

SUMMERLIN GATEWAY PLAZA

7500 WEST LAKE MEAD BLVD, LAS VEGAS NV 89128

» SPACE FOR LEASE



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SUMMERLIN GATEWAY PLAZA RETAIL SHOPPING PLAZA

PROPERTY DESCRIPTION

Encompassing approximately 150,948 square feet of retail space, Summerlin Gateway Plaza is a core retail investment opportunity at the entrance to the affluent, established Las Vegas, Nevada community of Summerlin. Anchored by an approximate 56,525 square foot Sprouts Market and a 20,840 square foot 99 Cents Only Store.

Summerlin Gateway Plaza benefits from its location at the gateway to the 22,500 acre master planned community of Summerlin and is positioned approximately ½ mile west of the U.S. 95 interchange. The property is situated at the signalized intersection of West Lake Mead Blvd. and North Buffalo Drive benefitting from significant frontage along both thoroughfares and visibility to approximately 65,000 vehicles per day.

PROPERTY FEATURES

- Shopping Center Size: 150,948 SF
- Space Available For Lease: 1,163 SF to 2,663 SF
- Daily Total Traffic Count: 65,000+ cars per day

- Unobstructed visibility fronting West Lake Mead Blvd.
- Conveniently located off the 95 freeway ramp



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SUMMERLIN GATEWAY PLAZA W. LAKE MEAD BLVD. & N. BUFFALO DRIVE



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SUMMERLIN GATEWAY PLAZA

DEMOGRAPHICS & POPULATION

POPULATION AND INCOME				
	2015 ESTIMATED POPULATION	2015 AVERAGE HOUSEHOLD INCOME	2020 ESTIMATED POPULATION	2020 AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	21,091	\$67,964	21,887	\$76,759
3 MILE RADIUS	194,364	\$66,838	203,451	\$75,969
5 MILE RADIUS	414,214	\$71,303	435,492	\$80,890

POPULATION BY RACE (2015)				
	CAUCASIAN	AFRICAN AMERICAN	HISPANIC	ASIAN
1 MILE RADIUS	12,154	3,090	5,287	1,776
3 MILE RADIUS	118,064	23,465	60,014	12,285
5 MILE RADIUS	256,684	47,335	115,253	31,209

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

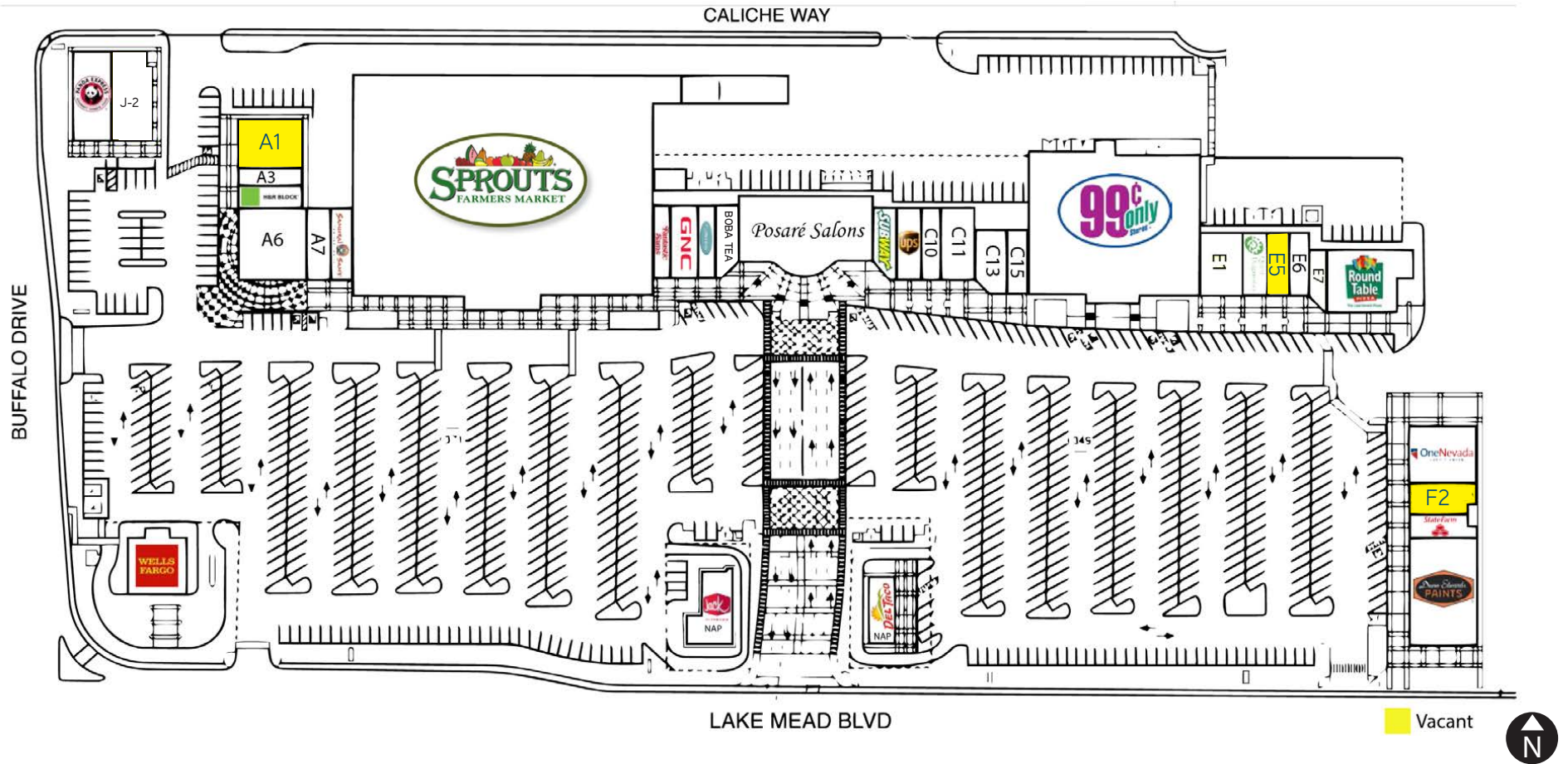
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SUMMERLIN GATEWAY PLAZA SITE PLAN



