

25 ACRE RETAIL CENTER ANCHORED BY ALBERTSONS GROCERY



MOUNTAIN'S EDGE MARKETPLACE

SWC BLUE DIAMOND RD. & BUFFALO DR. • LAS VEGAS, NV 89178



NOW LEASING



MOUNTAIN'S EDGE MARKETPLACE ■ SWC Blue Diamond Rd. & Buffalo Dr. ■ Las Vegas, NV 89178

Mountain's Edge Marketplace is in the final phase of construction with prominent retail suites still available for lease. The 25-acre, Albertson's anchored shopping center is located at the signalized intersection of Blue Diamond Road and Buffalo Drive, at the entrance to the Mountain's Edge master-planned community. Mountain's Edge Master Planned community is one of the top-selling master-planned communities in Las Vegas.

The shopping center is in it's final phase of construction and will feature Ross Dress For Less and Planet Fitness as junior anchor tenants. Mountain's Edge Marketplace also includes key tenants such as Chase Bank, Aveda Salon, Procure Medical Center Edge Dental Group, Burger King, Starbucks, UPS, Tide Cleaners, PT's Gold and many other tenants.

■ HIGHLIGHTS

- Premier southwest grocery anchored retail shopping center within Mountain's Edge master planned community.
- Mountain's Edge master planned community includes 14,500 SF of homes and is one of the fastest growing communities in the nation.
- Join Albertsons, Ross Dress for Less, Planet Fitness and other great tenants.
- Multi-tenant pads, single-tenant pads, endcaps, drive-thrus.
- Located at the signalized intersection of Blue Diamond Rd. and Buffalo Dr.
- Blue Diamond Rd. benefits from high traffic counts of +/- 46,000 CPD
- This location is one of the busiest Albertsons in the Las Vegas valley.



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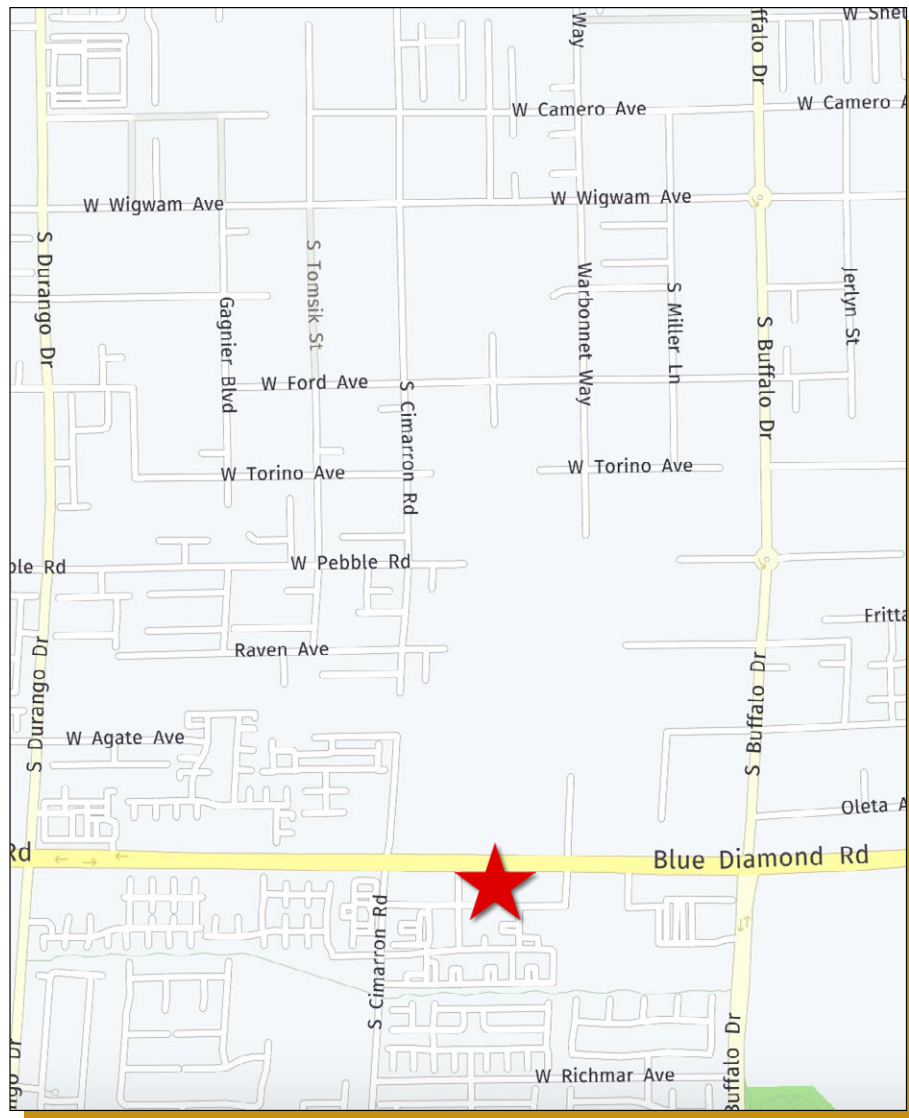


