



the shops

Grand Canyon Parkway





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



Market Pricing
Offering Price



64,649 SF
Total GLA



97.0%
Occupancy



13.21
Acres

EXECUTIVE SUMMARY

Newmark Retail Capital Markets is pleased to present the opportunity to acquire a portion of the Shops at Grand Canyon in Las Vegas, Nevada. The Shops at Grand Canyon offering consists of 64,649 square feet across four separate buildings within one of the top performing Target-anchored centers in all of Las Vegas. Additional anchor tenants within the project include Floor & Decor, Kohl's and JCPenney while the balance of the center is comprised of national, regional and local shops including Coffee Bean & Tea Leaf, Vitamin Shoppe, Supercuts and more.

The Shops at Grand Canyon is an opportunity to secure a stable income stream in a Las Vegas market experiencing explosive growth with strong tenant demand and the ability to grow rental rates over the hold period.

INVESTMENT HIGHLIGHTS

- TARGET / KOHL'S SHADOW ANCHORED
- SUMMERLIN SOUTH RETAIL
- RESIDENTIAL GROWTH
- NOI GROWTH
- LEASING MOMENTUM
- MULTIPLE PARCELS / EXIT STRATEGY

Demographics

	1 Mile	3 Miles	5 Miles
2023 Total Population	22,175	153,144	315,515
Total Daytime Population	22,590	131,005	301,578
2023 Households	9,492	63,420	127,970
2023 Average Home Value	\$502,619	\$538,491	\$519,647
2023 Average Household Income	\$101,823	\$111,934	\$110,480

The Shops at Grand Canyon is shadow anchored by one of the top performing Targets in the greater Las Vegas market.





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