

**FOR LEASE**

# WINTERWOOD PAVILION

2208-2350 Nellis Blvd.  
Las Vegas, NV 89104



**CARINA L ROPER**  
Vice President

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# PROPERTY HIGHLIGHTS

## Join Winterwood Pavilion, a bustling retail center in East Las Vegas

Prime retail space situated at the bustling intersection of Nellis Blvd and Sahara Ave. Serving a densely populated residential trade area, this center features a diverse mix of national and regional tenants with exceptional visibility and foot traffic.

± 4,000 SF AVAILABLE

- ✓ Positioned on the high-traffic corridor of S Nellis Blvd and E Sahara Ave in Las Vegas, NV.
- ✓ Surrounded by a mature residential population providing a consistent customer base.
- ✓ Prominent pylon signage and extensive street frontage along one of the city's busiest north-south arterials.
- ✓ Diverse tenant mix, home to a variety of destination retailers, services, and dining options.
- ✓ Multiple points of ingress/egress with signalized access from both Nellis Blvd and Sahara Ave.

 **COMMERCIAL GENERAL (CG)**  
ZONING



**CLICK OR SCAN**  
VIEW VIRTUAL TOUR



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## SHOPPING CENTER RETAILERS



# SITE PLAN

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SAHARA AVE | 29,900 VPD



NELLIS BLVD | 39,000 VPD

# FLOOR PLAN









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### Suite 5-6 Space Summary

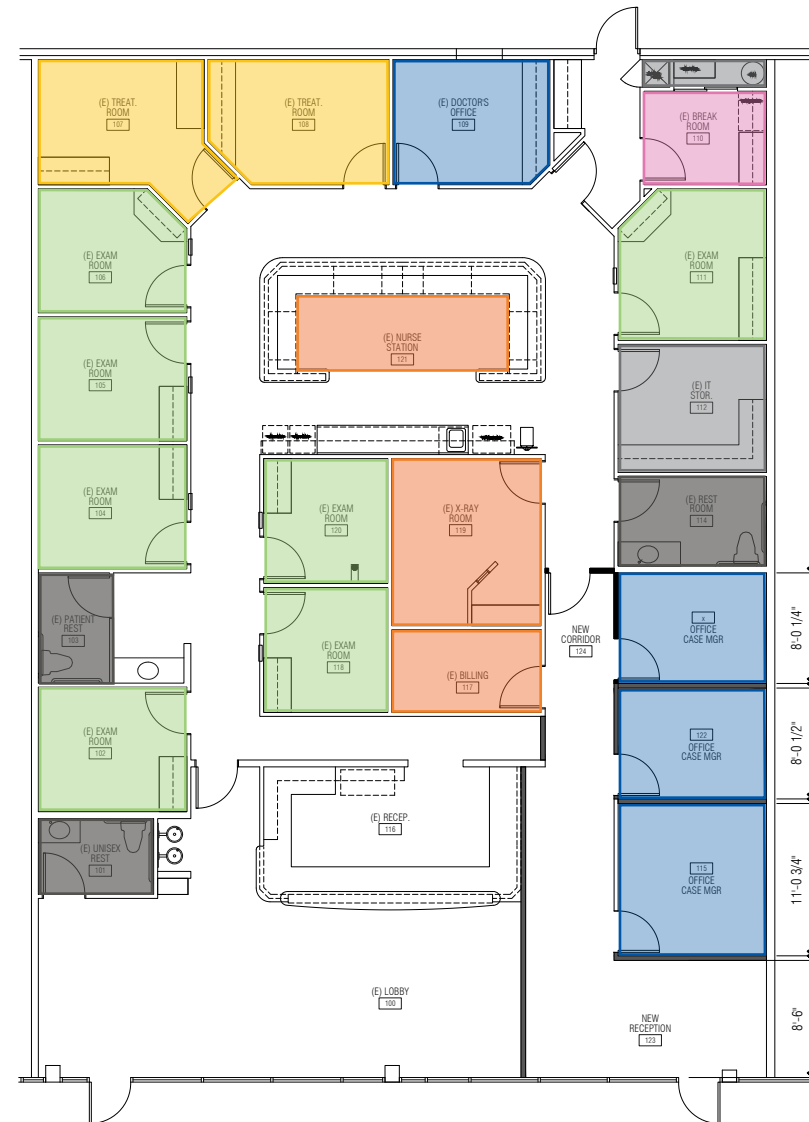
- ±4,000 SF
- Reception & Lobby Space
- Nurse Station
- 4 Offices
- 7 Exam Rooms
- 2 Treatment Rooms
- 3 Restrooms
- 2 Storage Rooms
- 1 Break Room

### COLOR KEY

	Lobby / Corridor / Reception		Break Room
	Office		Work Station
	Exam Room		Storage/ Closets
	Treatment Room		Restrooms



