

# FOR LEASE | RETAIL

## Buffalo Center

# Voit

REAL ESTATE SERVICES

450 S. Buffalo Drive Las Vegas, NV, 89145



### Buffalo Center

The Buffalo Center is located on the NEC of Alta & Buffalo. This center has immediate access to the entire Las Vegas valley via Summerlin Parkway which is less than one mile to the north. The property is surrounded by dense residential and is the only retail center in the nearby vicinity. Walter Johnson Jr. High School, which is just west of the site, provides afternoon traffic to the center.

### 2012 Demographics

#### Population

- 1 Mile - 22,647
- 5 Mile - 476,321

#### Average Household Income

- 1 Mile - \$63,400
- 5 Mile - \$66,641

### Zoning

Limited Commercial District (C-1)

### Traffic Counts

Alta Drive, 0.3 mi West of Buffalo Drive

**6,900 Cars per Day**

Buffalo Drive, 0.1 mi North of Alta Drive

**26,000 Cars per Day**



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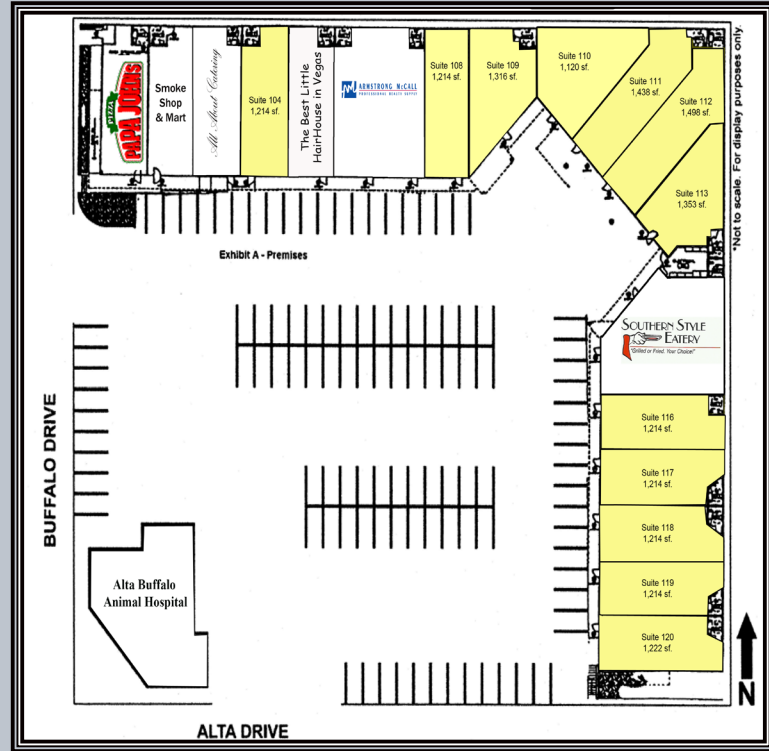
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### Buffalo Center Available Suites

Suite		Square Ft.	Asking Rate	Tenant Improvement Allowance*
104		1,214 sf.	\$1.00 sf/mo	\$12,000
108	Former Nail Salon	1,214 sf.	\$1.00 sf/mo	\$12,000
109		1,316 sf.	\$1.00 sf/mo	\$9,000
110		1,120 sf.	\$1.00 sf/mo	\$11,200
111	Former Dance Studio	1,438 sf.	\$1.00 sf/mo	\$10,500
112		1,498 sf.	\$1.00 sf/mo	\$10,500
113		1,353 sf.	\$1.00 sf/mo	\$13,500
116	Former Barber Shop	1,214 sf.	\$1.00 sf/mo	\$12,000
117	Former Dog Wash	1,214 sf.	\$1.00 sf/mo	\$12,000
118		1,214 sf.	\$1.00 sf/mo	\$18,000
119		1,214 sf.	\$1.00 sf/mo	\$9,000
120		1,222 sf.	\$1.00 sf/mo	\$12,000

**CAMs, Taxes & Insurance Estimate: \$0.40 sf/mo**

\* Tenant Improvement Allowance available to qualified Tenants only. Specific Tenant Improvement Allowance is dependent upon Tenant's finances and business experience.