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■ DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	11,423	105,422	191,420
2025 Population	12,761	118,080	213,328
Employees	930	13,222	47,971
Total Businesses	131	1,476	4,692
Avg. HH Income	\$97,815	\$91,770	\$87,498
Med. HH Income	\$82,765	\$76,977	\$72,746
Households	4,121	37,103	68,672
Avg. Housing Value	\$353,727	\$316,241	\$321,502



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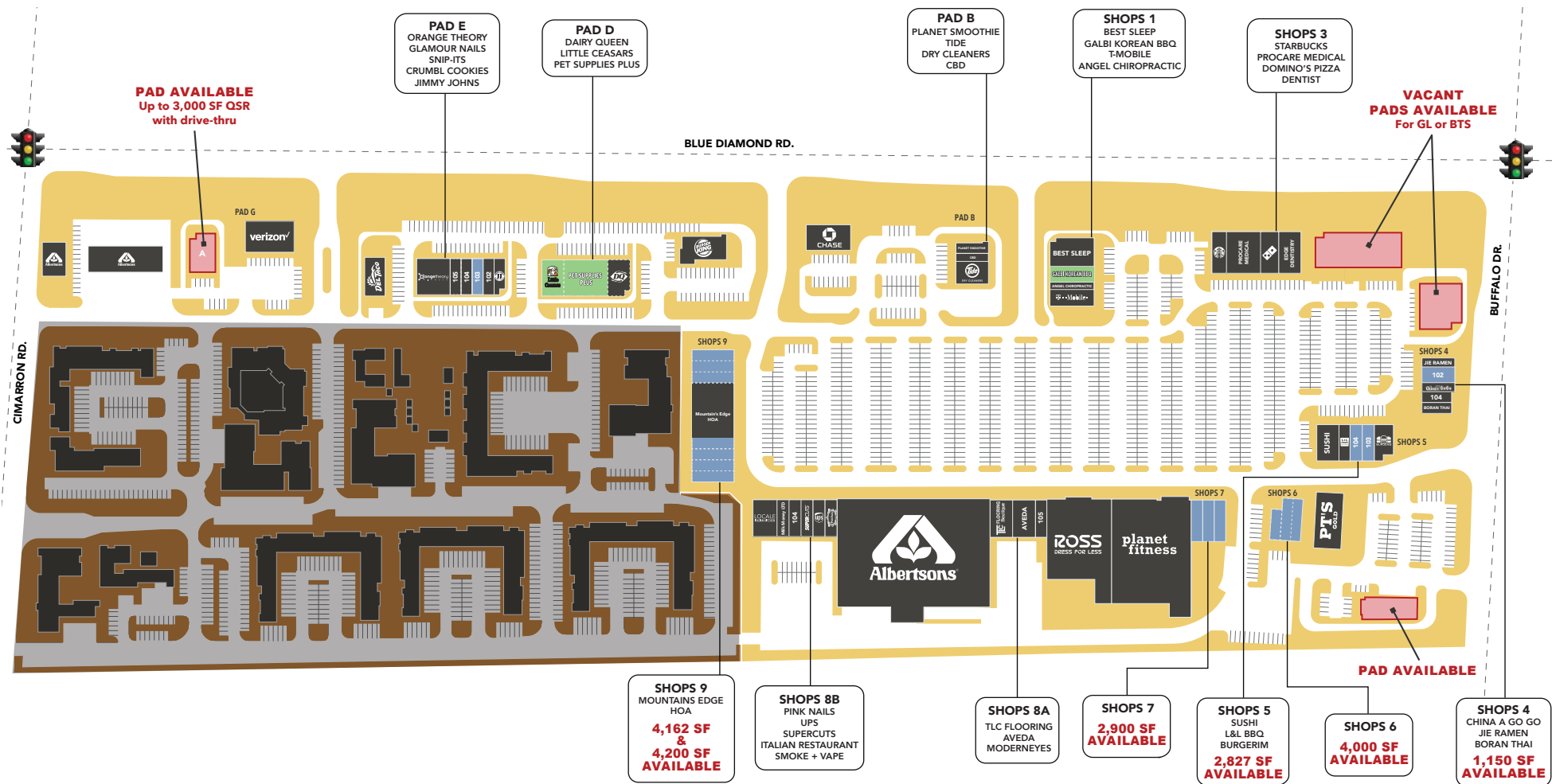
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■ SITE PLAN



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