

Future Retail Pads For Lease

# SWC GRAND MONTECITO PKWY. & ROME BLVD.

Las Vegas, NV 89149

Listed By:



**SUBJECT**

**Durango Beltway Plaza**

**Montecito Crossing**

**Montecito Tower**  
Class A Office  
170,000 SF

**Montecito Marketplace**

**Imagine School**  
Mountain View  
679 Students

**Centennial Hills Hospital**  
MEDICAL CENTER  
336 Beds  
1,200 Employees

**WOW**  
CARWASH

**goodwill**



N. Durango Dr. // 36,000 VPD

W. Rome Blvd

US 95 Freeway // 95,000 VPD

CC 215 Beltway // 29,000 VPD

Grand Montecito PKWY // 4,400 VPD

NEW RETAIL OPPORTUNITIES IN CENTENNIAL

# GRAND MONTECITO & ROME BLVD.

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## PROPERTY HIGHLIGHTS

- Rare new retail opportunity in Centennial trade area with multiple options available for lease:
  - Ground lease or build to suit pads available
  - Big box retail opportunity up to ±40,000 SF
- Seeking grocers, quick service restaurants, full-service restaurants, and everyday needs retailers
- Located right off the 215 and N. Durango with excellent frontage and visibility to the 215 Beltway, Grand Montecito Pkwy., and Rome Blvd.
- High barrier to entry corridor and high growth trade area with over 101K homes within a 5-mile radius
- Located less than a mile from Montecito Crossing, featuring major retailers such as Kohl's, Burlington, EOS Fitness, PetSmart, Ulta, and more

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2024 Population</b>	15,174	122,035	270,396
<b>2024 Average Household Income</b>	\$111,717	\$131,917	\$124,520
<b>2024 Households</b>	5,800	43,400	98,759

## Leasing Experts

### AREEBA MOTEN

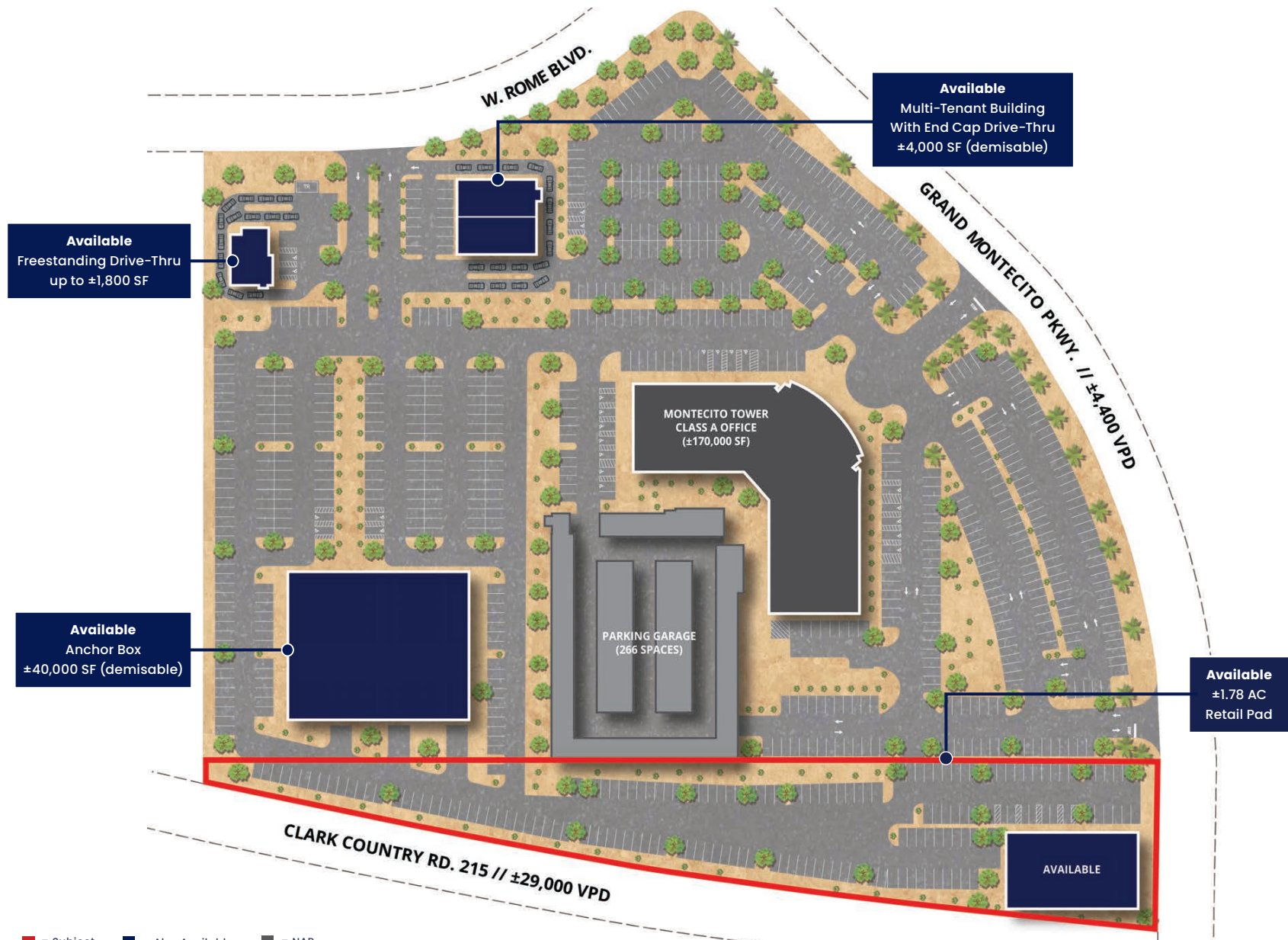
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= Subject   
 = Also Available   
 = NAP

## VICINITY MAP

The trade area consists of ±270,396 residents with an average household income of ±\$124,520 within a 5-mile radius.



