

VISTA COMMONS

HIGHLY DESIRABLE SHOPPING CENTER IN SUMMERLIN



MANAGED BY



Vestar



Vista Commons

11710 W Charleston Blvd
Las Vegas, NV 89135

WHERE EVERYDAY MEETS ADVENTURE

This premier shopping center has remained a cornerstone of the Summerlin community for over two decades. Ideally positioned along W. Charleston Boulevard at the foothills of Red Rock Canyon, the center seamlessly serves both the surrounding residential neighborhoods and the steady flow of visitors headed to one of Southern Nevada's most iconic outdoor destinations.

Annual Visits 2.5 M

Average Dwell Time 23 Min

Visits Yo3Y +6.3%

SOURCE | PLACER.AI 2025



PROPERTY HIGHLIGHTS

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AREA HIGHLIGHTS

DRIVE TIMES

Red Rock Canyon	±7 Min
Las Vegas Ball Park	±6 Min
Downtown Summerlin	±5 Min
CC Rd 215 Beltway	±5 Min
Red Rock Casino & Resort	±4 Min

DAILY TRAFFIC COUNTS

W Charleston Blvd.	±23,300 VPD
CC 215 Beltway	±116,000 VPD

SOURCE | TRINA, NV DOT 2024

BUILT FOR DAILY LIFE

SERVING SUMMERLIN'S PREMIER COMMUNITIES

Strategically designed to serve the surrounding residential base, this well-positioned shopping destination sits between **The Vistas**, **The Paseos**, **Red Rock Country Club**, **Stonebridge**, and **Red Point**—some of Summerlin's most established and affluent communities.

The center features approximately 117,131 SF of curated retail and dining, offering daily convenience with a destination-oriented appeal. Ideally located just 7 minutes from Red Rock Canyon National Conservation Area and less than 5 minutes from the 215 Beltway, the property benefits from strong neighborhood traffic and consistent visitor flow.



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PROPERTY SITE PLAN

Vista Commons

11710 W Charleston Blvd
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..... DESERT FOOTHILLS DR | ±10,870 VPD

..... W CHARLESTON BLVD | ±23,300 VPD

RESTAURANT SPACE AVAILABLE

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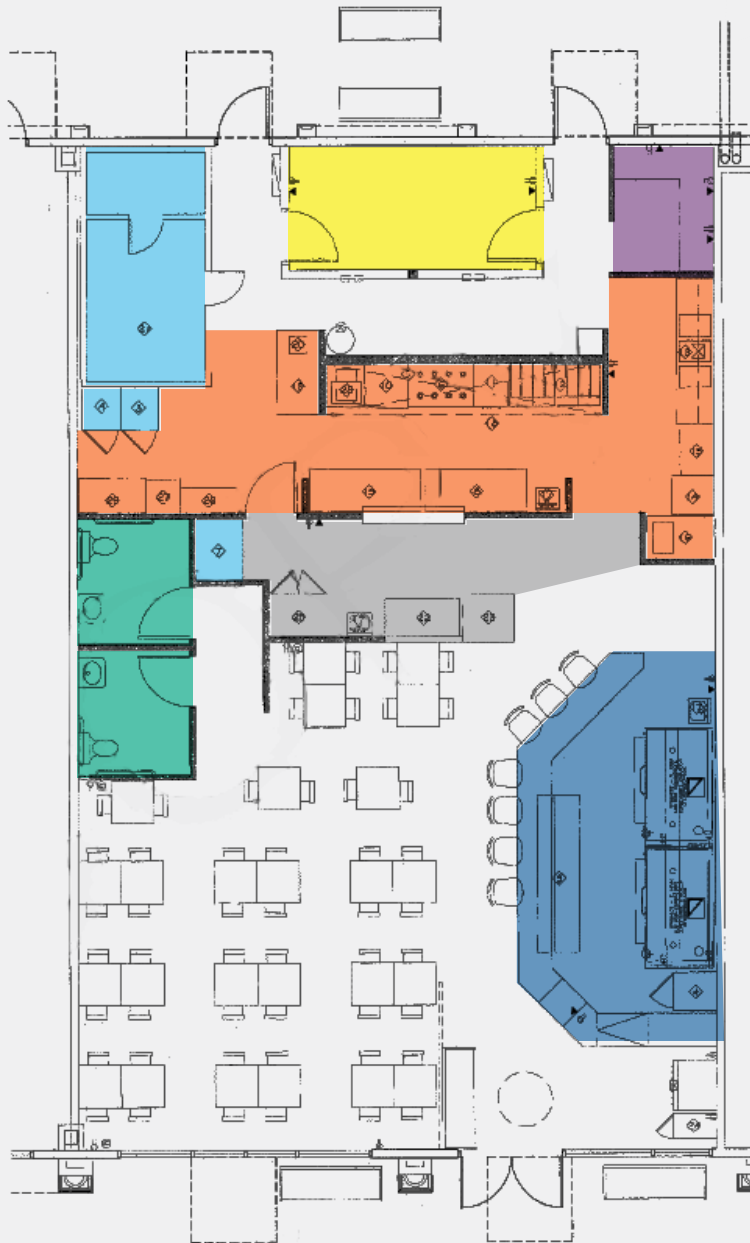


CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR

SUBJECT FLOOR PLAN

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SUITE C-150

±2,280 SF AVAILABLE

- Second Generation Restaurant Space
- Former Mark Rich's Pizza
- Fully built-out kitchen including:
 - a. Two Hoods
 - b. Grease Trap
 - c. Walk-In Freezer
- Two Restrooms
- Ample Natural Light

COLOR KEY

 Cold Storage	 Bar Area
 Kitchen	 Dining Area / Walkway
 Wait Station	 IT Closet
 Restrooms	 Dry Storage / Office



CLICK OR SCAN
INTERACTIVE VIRTUAL TOUR



The Vistas

HEARTLAND OF SUMMERLIN-WEST | 5 MIN

An 800+ Acre European-inspired village with home views including the Las Vegas Strip to the east and mountain views of Red Rock Canyon National Conservation area to the west.

Community Size	±800 Acre Village
Total Homes	±1,473 Homes
Average Household Income	± \$188,000 within a one mile radius



Red Rock Country Club

PEAK SUMMERLIN LUXURY | 5 MIN

Spanning 738 acres of private golf course living, Red Rock Country Club offers a master-planned balance of mountain serenity and Las Vegas skyline views.

Community Size	738-Acre Private Golf Community
Total Homes	±1,115 Homes
Average Household Income	± \$210,000 within a one mile radius



Stonebridge

THE ESTABLISHED SOPHISTICATE | 5 MIN

A 502-acre master-planned expansion consisting of 12 modern neighborhoods. One of Summerlin's newest residential frontiers, the area benefits from community amenities, activities, and more.

Community Size	±502 Acres
Total Homes	±1,200 Homes
Average Household Income	± \$234,000 within a one mile radius

