

★ **ONLY 1 SPACE LEFT!** ★

\$1.30 to \$1.50 PSF/Month + NNN

(2018 estimated CAMs are \$0.64 PSF)

AVAILABLE FOR LEASE



1571-1591 N Buffalo Drive | Las Vegas, NV 89128

PROPERTY DESCRIPTION

Located just off of Summerlin Parkway and Buffalo on the SW hard corner of Buffalo and Vegas Drive. Kitty-corner from an extremely busy Albertsons anchored shopping center and directly across the street from AutoZone. Minutes from Summerlin and surrounded by rooftops with excellent visibility from Vegas and Buffalo.

PROPERTY FEATURES

- Excellent visibility and foot traffic!
- Free months and Tenant Improvements available!
- Approximately 60,000+ cars per day in traffic counts!
- Second generation spaces, and 76 gas station anchored!
- C-1 Zoned
- Pylon signage available
- **ONLY 1 SPACE LEFT!**

CONTACT

MATT FEUSTEL | o: 702.787.0123 x414 | c: 702.480.2403 | matt@virtusco.com

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virtus
commercial

www.virtusco.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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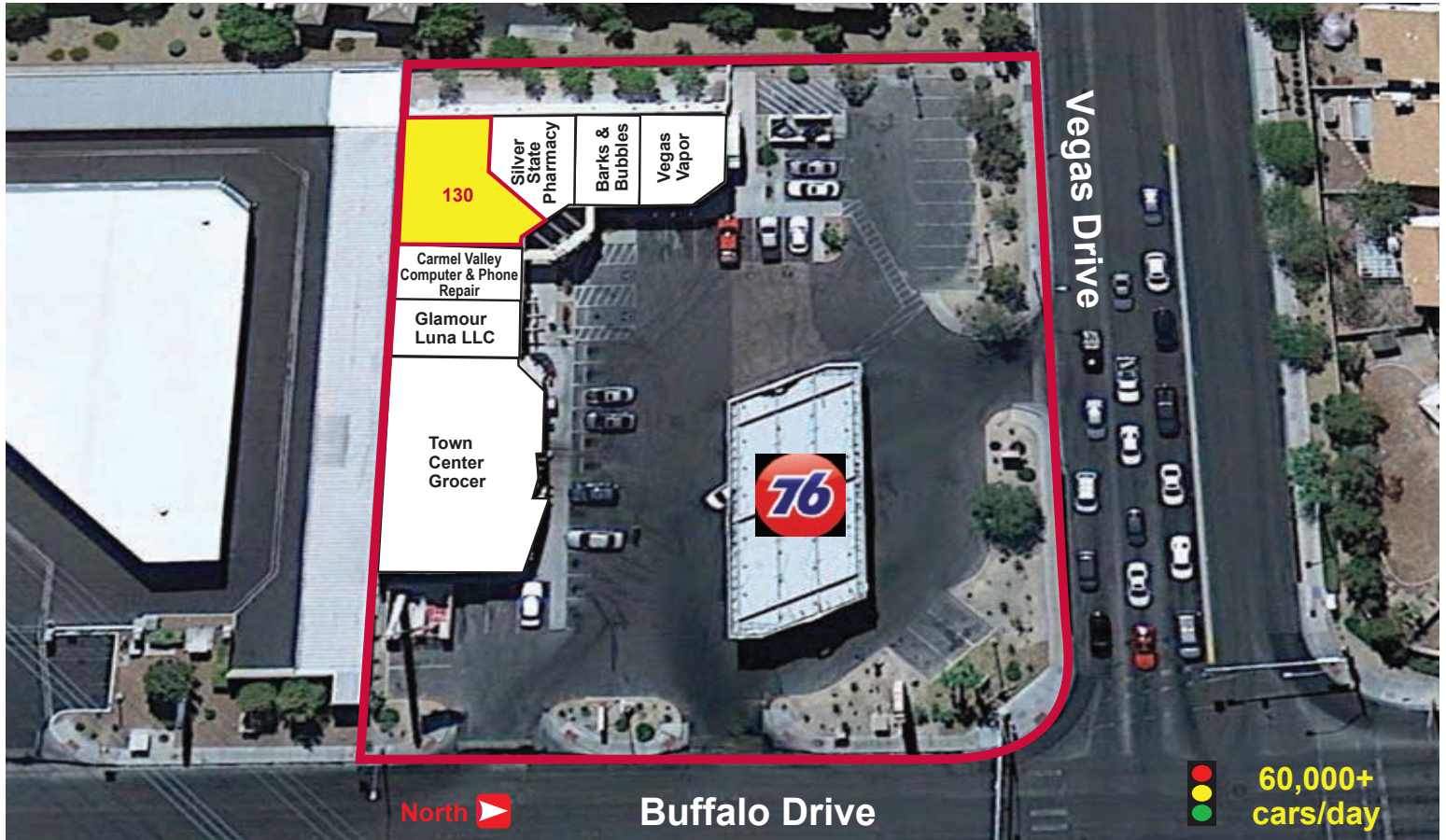
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SECOND GENERATION SPACES

