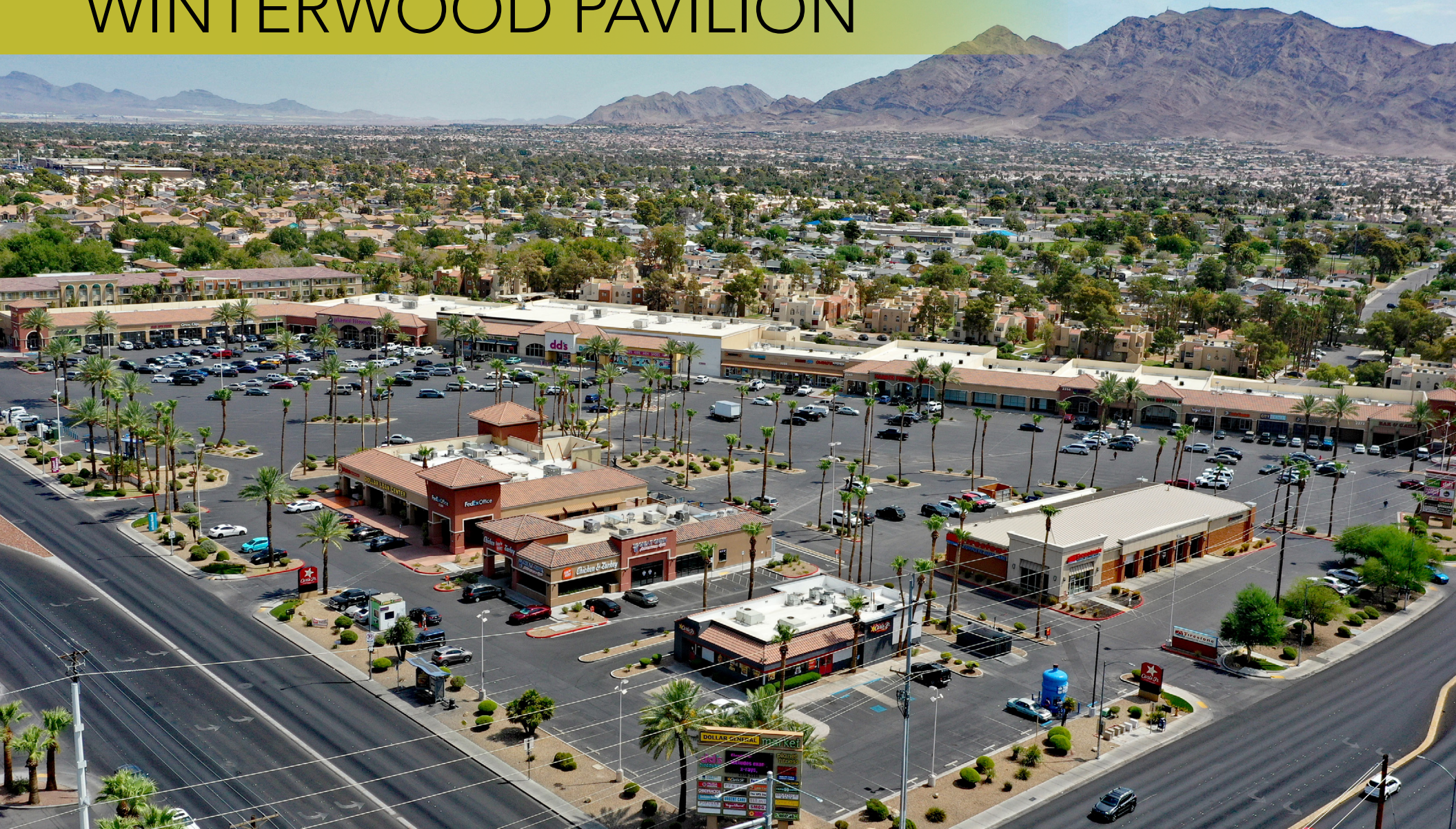


FOR LEASE: ±1,875 SF SECOND GENERATION DRIVE-THRU RESTAURANT

# WINTERWOOD PAVILION



**DAPPER**  
DEVELOPMENT

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2208-2350 NELLIS BLVD.  
LAS VEGAS, NV 89104



FOR LEASE: ±1,875 SF SECOND GENERATION DRIVE-THRU RESTAURANT

# WINTERWOOD PAVILION

## PROPERTY OVERVIEW

Winterwood Pavilion is located on the Northeast corner of Sahara Ave and Nellis Blvd. This extremely busy 140,260 SF neighborhood shopping center includes national tenants such as Planet Fitness, Dollar General Market, Firestone Tires, DD's Discounts, Harbor Freight Tools and more.