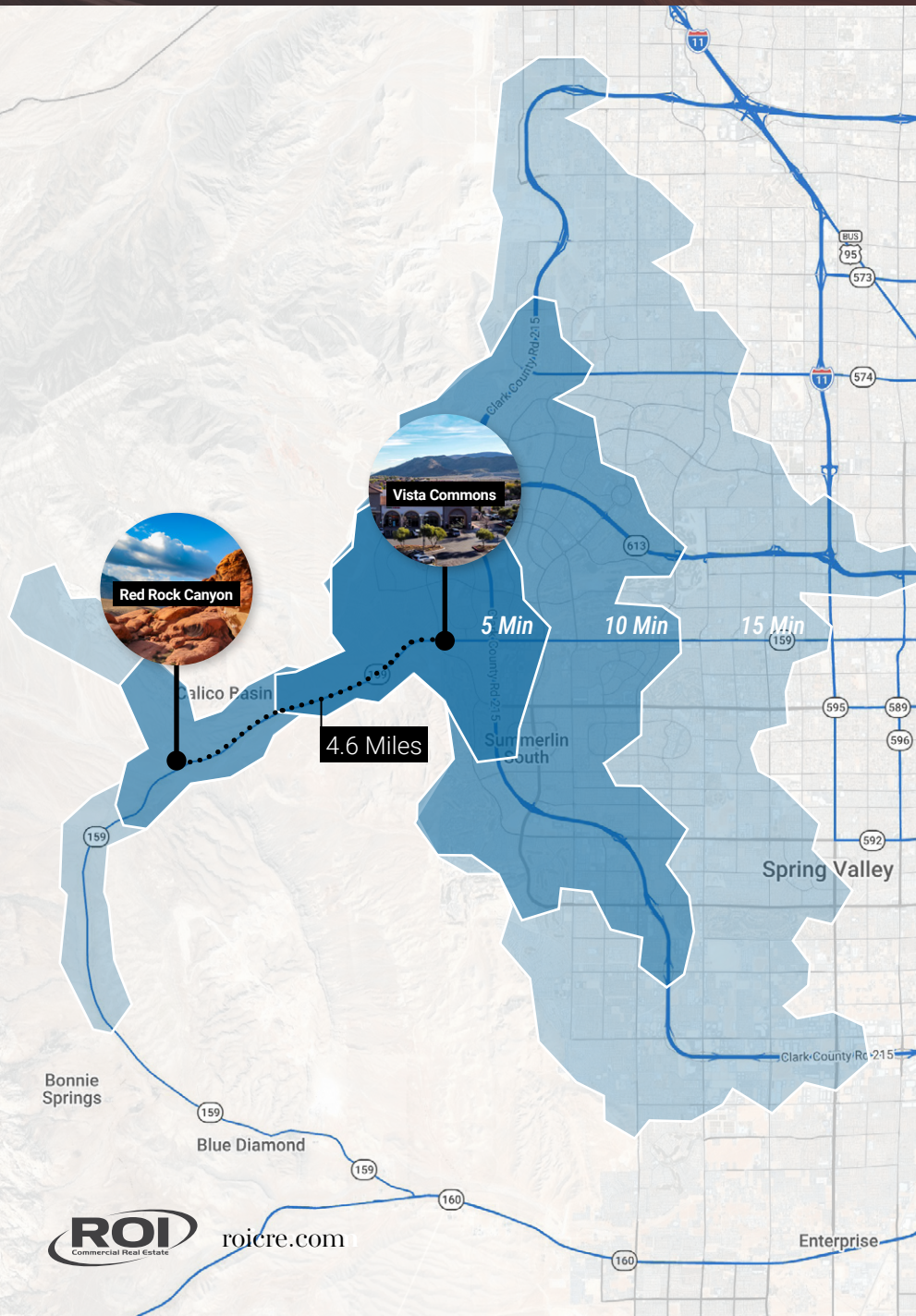


The Paseos

THE SCENIC SANCTUARY | 5 MIN


Spanning 770 acres along the western rim, The Paseos is defined by its dramatic elevation and Spanish-influenced architecture. Known for its trail system and parks, this village offers a mature, outdoor-centric lifestyle with cooler temperatures.


Community Size	±770 Acres
Neighborhoods	±28 Established
Average Household Income	± \$240,000 within a one mile radius