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SITE PLAN



1571-1591 North Buffalo Drive

- | | | | |
|-----|---------------------------------------|-----|------------------------------|
| 100 | Town Center Grocer | 140 | Silver State Pharmacy |
| 110 | Glamour Luna LLC | 150 | Barks & Bubbles Dog Groomers |
| 120 | Carmel Valley Computer & Phone Repair | 160 | Vegas Vapor Emporium |

130 AVAILABLE - 1,630 SF

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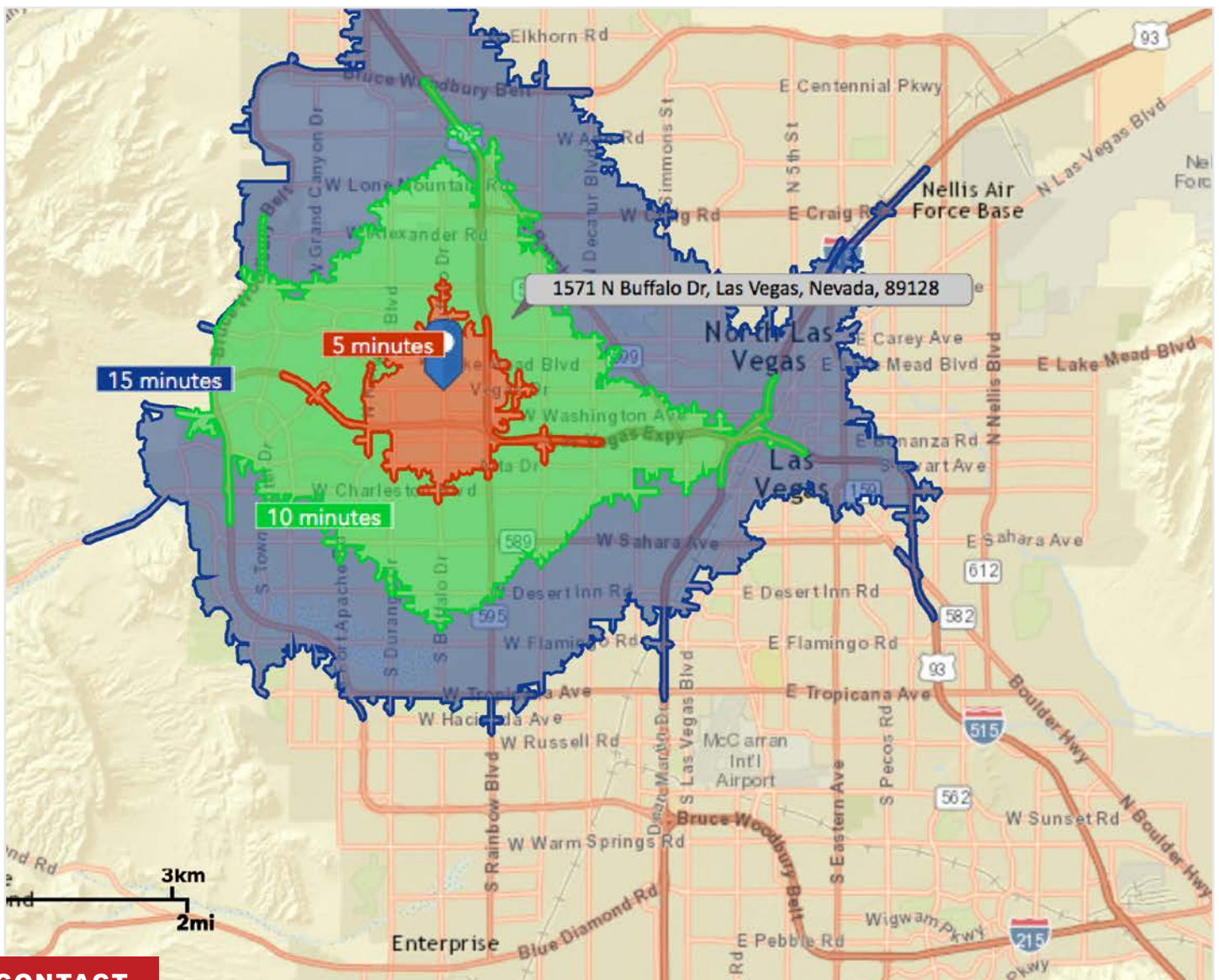
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DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2016 ESTIMATED POPULATION	26,519	184,501	437,705
2016 ESTIMATED AVG HH INCOME	\$59,437	\$64,704	\$69,274

DRIVE TIME:



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