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# SUITE PHOTOS

## WINTERWOOD PAVILION

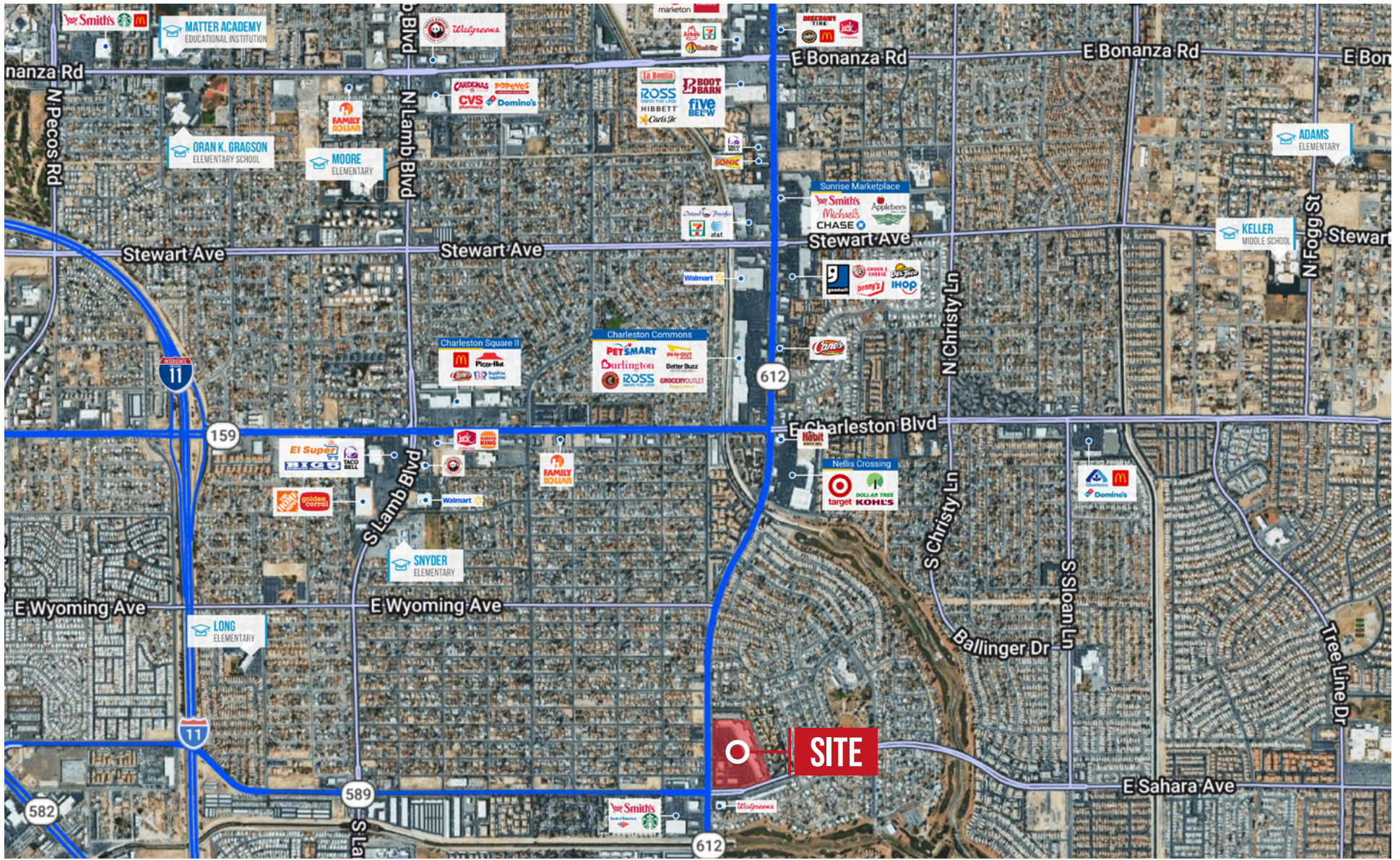
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# TRADE AREA AERIAL

## WINTERWOOD PAVILION

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# AREA DEMOGRAPHICS

## Accessible & Connected

THE LAS VEGAS STRIP  
41.7 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)  
58.4 MILLION PASSENGERS IN 2024

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION  
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO  
SOUTHERN CALIFORNIA - EXPECTED 5.5M ANNUAL VISITORS

CC-215  
251,000 CARS PER DAY

### POPULATION

	1 MILE	3 MILES	5 MILES
	32,438	206,804	478,172

### AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
	\$68,642	\$77,923	\$77,213

### TRAFFIC COUNTS

	SAHARA AVE	S NELLIS BLVD
	29,900 VPD	39,000 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



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# Winterwood Pavilion

Neighborhood Shopping Center

2208-2350 Nellis Blvd  
Las Vegas, NV 89104



**ROI Commercial Real Estate**

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Las Vegas, NV 89148

## Contact our team today!

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