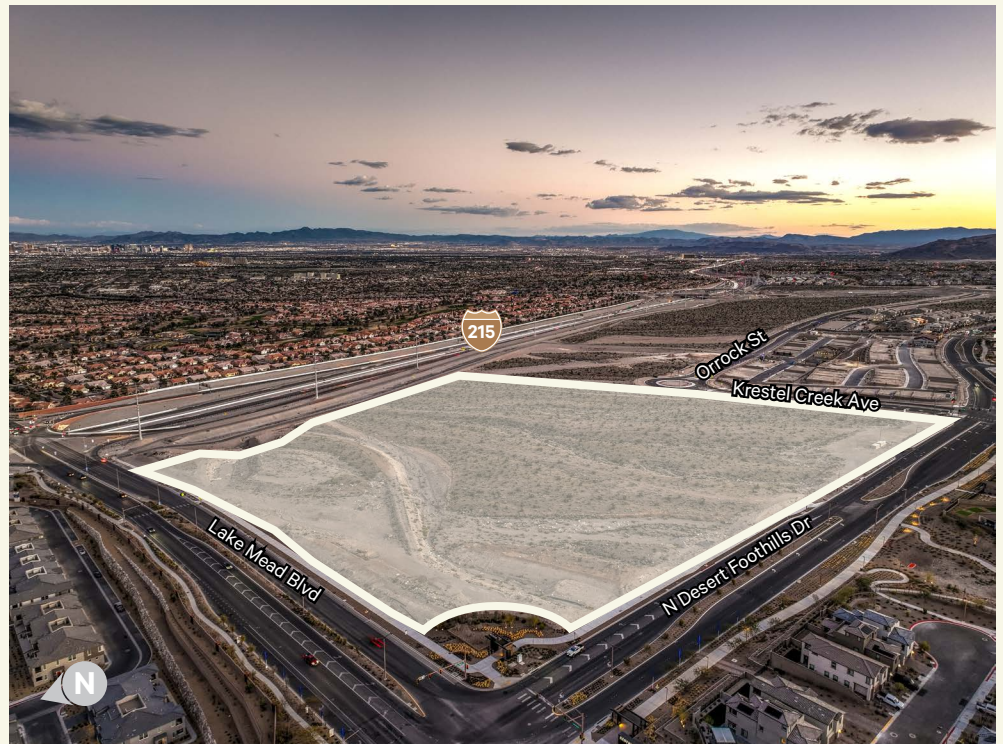


COLLEGE EDUCATED

1 Mile	3 Mile	5 Mile
48.8%	50.7%	40.3%



SITE PHOTOS



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CBRE

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