

the shops *at Grand Canyon*

4115, 4145, 4165, 4195 & 4215
S. GRAND CANYON DRIVE
LAS VEGAS, NEVADA 89147

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W Flamingo Road



Highlights

- Busy Target anchored power center in Summerlin South. Over 300k customers visit the shopping center monthly. Other anchors include Kohl's, Floor & Decor and JC Penney. Many national retailers in the center creating high customer volume.
- This site is located just west of the 215 Beltway at the Flamingo exit. High house-hold income and good daytime population surround the site. The property is across from Las Vegas Athletic Club and the new Dignity Health neighborhood hospital.
- 1,600 SF inline shop space available.
- 3,600 SF built-out, second generation restaurant with grease trap available. Landlord will consider alternative retail & service uses.
- Affluent surrounding neighborhoods include The Summit Club, The Ridges and Siena boasting some of the highest incomes in the Las Vegas valley.

Building Type: Retail Power Center

Available Space: 1,600 to 3,600 SF

Lease Rate: \$2.50 - \$3.25/SF/mo. NNN

NNN: \$0.97/SF/mo.

Zoning: CG (Clark County)

Cross Streets: Flamingo Rd.
& Grand Canyon Dr.

Residential Population

One Mile Radius	22,779 residents
Three Mile Radius	150,306 residents

Total Daytime Population

One Mile Radius	4,727
Three Mile Radius	38,717

Annual Household Income

One Mile Radius	\$110,045
Three Mile Radius	\$128,284

2025 Estimated Demographics

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Surrounding Retailers

