

FUTURE RETAIL CENTER



SWC WINDMILL &
CIMARRON
LAS VEGAS, NV 89113

CONTACT

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CBRE

PROPERTY HIGHLIGHTS

AVAILABLE

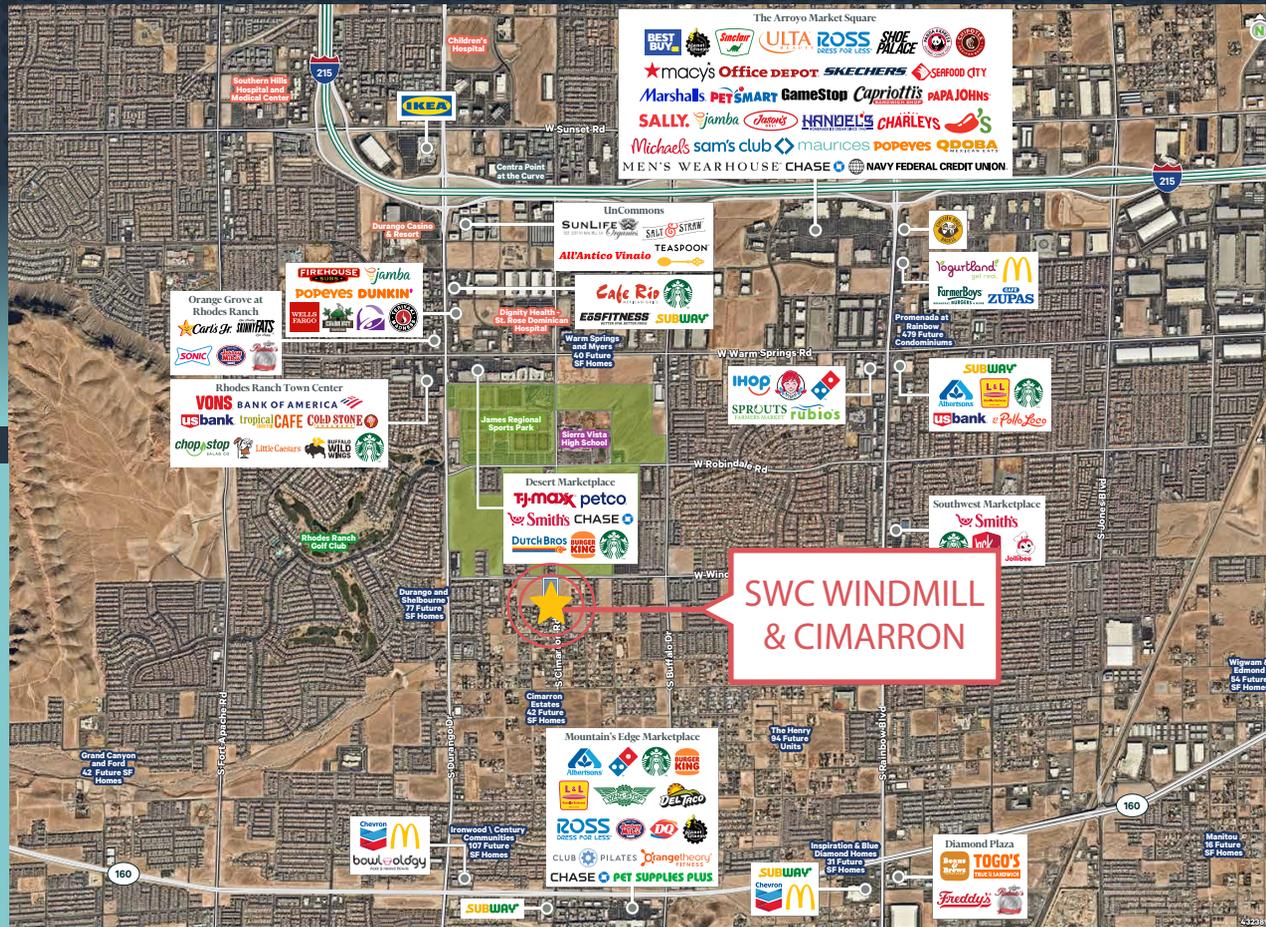
New Construction Retail Opportunity

Retail: +/-9,800 sf (divisible to +/-1,200 sf)

Tavern: ±5,000 sf (Pending)

QSR Pads: up to ±2,800 sf w/drive through (Ground Lease Pads)

Estimated Delivery: Q3 2026



Size: ±5 acres

APN: 176-16-101-008

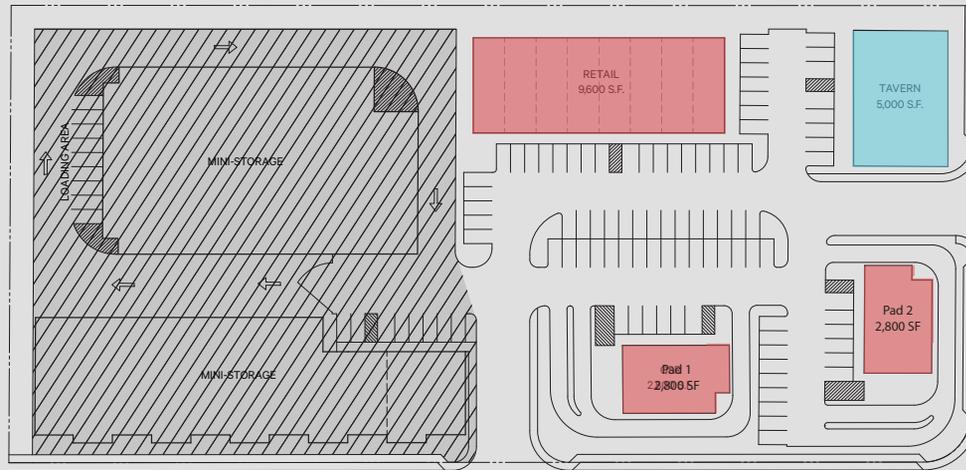
Zoning: Clark County –

CG (Commercial General)



SITE PLAN

SUITE	TENANT	SIZE
Retail 1	AVAILABLE	9,600 SF, divisible to 1,200 SF
Tavern	Pending	5,000 SF
Pad 1	AVAILABLE	2,800 SF
Pad 2	AVAILABLE	2,800 SF



CIMARRON RD.

