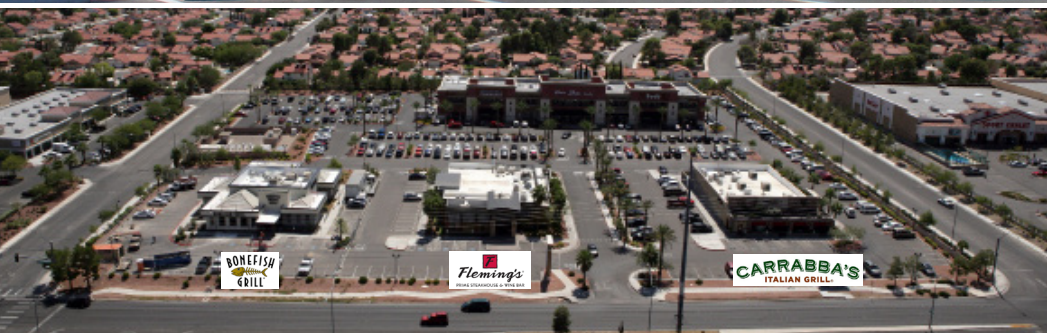




# BARCELONE PLAZA

8751 W. CHARLESTON BOULEVARD  
LAS VEGAS, NV 89117

For Lease



DAN HUBBARD / [dan.hubbard@cushwake.com](mailto:dan.hubbard@cushwake.com) / +1 702 688 6934

WE ARE  
THE CENTER  
OF RETAIL

CUSHWAKERETAIL.COM



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# BARCELONE PLAZA

8751 W. CHARLESTON BOULEVARD  
LAS VEGAS, NV 89117

For Lease

## RETAIL SPACE

51,132 SF




## RENT

Upon Request

## PROPERTY HIGHLIGHTS

- Available: 1st Floor: 8,550 SF  
2nd Floor: 1,455-4,455 SF
- Located near popular Boca Park
- Gateway to Summerlin
- Established tenants and customer base
- 2 story design great for retail or office professional
- Second floor with balcony
- Built in 2005/C-1 zoning

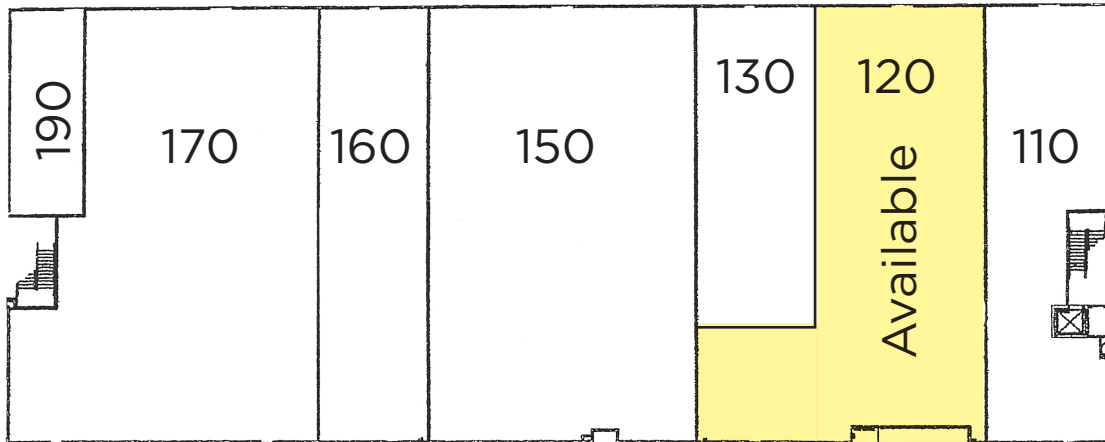
## NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 HOUSEHOLDS
1 Mile	16,340	\$60,601	6,947
3 Miles	68,489	\$60,158	27,476
5 Miles	167,326	\$63,174	64,765

