

# FOR LEASE

7500-7540 W. Westcliff Dr.  
Las Vegas, NV 89145

  
**GATSKI COMMERCIAL**  
REAL ESTATE SERVICES



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**Buffalo Square** is a well established neighborhood retail center conveniently located in the Northwest on Buffalo. Close proximity to Summerlin Parkway & US 95 & other well established retail centers bring high traffic to the area. Suitable for a variety of users. Come join Green Valley Grocery in this busy neighborhood center.

## PROPERTY FEATURES

- +/- 800 SF Available
- Rates from \$1.25 NNN
- \$0.25 CAM
- Zoned C-1
- Pylon Signage Available

## AVAILABLE SPACE

| Suite | SF  | Rate   | CAM    | Space Description  |
|-------|-----|--------|--------|--------------------|
| 7514  | 800 | \$1.25 | \$0.25 | Great Retail Space |

## TRAFFIC COUNTS

|                |                  |            |
|----------------|------------------|------------|
| S. Buffalo Dr. | Westcliff Dr.    | 36,417 VPD |
| N. Buffalo Dr. | Summerlin Pkwy.  | 53,904 VPD |
| N. Buffalo Dr. | Pirates Cove Rd. | 36,371 VPD |

## DEMOGRAPHICS

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| Population            | 24,339   | 181,227  | 499,555  |
| Med. Household Income | \$51,498 | \$48,198 | \$52,491 |
| Total Housing Units   | 9,490    | 68,790   | 188,681  |