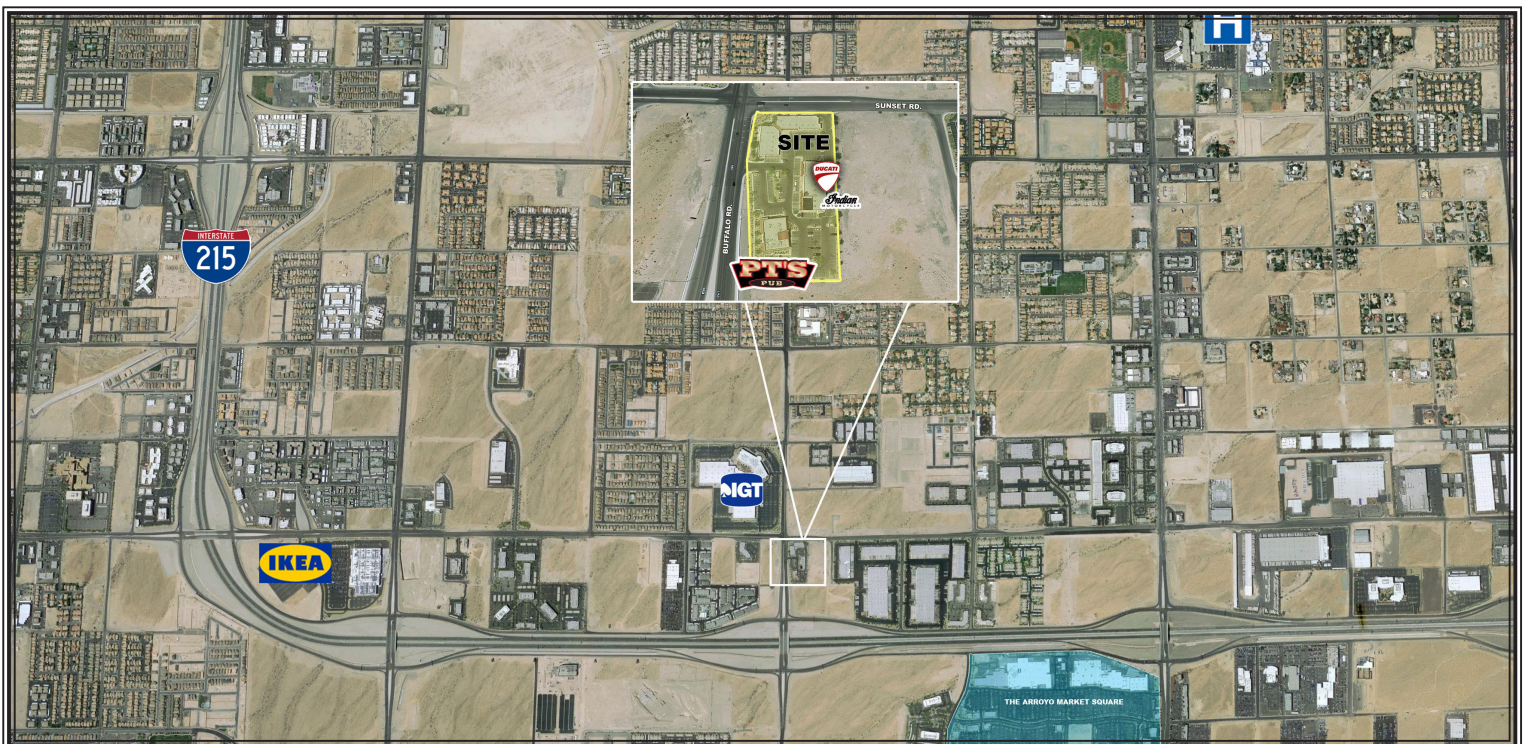


FOR LEASE | RETAIL  
**The Arroyo Buffalo Plaza**  
6520 - 6530 S. Buffalo Dr., Las Vegas, NV 89113