**Daytime Population**  
185,363



**Median Age**  
39.0



**Median Home Value**  
\$473,784

### Nearby Amenities ±5-Mile Radius

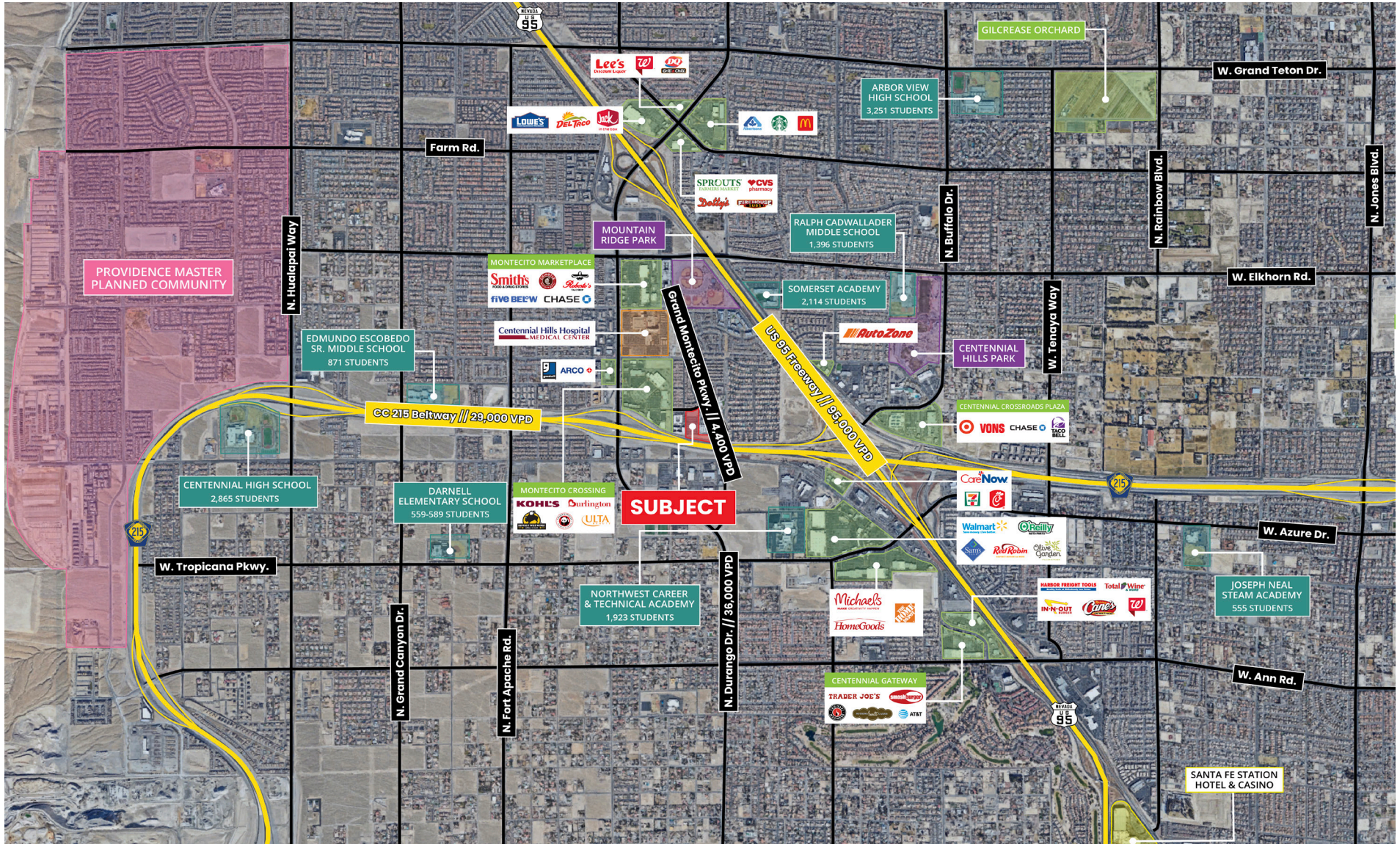
- 1 Providence Master Planned Community (7,000 homes) - 3.0 miles
- 2 Centennial Hills Hospital (336 beds, 1,200 employees) - 0.6 miles
- 3 Santa Fe Station & Hotel (200 rooms) - 3.5 miles
- 4 Centennial High School (2,865 students) - 2.9 miles
- 5 Floyd Lamb Park (680 acres) - 4.0 miles
- 6 Somerset Academy (2,114 students) - 2.8 miles
- 7 Ralph Cadwallader Middle School (1,396 students) - 2.2 miles
- 8 Auto Dealerships - 0.9 miles



SITE =

# GRAND MONTECITO & ROME BLVD.

# TRADE AREA MAP



N = Subject   
 ■ = Power Centers   
 ■ = Hospital   
 ■ = Schools   
 ■ = Parks   
 ■ = Planned Community   
 ■ = Hotel & Casino



# GRAND MONTECITO & ROME BLVD.

# SOUTH FACING AERIAL



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**Drive Thru Pad  
±1,800 SF**

**Multi-Tenant Bldg.  
w/ End Cap Drive Thru  
±4,000 SF**

**Anchor Box  
±40,000 SF  
(demisable)**

**±1.78 AC  
Retail Pad**

W. Rome Blvd.

US 95 Freeway // 95,000 VPD

Grand Montecito Pkwy. // 4,400 VPD

CC 215 Beltway // 29,000 VPD



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## Malan + Marcello Investment Team

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