

# 215 & Buffalo RETAIL

215 & S. Buffalo Dr. Exit

Global  
Commercial  
Advisors

Drive Through Pads  
Restaurant | Retail | Office



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ARCHITECTURE PLANNING INTERIOR

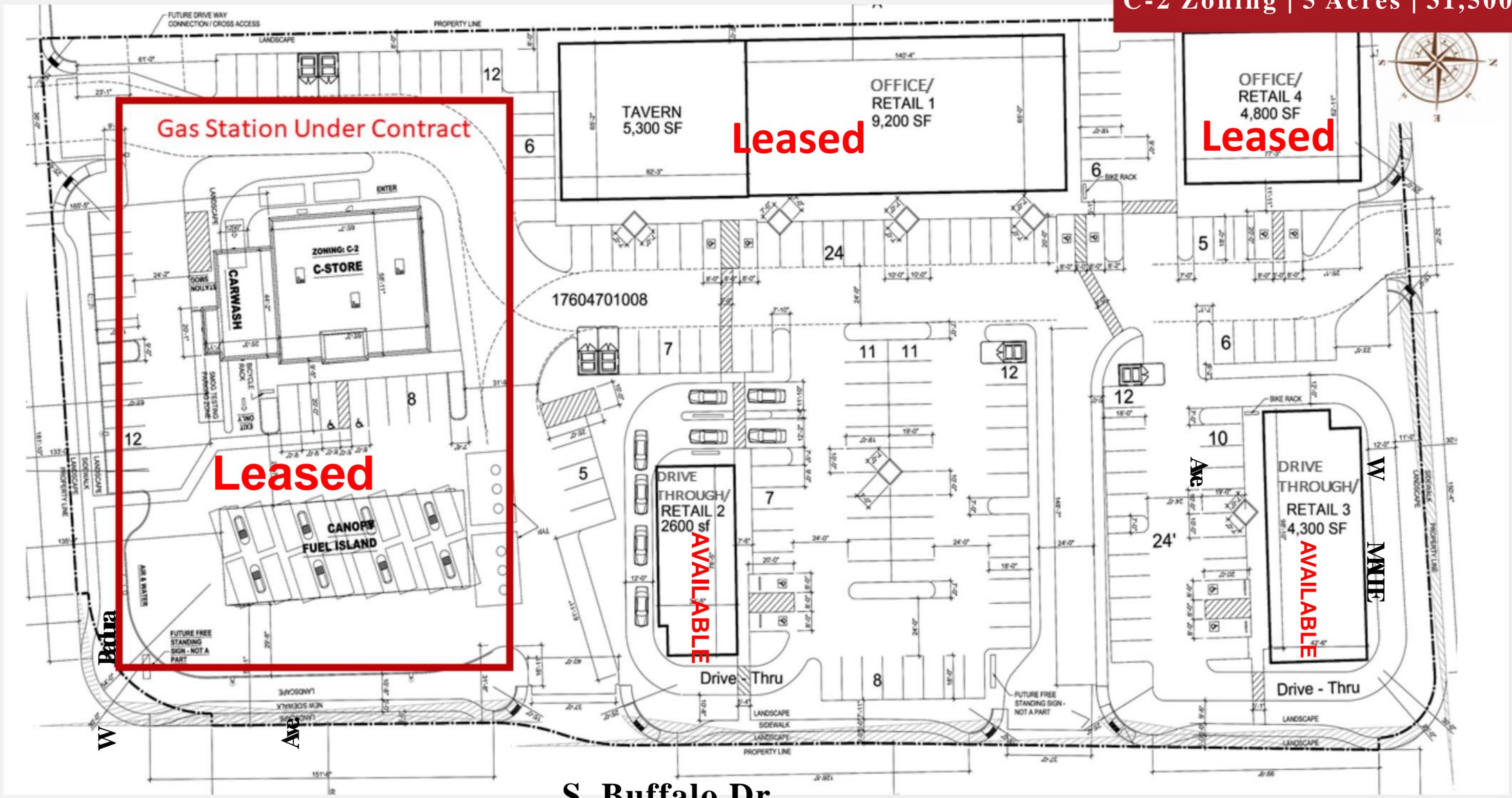
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Real Estate Broker: Milestone Realty  
3900 S Hualapai Way Ste 110  
Las Vegas, NV 89147



**Project Site Plan**  
C-2 Zoning | 5 Acres | 31,500 SF



**Gas Station Under Contract**

**Leased**

**Leased**

**Leased**

**AVAILABLE**

**AVAILABLE**

**S. Buffalo Dr.**



Pricing is subject to change without notice and all parties should conduct their own due diligence to form their own conclusions.

# Executive Summary & Site Plans

<b>1. Gross Site Area</b>	<b>+/- 5.00 Acres</b>
<b>2. APN</b>	<b>17604701008</b>
<b>3. Zoning</b>	<b>C-2</b>
<b>4. Total Building Size</b>	<b>+/- 31,500 SF</b>
▪ <b>Retail Shop 1</b>	<b>+/- 9,200 SF</b>
▪ <b>Retail Shop 2</b>	<b>+/- 2,600 SF</b>
▪ <b>Retail Shop 3</b>	<b>+/- 4,300 SF</b>
▪ <b>Retail Shop 4</b>	<b>+/- 4,800 SF</b>
▪ <b>C-Store</b>	<b>+/- 4,000 SF</b>
▪ <b>Car Wash</b>	<b>+/- 1,300 SF</b>
▪ <b>Tavern</b>	<b>+/- 5,300 SF</b>
<b>5. Fuel Island Canopy</b>	<b>+/- 4,320 SF</b>
<b>6. Total Parking</b>	<b>162 Spaces</b>
<b>7. Coverage</b>	<b>19.8%</b>
<b>8. FAR</b>	<b>0.198</b>

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## RETAIL SPACE FOR NNN LEASE

- In-Line Retail Spaces from +/-1,250 SF to 10,800 SF
- Tavern Site | +/- 5,300 SF
- Large Pylon Sign on Buffalo

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## PRICING

- **In-Line Retail | \$3.50 - \$4.00 PSF**
- **Drive Through | To be Determined**
- **C-Store & Auto Shop | To be Determined**
- **TI Available for qualified Tenants**

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## Location Highlights

- High Visibility from 215 on S Buffalo Exit
- Signalized Intersection on Badura and S Buffalo
- High Traffic Count on Buffalo (Major 215 Intersection)
- Close proximity to Shopping & Healthcare district
- New construction of Apartments, Single Family and Office in the vicinity

# Area Demographics

	<u>1 Mile</u>	<u>3Mile</u>	<u>5 Mile</u>
Population	5,180	94,642	256,643
House Holds-HH	2,517	40,439	115,123
Avg HH Income	\$73,163	\$76,350	\$65,073

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