POSITION YOUR BRAND AT THE GATEWAY TO RED ROCK CANYON

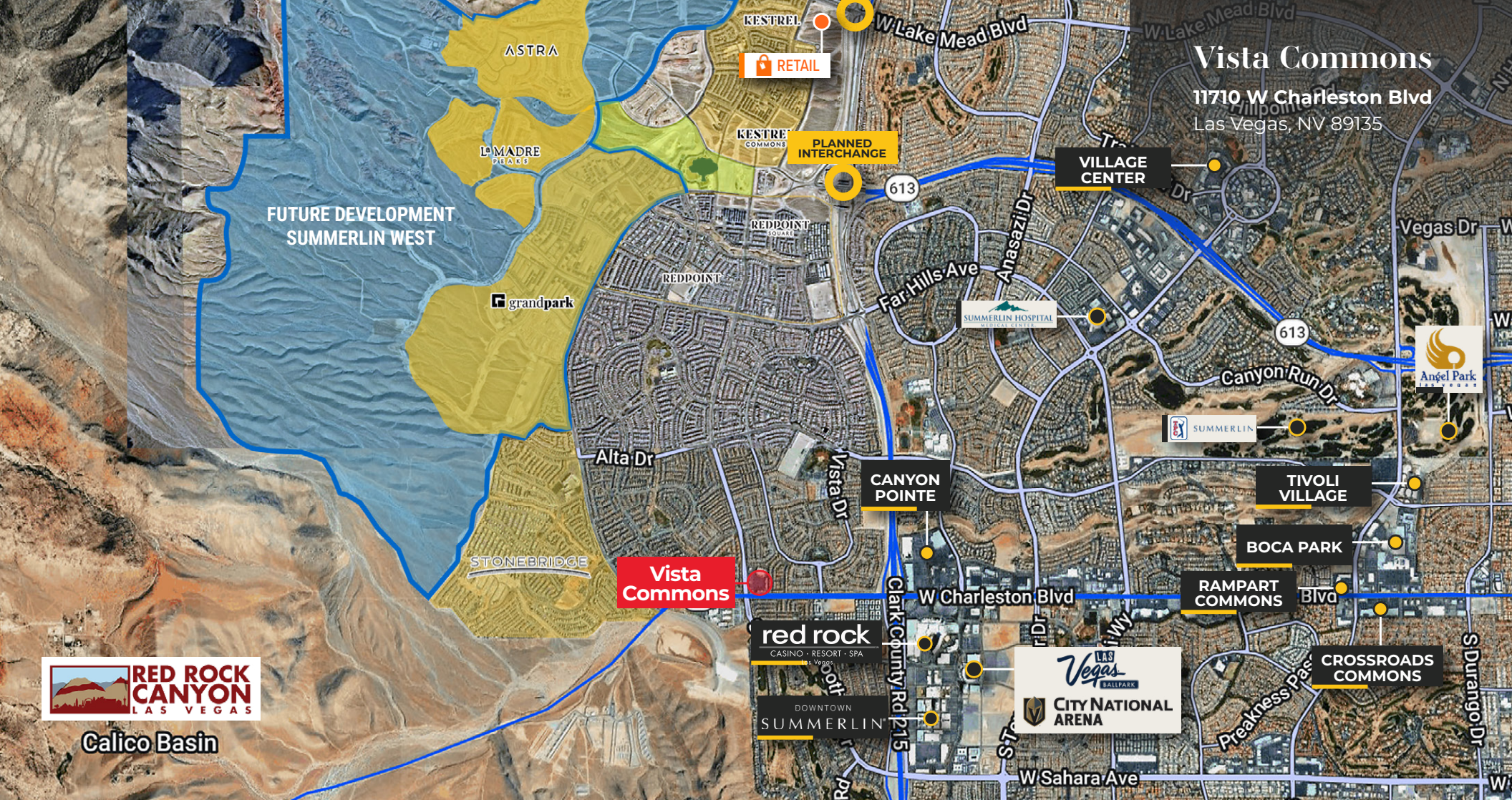
Located at the prestigious western edge of Summerlin, this prime restaurant opportunity sits at the final commercial threshold before the majestic Red Rock Canyon. Surrounded by the valley's most exclusive residential estates, this is where high-discretionary income meets world-class natural tourism.

 **3 MILLION+**
ANNUAL VISITORS
*At Red Rock National
Conservation Area*

 **\$163,767**
AVERAGE HHI
Within 10 Minutes

 **1.3% GROWTH**
PROJECTED 5 YEARS
Within 10 Minutes

 **\$750,000**
HOME VALUE
Within 10 Minutes



Calico Basin

SUMMERLIN WEST

POPULATION TOTALS

5, 10, 15 MINUTE DRIVE TIMES



5 Min	41,412
10 Min	152,510
15 Min	405,281

HOUSEHOLD TOTALS

5, 10, 15 MINUTE DRIVE TIMES



5 Min	16,126
10 Min	65,531
15 Min	168,840



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SOURCE | SITES USA 2025

ABOUT SUMMERLIN

LIFESTYLE & COMMUNITY

Spanning 22,500 acres, Summerlin is Las Vegas's premier master-planned community, blending active lifestyle with affluent living. Home to 130,000 residents, it features 300+ parks, 200 miles of trails, and top-tier education. With a \$113,921 median household income, Summerlin offers a sophisticated, high-growth environment where everyday convenience meets mountain adventure.

