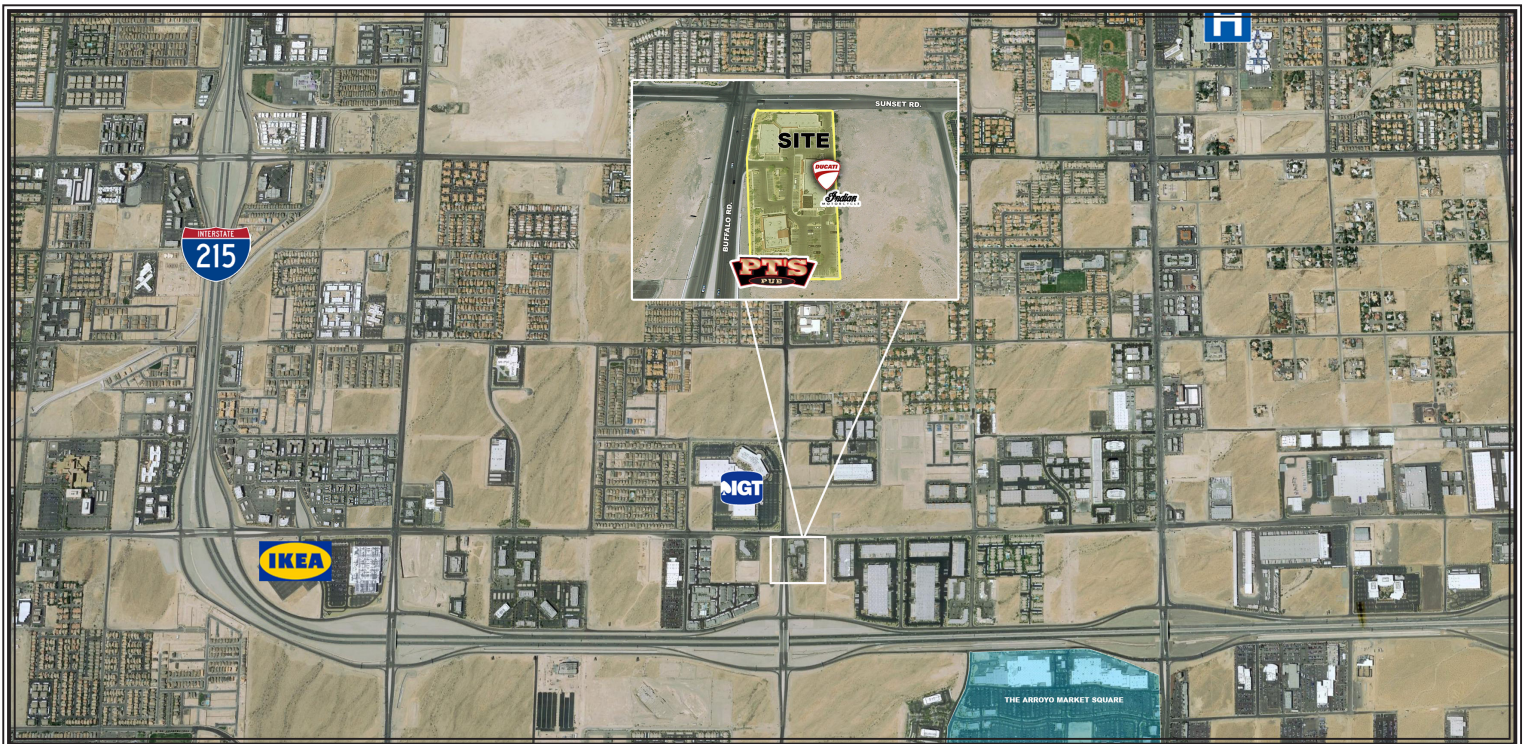


FOR LEASE | RETAIL
The Arroyo Buffalo Plaza
6520 - 6530 S. Buffalo Dr., Las Vegas, NV 89113



The Arroyo Buffalo Plaza

The Arroyo Buffalo Plaza is located within The Arroyo Commercial Master Plan which will be home to over 1.5 million s.f. of office and industrial space. Not only will this commercial development service these businesses, it will also service the nearby master-planned communities, such as Rhodes Ranch, Coronado Ranch, Nevada Trails and Southern Highlands. With excellent freeway access and the brand new IKEA store now open (just a mile to the west), The Arroyo is sure to become “THE” shopping destination for the burgeoning southwest valley.



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For Lease:

 \$1.75 sf./mo.

 \$2.00 sf./mo.

NNN Charges: \$0.40 sf./mo.

Demographics

Population

1 Mile - 6,723
3 Mile - 130,165
5 Mile - 303,910

Average Household Income

1 Mile - \$72,165
3 Mile - \$75,042
5 Mile - \$72,192

Traffic Counts

I-215 between Rainbow Blvd. & Buffalo Dr.:
108,000 Cars per Day

Zoning

General Commercial (C-2)



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