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CURRENT TENANTS

SUITE	TENANT	SQ FT
A1	AVAILABLE	2,663
A3	Rio Nails	900
A4	H&R Block	1,200
A6	Wyatt Orthodontics	3,700
A7	Prestige Travel	1,300
A8	Samurai Sam	1,300
C15	Sprouts Market	56,523
C1	Fantastic Sam's	975
C2	GNC	1,625
C3	Miracle Ear	975
C4	Boba Tea	1,170
C6	Posare Salon	7,825
C8	Subway	1,170
C9	UPS	1,300
C10	Windy City Hot Dogs	1,300
C11	Cherrington Dental	1,950
C13	Health Market Insurance	1,685

SUITE	TENANT	SQ FT
C15	Boost Mobile	1,170
D1	99 Cent Only Store	20,840
E1	Club Pilates	2,100
E3	Quest Diagnostics	2,700
E5	AVAILABLE	1,163
E6-E7	Gelatto	1,990
E8	Round Table Pizza	2,700
E11	Round Table Office	450
F1	One Nevada Credit Union	2,892
F2	AVAILABLE	1,903
F3	State Farm	1,242
F4	Dunn Edwards	7,150
G1	Del Taco	2,174
H1	Jack & The Box	2,881
J1	Panda Express	2,490
J2	Optic Gallery	3,569
K1	Wells Fargo	6,000