±130K

Summerlin Population

\$112K

Median Household Income

60%

Hold College Degrees AGES 25+



**HIGH-INCOME
PROFESSIONALS**

10 MIN DRIVE TIME

Median Income \$112,110

Average Income \$163,767



**YOUNG, URBAN &
EDUCATED**

10 MIN DRIVE TIME

Median Age 43.6

Bachelor's Degree + 46.4%



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SUMMERLIN® OVERVIEW

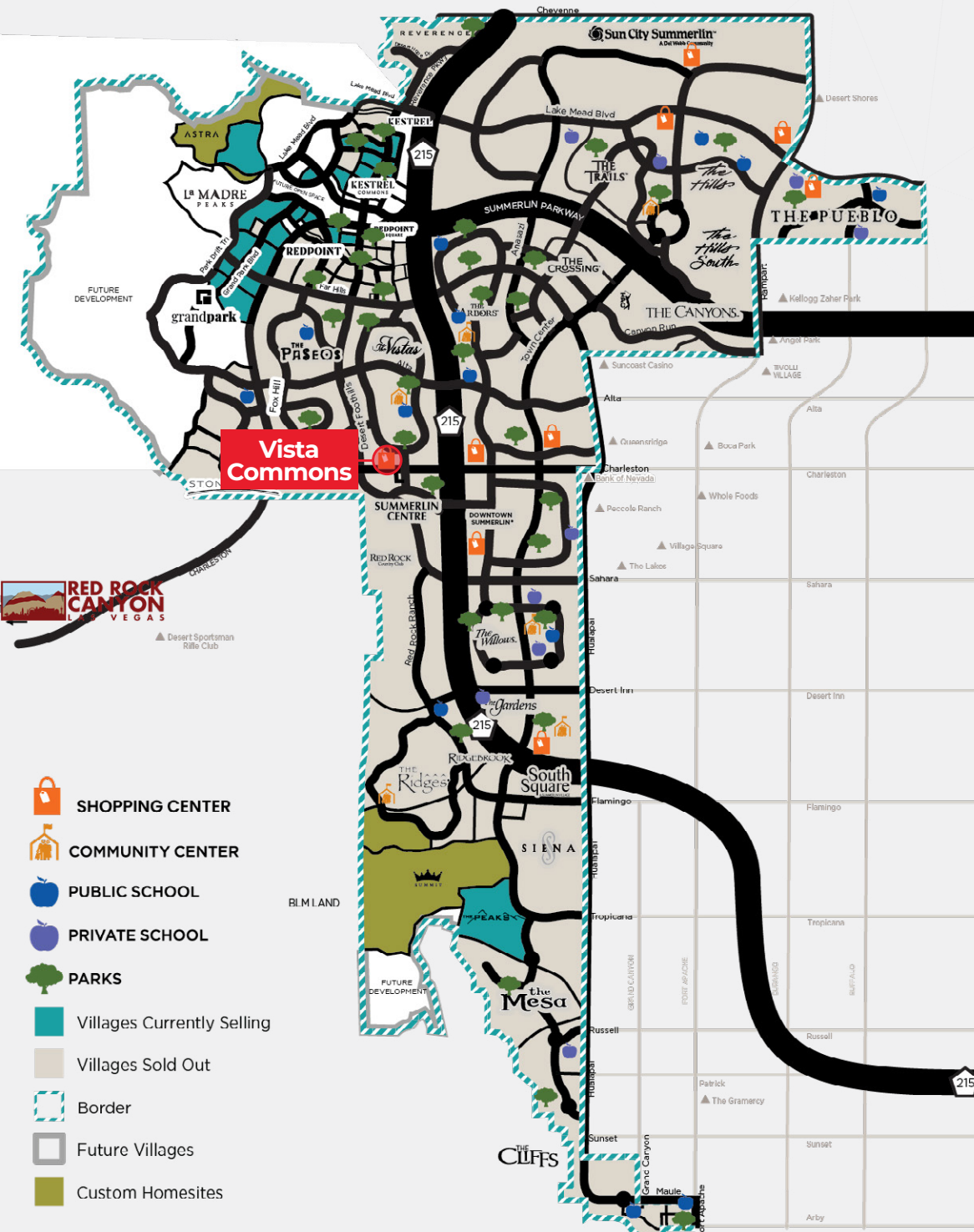
Voted Best Master Planned
Community for nearly 20 years

LIFESTYLE

Regional Parks	30+
Village & Neighborhood Parks	300+
Award-Winning Trail System	200+ mi
Public & Resident-Only Pools	5
Resorts	3
Sports Facilities	2
Public & Private Golf Courses	9
Places of Worship	15

COMMUNITY

Residences	2,600
Public Schools	16
Private Schools	9
Higher Education Institutes	4



VISTA COMMONS

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