1st Floor - Office Space for Lease

Unit	Tenant Name	SF
110	Patisserie Manon	3,473
120	AVAILABLE	6627
130	Body Spa	1,923
150	Body Spa	7,925
160	Body Spa	3,297
170	Body Spa	7,871
190	Body Spa	1,096

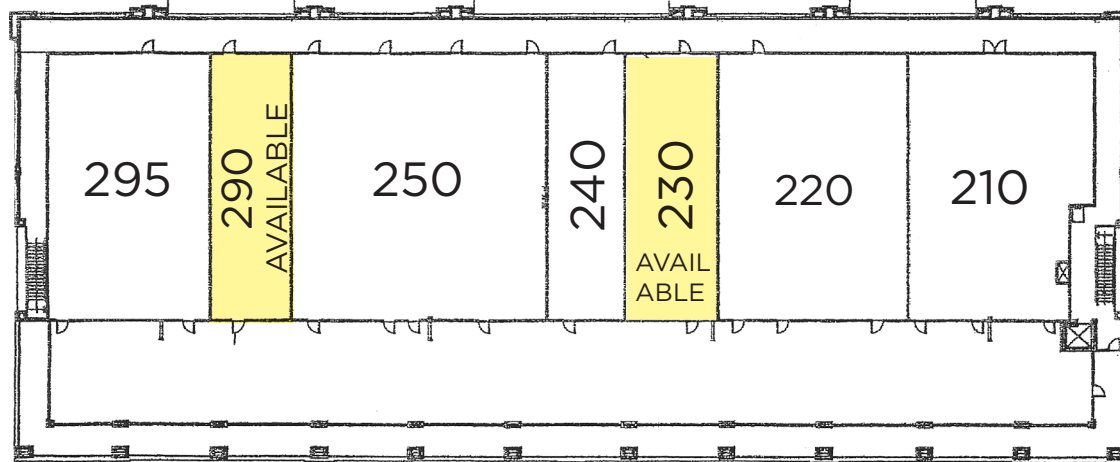
1st Floor



2nd Floor - Office Space for Lease

Unit	Tenant Name	SF
210	Body Spa	3,248
220	Ballstaedt Law	3,436
230	AVAILABLE	1,703
240	Rapid Rehab	1,400
250 - 280	Rapid Rehab	4,678
290	AVAILABLE	1,455
295	Body Spa	3,000
Total		18,920

2nd Floor









# BARCELONE PLAZA

8751 W. CHARLESTON BOULEVARD  
LAS VEGAS, NV 89117



**RED ROCK  
RESORT &  
SPA**

**FORT APACHE  
COMMONS**  
Chili's  
Mimi's Café  
Fabulous Freddy's

**BADLANDS  
GOLD CLUB**

**CROSSROADS  
COMMONS**  
Whole Foods  
Pier 1 Imports  
JoS A. Bank  
Claim Jumper

**RAMPART  
COMMONS**  
P.F. Changs  
Pottery Barn  
Williams Sonoma  
North Italia  
Flower Child

**BOCA PARK  
MARKETPLACE**  
Target  
Office Max  
Tilly's  
Justice  
Starbucks  
Giordano's  
Bath & Body  
Works  
Wahoo's  
Jason's Deli  
Verizon

**ONE  
QUEENSRIDGE  
PLACE**

**BOCA PARK  
FASHION VILLAGE**  
R.E.I.  
Living Spaces  
Panera Bread  
Cheesecake  
Factory  
Sambalate  
Kona Grill  
Pink Berry  
Hussong's

**TIVOLI  
VILLAGE**  
Restoration Hardware  
Echo & Rig  
Brio Tuscan Grille  
Regus

**BARCELONE  
PLAZA**

**CARRABBA'S  
ITALIAN GRILL**

**Fleming's  
PRIME STEAKHOUSE & BAR**

**BONEFISH  
GRILL**

**PECCOLE  
PLAZA**  
Kohl's  
Golf Galaxy  
Ferguson  
Plumbing Supply  
Dignity Health