

THE ARROYO BUFFALO PLAZA

±1,184 SF AVAILABLE FOR LEASE

6520 - 6530 S Buffalo Dr
Las Vegas, NV 89113



Contact our team today!

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PROPERTY HIGHLIGHTS

±1,184 SF FOR LEASE

The Arroyo Buffalo Plaza is located on the southeast corner of W. Sunset Rd. and S Buffalo Dr., surrounded by growing commercial developments, nearby retail centers & established housing.

- ✓ Set in the heart of The Arroyo Commercial Master Plan, the future home of 1.5 million SF of office and industrial space.
- ✓ Surrounded by a high-growth area with strong residential and business communities.
- ✓ Serving nearby master-planned communities such as Spanish Trails, Rhodes Ranch, Coronado Ranch, and Nevada Trails.
- ✓ Convenient location situated near the Buffalo exit ramp of major beltway US I-215.
- ✓ Less than 6 minutes away from IKEA and Durango Casino & Resort (opened in 2023).

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**JOIN THESE
RETAIL TENANTS**



DUCATI LAS VEGAS

**Indian
MOTORCYCLE**

**BUFFALO 215 DENTAL
& ORTHODONTICS**

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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SITE PLAN

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Suite	Size SF	Asking Rate	NNN
6520 - 140	±1,184	\$2.50 sf/mo	\$0.70 sf/mo

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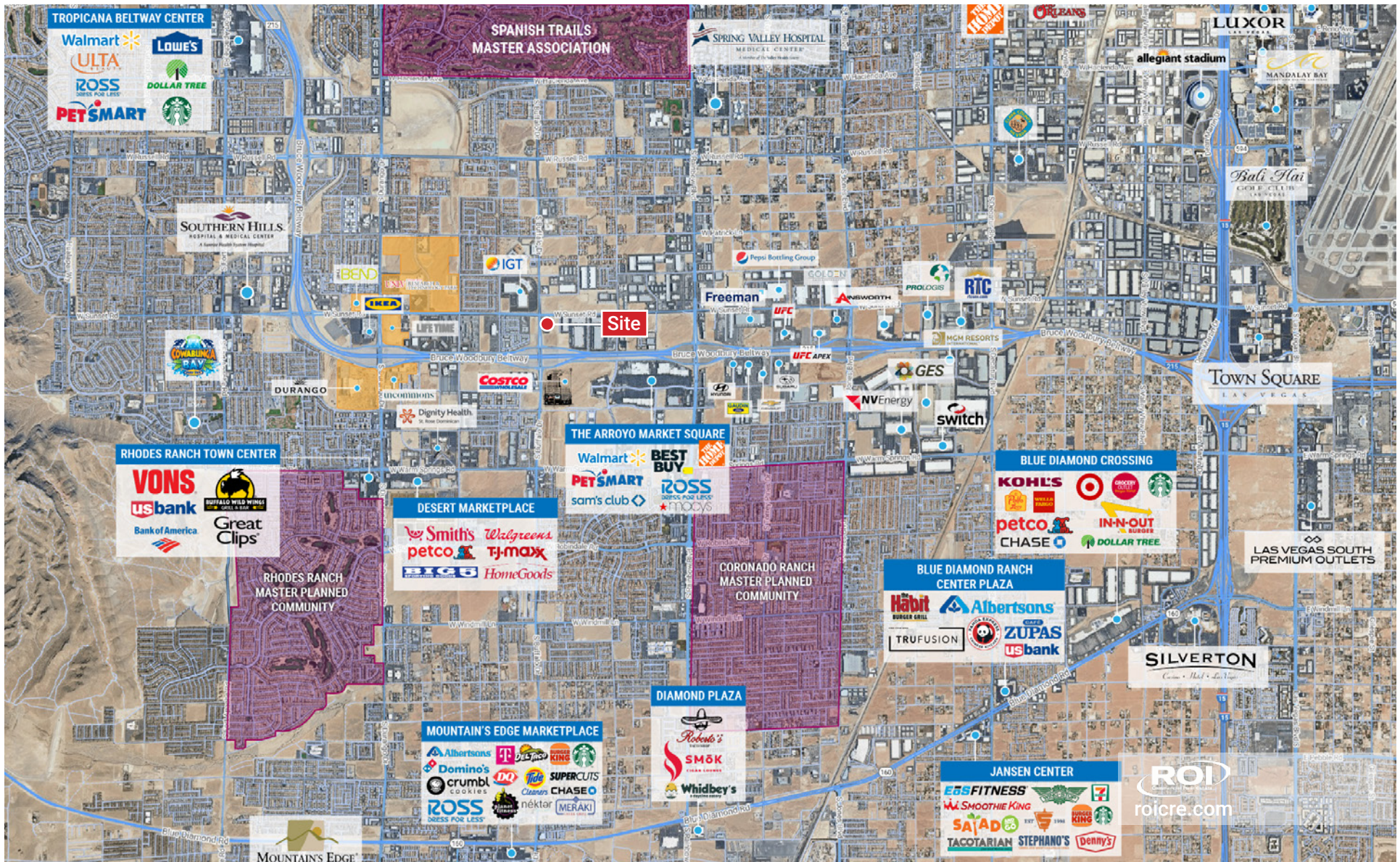
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TRADE AREA AERIAL

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AREA DEMOGRAPHICS

THE ARROYO BUFFALO PLAZA

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POPULATION

1 MILE	3 MILES	5 MILES
11,436	168,654	376,512



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$110,402	\$116,895	\$116,153



TRAFFIC COUNTS

SUNSET RD	S BUFFALO DR	US I-215
12,500 VPD	23,300 VPD	206,000 VPD

Source:
SitesUSA 2025
TRINA, NV DOT 2024



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Let's keep in touch.



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