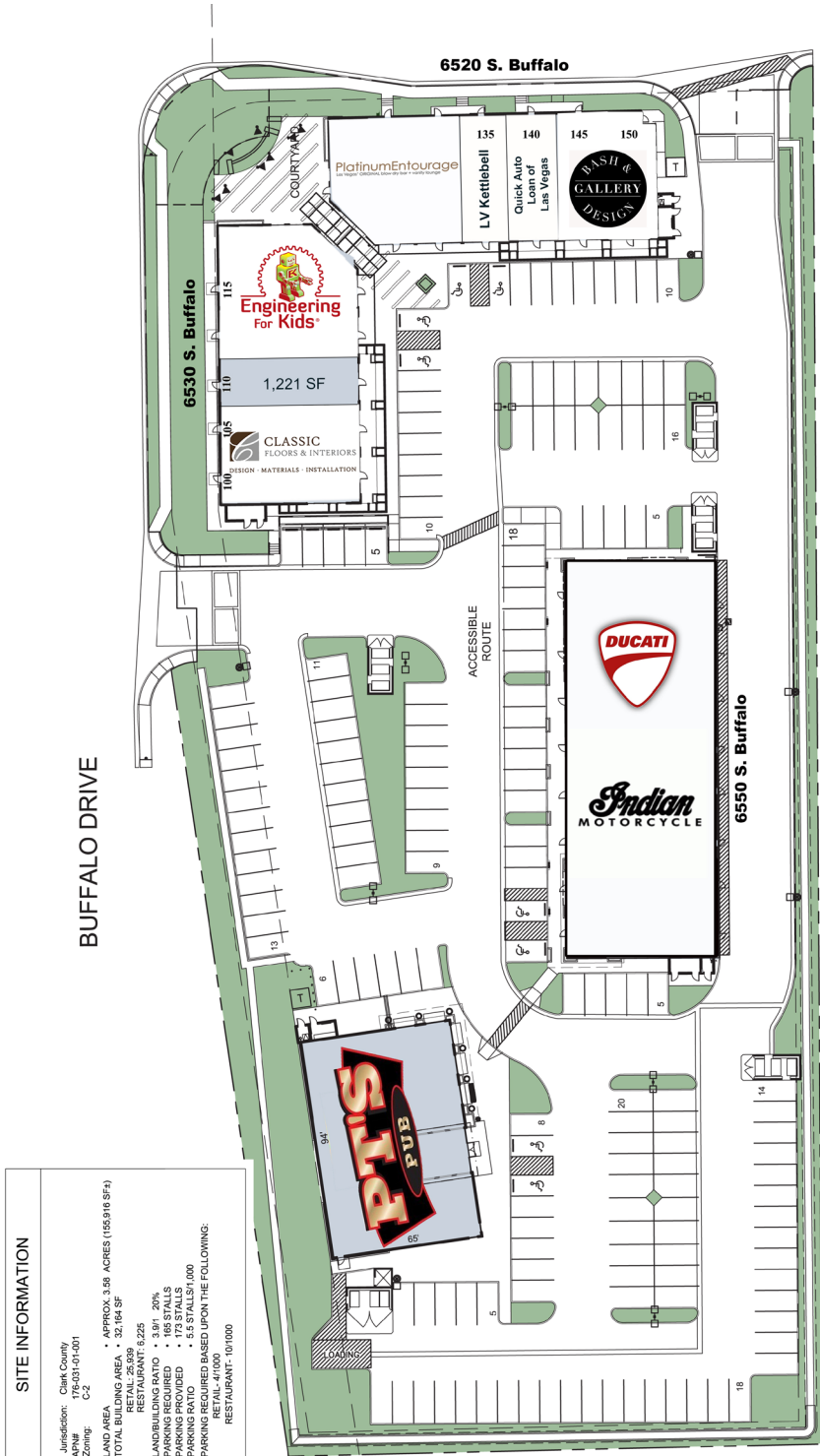
## The Arroyo Buffalo Plaza

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.




# The Arroyo Buffalo Plaza

6520 - 6530 S. Buffalo Dr., Las Vegas, NV 89113



## For Lease:

 \$1.75 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)

### SITE INFORMATION

Jurisdiction: Clark County  
 APN#: 176-014-0101  
 Zoning: C-2  
 LAND AREA: APPROX. 3.98 ACRES (165,918 SF±)  
 TOTAL BUILDING AREA: 32,164 SF  
 RETAIL: 25,609 SF  
 OFFICE: 6,555 SF  
 LAND/BUILDING RATIO: 1.34:1, 20%  
 PARKING PROVIDED: 188 STALLS  
 PARKING RATIO: .55 STALLS/1,000 SF  
 PARKING METERS BASED UPON THE FOLLOWING:  
 RESTAURANT: 4/1000  
 RESTAURANT: 10/1000

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