Our last space available is a 1,875 SF second generation drive-thru restaurant space. **PLEASE DO NOT DISTURB TENANT.**

This busy shopping center has ample parking and numerous pylon and monument signage on both Sahara and Nellis Blvd. Please contact listing agent for additional details or to set up a tour of the property and the available suites.

## PROPERTY HIGHLIGHTS

1,875 SF second generation drive-thru restaurant space available

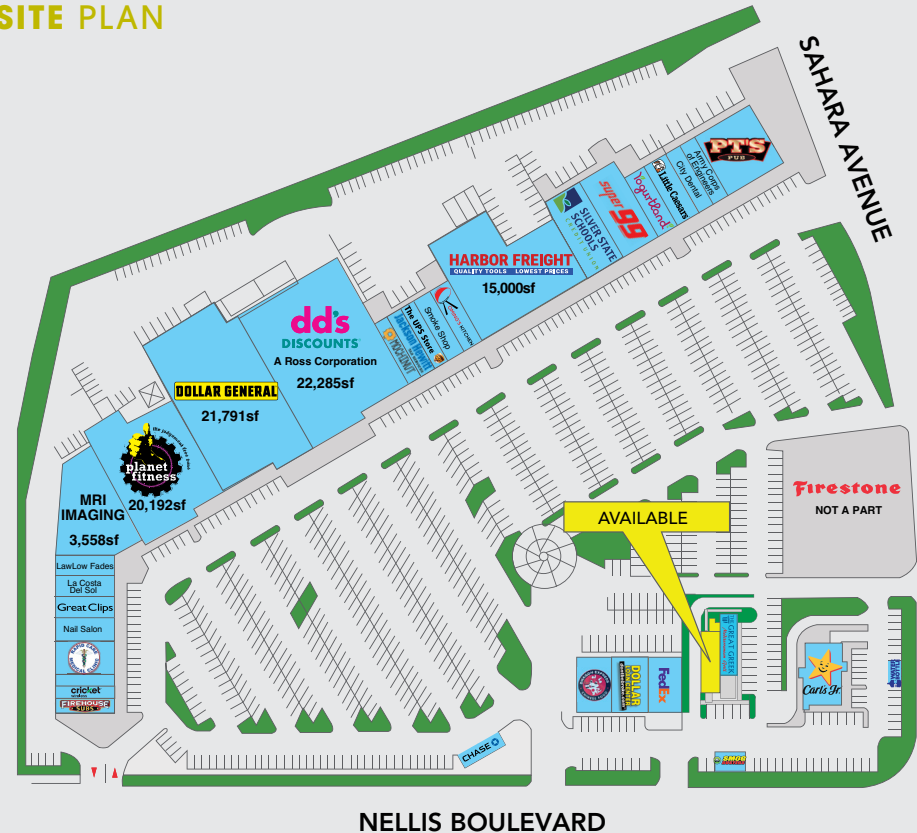
Irreplaceable street visibility on Nellis Blvd.

Ample parking

Excellent traffic counts – 69,300 cars per day and growing

Adjacent to dense residential communities

## SITE PLAN



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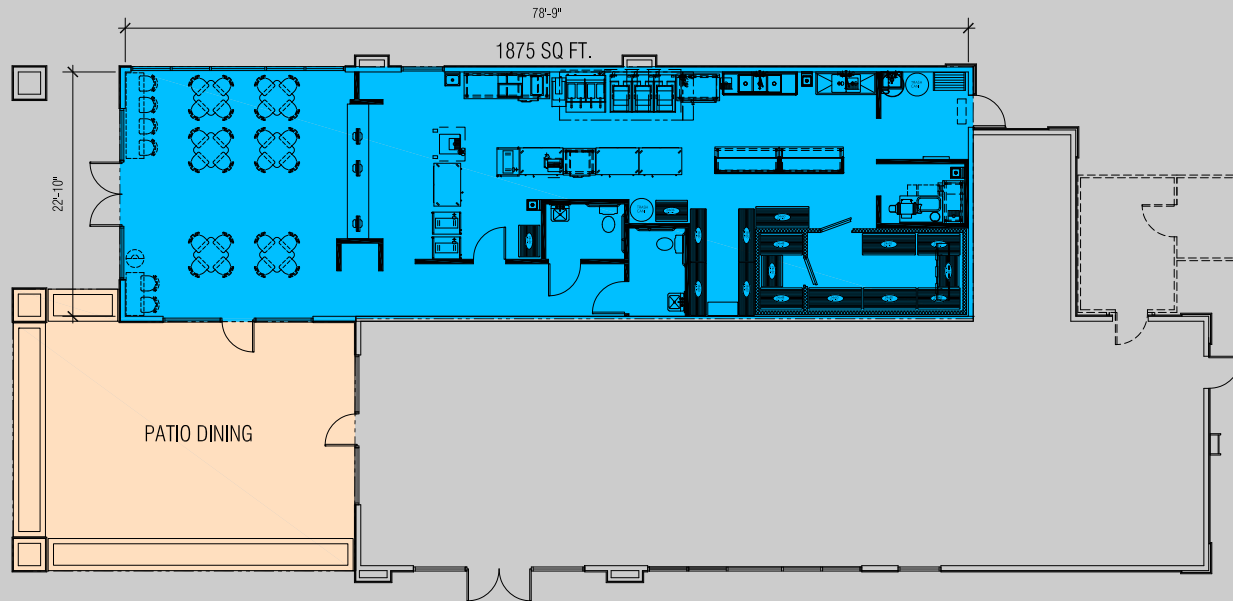
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# WINTERWOOD PAVILION

