

# 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)

4,868 / 134,834 / 354,940

### Avg HH Income (1/3/5 mi)

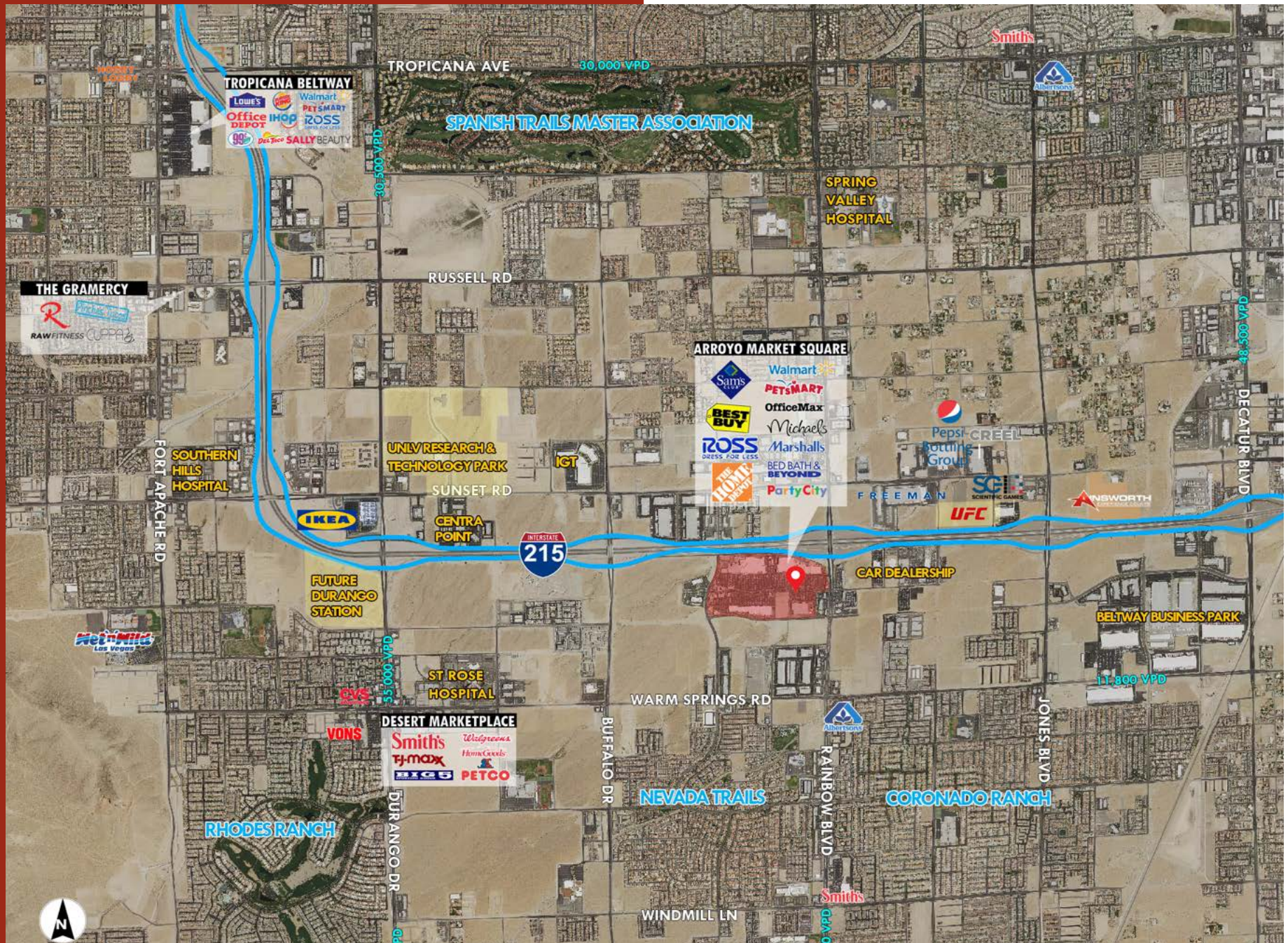
\$98,183 / \$82,443 / \$82,858

### TRAFFIC COUNTS:

Rainbow Blvd., 0.3 N of Warm Springs: **53,000 cpd**

I-215: **199,000 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
7290-100	2,210 SF	\$36.00 sf/yr
7285-125	6,000 SF	\$20.00 sf/yr
7345-105	1,500 SF	\$36.00 sf/yr
PAD 12	7,200 SF	\$130,000/yr

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

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