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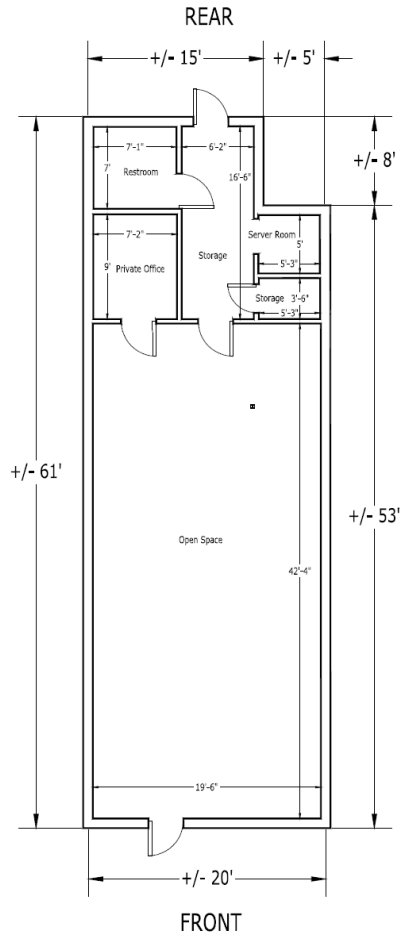
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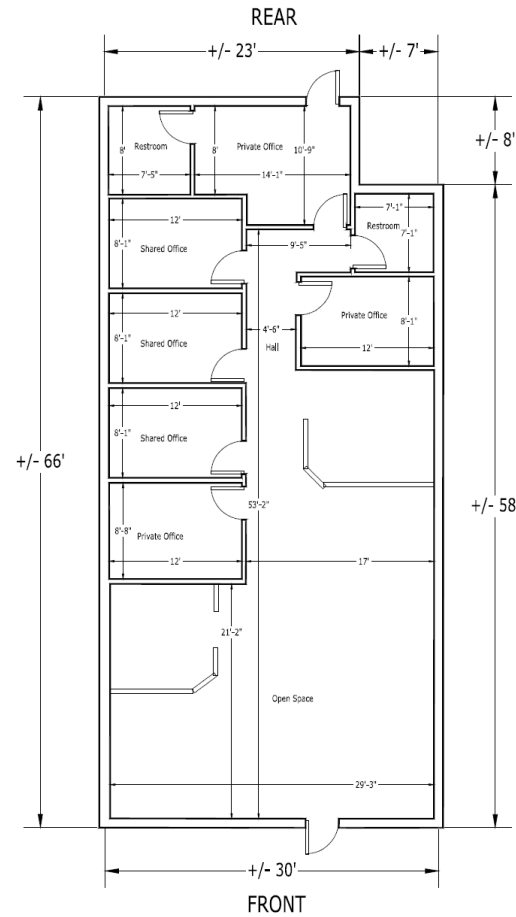


SUMMERLIN GATEWAY PLAZA AVAILABLE SPACE

SUITE E5
1,163 SF



SUITE F2
1,903 SF



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TENANT PROFILES

SPROUTS MARKET

Founded in 2002, Sprouts Market is quickly becoming a leading grocery chain. Sprouts is proud to offer affordable, healthy foods and friendly, knowledgeable employees who are passionate about helping their customers live a healthier life. Sprouts currently operates more than 200 stores throughout the United States.

www.sprouts.com

WELLS FARGO

Wells Fargo & Company provides retail, commercial, and corporate banking services to individuals, businesses, and institutions and real estate and mortgage brokerage services. The company was founded in 1852 and currently operates over 9,000 locations.

www.wellsfargo.com

DUNN EDWARDS

Dunn-Edwards is one of the largest employee-owned paint manufacturers in the Western U.S. The company makes numerous paints and coatings, as well as paint-related products ranging from ladders to spray equipment. The company operates retail locations throughout California, Nevada, Arizona, New Mexico, and Texas.

www.dunnedwards.com

99 CENTS ONLY

Founded in 1982, 99 Cents Only Stores sells closeout and regular general merchandise for 99 cents, or less. The company sells name-brand and private label food and beverages, health and beauty aids, household and seasonal goods, hardware, toys, and more. The company operates locations in California, Nevada, Arizona, and Texas.

www.99only.com

H&R BLOCK

H & R Block is one of the largest tax return preparers in the US, and serves more than 24 million tax customers in all. The firm also provides retail banking through H&R Block Bank and publishes do-it-yourself tax-preparation software.

www.hrblock.com

BOOST MOBILE

Boost Mobile, part of the Sprint Prepaid Group, offers wireless consumers more data for less and no long-term commitment to a subscription contract. Operating on the Nationwide Sprint 3G Network and the Nationwide Sprint Network, both reaching more than 281 million people respectively.

www.boostmobile.com

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SUMMERLIN GATEWAY PLAZA AERIAL VIEW - LOOKING NORTH



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SUMMERLIN GATEWAY PLAZA AERIAL VIEW - LOOKING SOUTH



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SUMMERLIN GATEWAY PLAZA AERIAL VIEW - LOOKING EAST



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SUMMERLIN GATEWAY PLAZA AERIAL VIEW - LOOKING WEST



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SUMMERLIN GATEWAY PLAZA EXTERIOR PHOTOS



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SUMMERLIN GATEWAY PLAZA EXTERIOR NIGHT PHOTOS



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