## FLOOR PLAN



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# WINTERWOOD PAVILION

AERIAL MAP

VEGAS STRIP

SAHARA AVE.

NELLIS BLVD.

AVAILABLE PROPERTY



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# WINTERWOOD PAVILION

## LOCATION OVERVIEW

Winterwood Pavilion is located at 2208 S. Nellis Blvd. Las Vegas, NV 89104. This recently renovated multi-tenant shopping center sits on the Northeast corner of Nellis Blvd. and Sahara Ave. It is approximately one mile from the US-95 freeway and is prominently located. This location enjoys high visibility along the main retail corridor surrounded by many dense residential communities, parks, schools and community centers. The area is characterized by a blend of residential, commercial and retail spaces, offering a mix of services and amenities for locals and visitors alike. The property is near Sunrise Mountain and offers easy access with a strong tenant mix. Anchored by DD's Discounts, Dollar General Market, Planet Fitness and Harbor Freight Tools, this center is just minutes away from old Downtown Las Vegas and "The Strip". The area is well served by public transportation, with several bus routes running along S. Nellis Blvd. It is also conveniently located near other major roads, providing easy access to other parts of the Las Vegas Valley and Henderson. This mature community has quickly become a vibrant commercial destination with a strong retail demand generator. Approximately 69,000 vehicles per day pass by this site.



### POPULATION

**1 Mile**  
33,860

**3 Miles**  
228,395

**5 Miles**  
425,153



### AVERAGE HOUSEHOLD INCOME

**1 Mile**  
\$58,894

**3 Miles**  
\$58,238

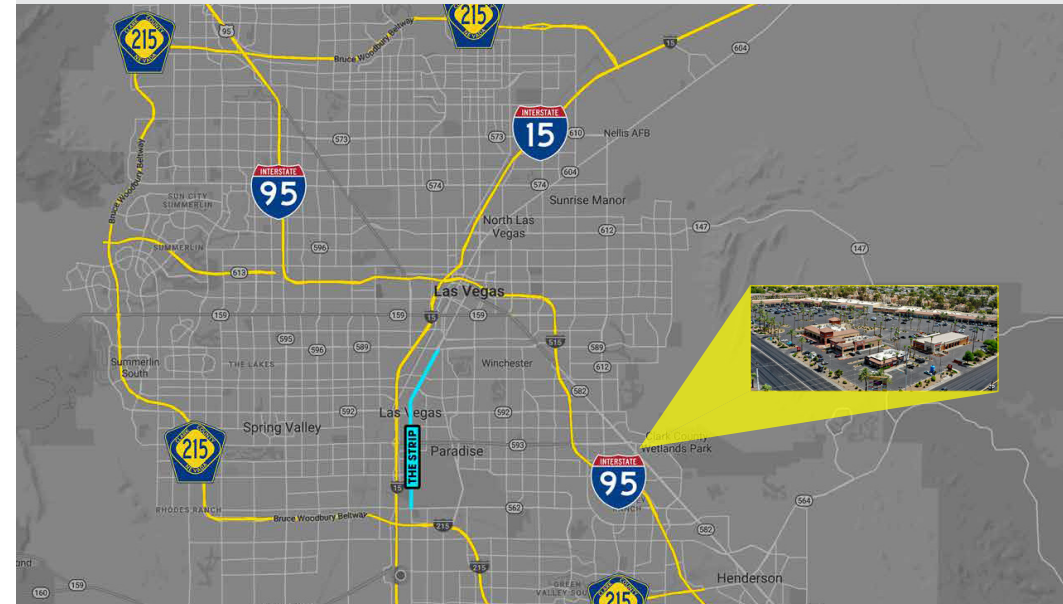
**5 Miles**  
\$57,302



### TRAFFIC COUNTS

**Sahara Ave**  
26,300 VPD

**Nellis Blvd**  
43,000 VPD



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