



Hottie

7285

THE ARROYO
MARKET SQUARE

FOR LEASE | RETAIL

6920 - 7350 Arroyo Crossing Pkwy
Las Vegas, NV 89113





NOW LEASING



The Arroyo Market Square is a 940,000 square foot retail power center, which is located adjacent to the Arroyo Corporate Center, a partially developed 1.5 million square foot Class "A" office development. The Arroyo Market Square is now home to many national big-box tenants, as well as in-line shop tenants, and features a variety of casual dining selections. This power center provides excellent visibility to people on their Beltway commute. With the excellent freeway accessibility offered by this center, retailers will draw customers from the southwest, and from the Summerlin area as well.

Zoning

General Commercial (C-2)

Population (1/3/5 mi)

6,537 / 125,112 / 340,547

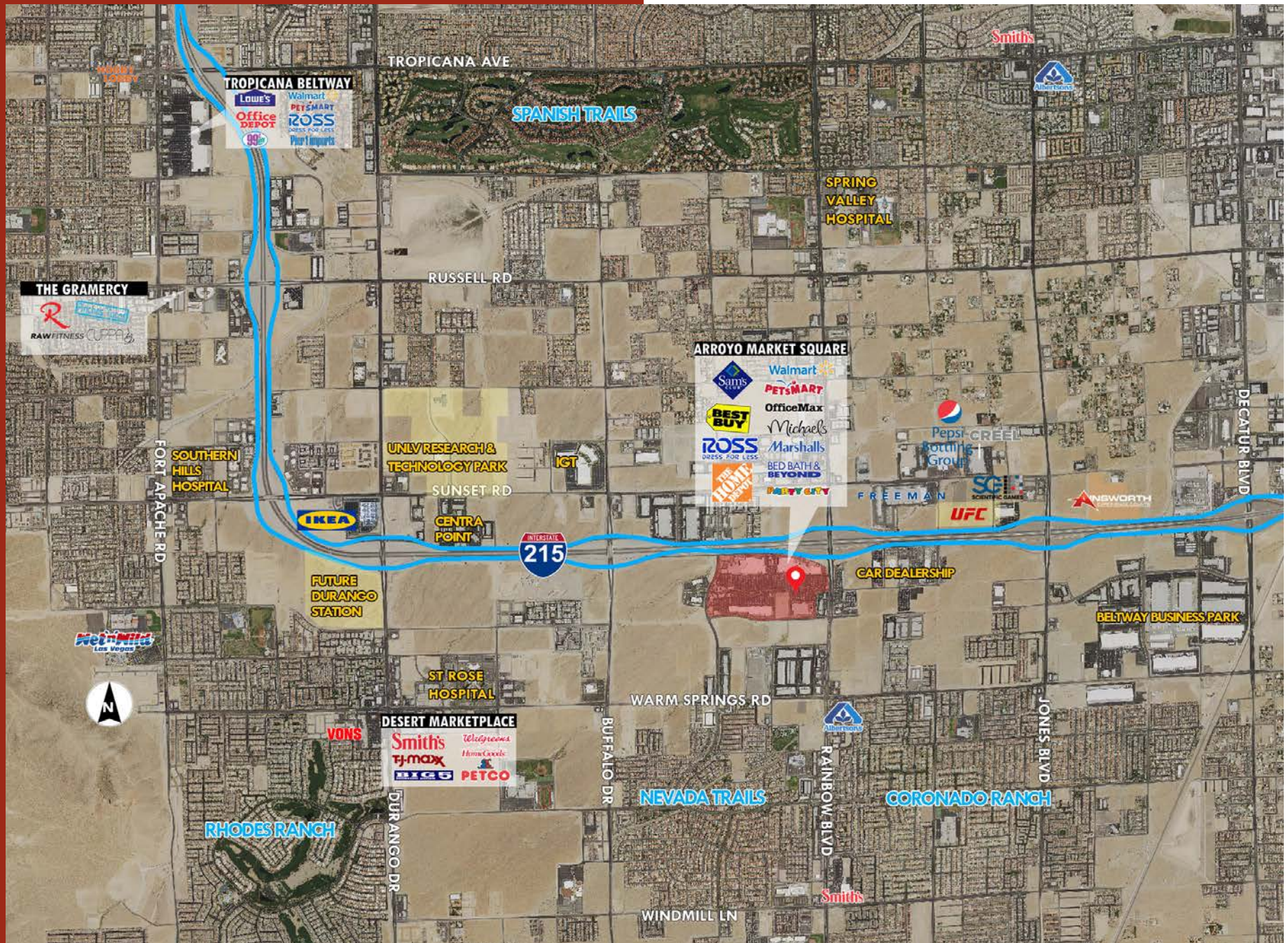
Avg HH Income (1/3/5 mi)

\$91,369 / \$84,499 / \$82,936

TRAFFIC COUNTS:

Rainbow Blvd., 0.3 N of Warm Springs: **50,500 cpd**

I-215 at Rainbow Blvd: **108,000 cpd**



SITE PLAN



AVAILABLE

SUITE	SQUARE FEET	ASKING RATE
7020	35,328 SF	\$18.00 sf/yr
7265	7,000 SF	\$20.00 sf/yr
7285-120	7,200 SF	\$20.00 sf/yr
7305-105	3,835 SF	\$24.00 sf/yr
PAD 12	7,200 SF	\$130,000/yr

CAMs, Taxes & Insurance Est: \$0.55 sf/mo

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