WINDMILL LANE



AREA DEMOGRAPHICS



POPULATION

5 Minutes Drive Time **42,150**

10 Minutes Drive Time **189,884**



AVERAGE HOUSEHOLD INCOME

5 Minutes Drive Time **\$117,916**

10 Minutes Drive Time **\$122,602**



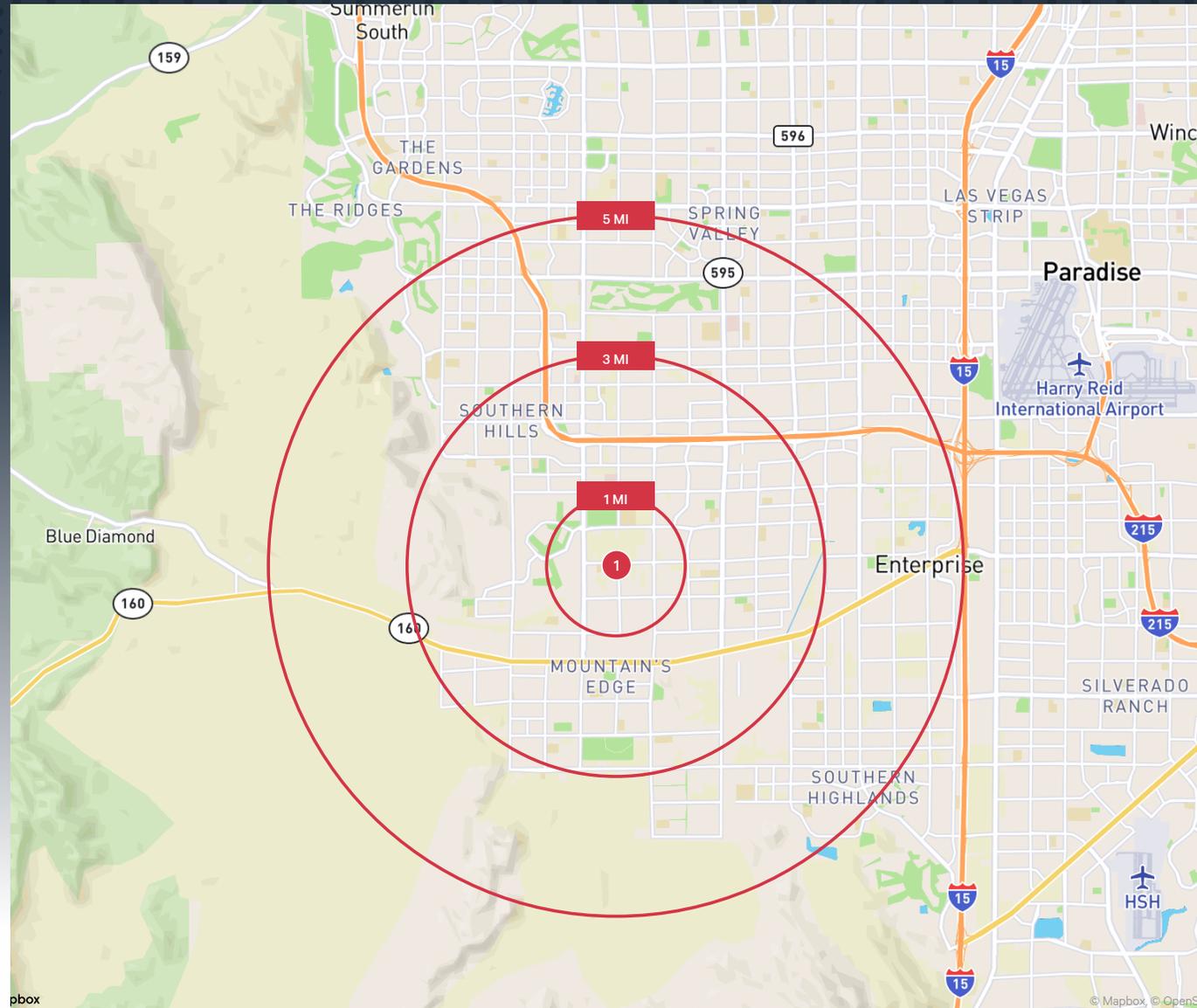
TRAFFIC COUNTS

Durango Dr 115ft S of Windmill Ln **26,400 CPD**

Windmill Ln **6,600 CPD**

Buffalo Dr 670ft S of Warm Springs Rd **21,500 CPD**

* Sources: TRINA NV DOT 2023 SITESUSA 2023



A photograph of two women sitting at an outdoor dining table. The woman on the left is wearing a light-colored hat and a yellow top, holding a small bread roll with toppings. The woman on the right is wearing a dark hat and a light blue button-down shirt, smiling and holding a fork with a small piece of food. The table is set with plates of food, including a large salad and a bowl. The background shows an outdoor dining area with tables and chairs under umbrellas.

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