



Colliers

FOR LEASE

±1,300 SF 2nd Gen Retail Space

7450-7590 W Lake Mead Blvd., Las Vegas, NV 89128

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Property Overview

Encompassing approximately $\pm 150,948$ SF of retail space, 7450–7590 W Lake Mead is a prime multi-tenant retail center located in the West Submarket of Las Vegas, Nevada. Anchored by an approximate $\pm 36,525$ SF Sprouts Market and a $\pm 29,000$ SF Michaels, the property serves a strong surrounding residential and commuter base.

The center is positioned approximately $\frac{1}{2}$ mile west of the US-95 interchange and roughly 2 miles north of Summerlin Parkway, and is situated at the signalized intersection of West Lake Mead Boulevard and North Buffalo Drive, benefiting from significant frontage along both thoroughfares and visibility to approximately 67,000+ vehicles per day.

$\pm 150,948$ Total SF



$\pm 1,300$ SF Available



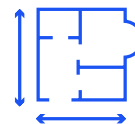
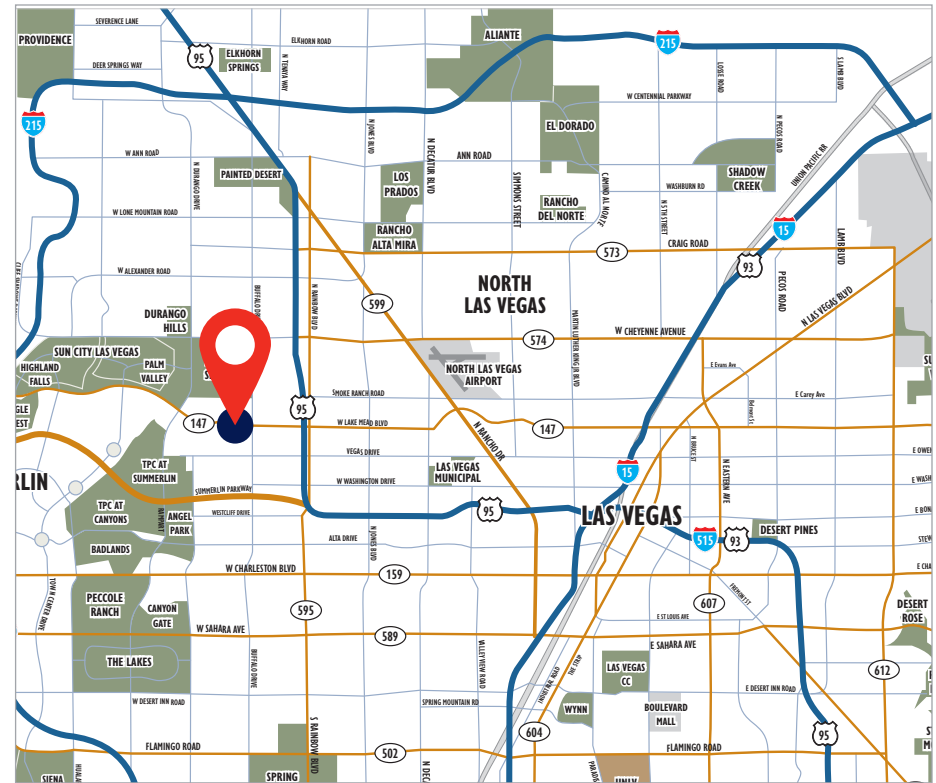
Unobstructed visibility fronting West Lake Mead Boulevard



Daily Total Traffic Count:
67,000+ cars per day



Convenient access to US-95



$\pm 1,300$ SF Available

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CONTACT US

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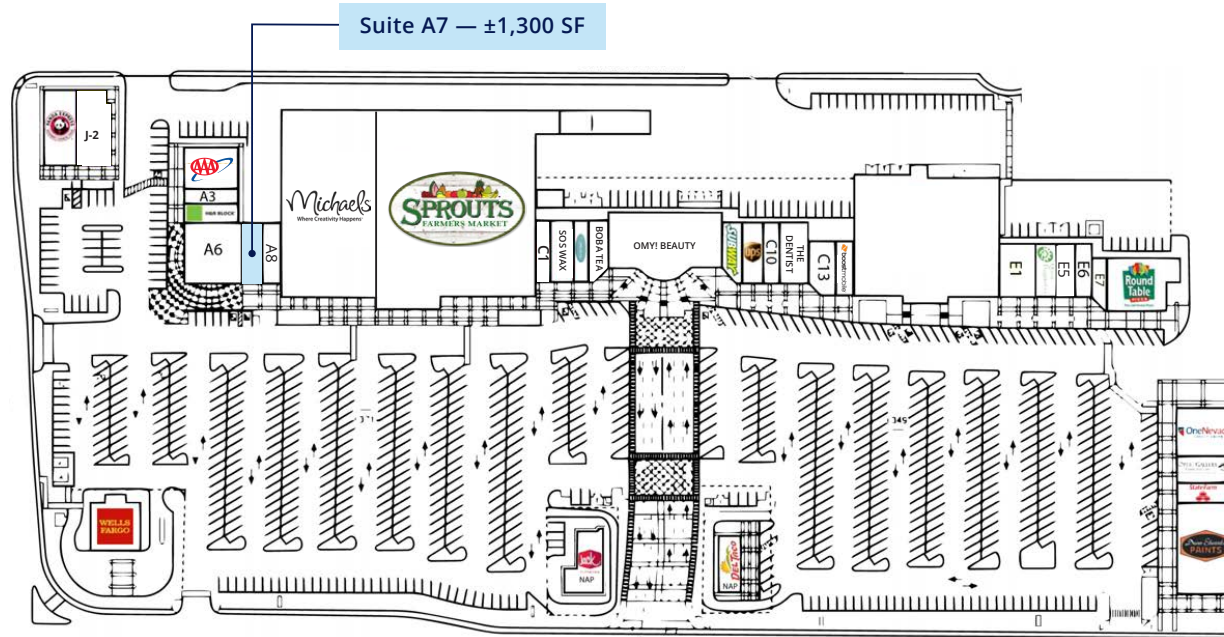
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Site Plan

▲ For illustration purposes only. Not to scale.

Suite A7

±1,300 SF Available



Suite	Tenant	SF
A1	AAA	±2,663
A3	Rio Nails	±900
A4	H&R Block	±1,200
A6	Wyatt Orthodontics	±3,700
A7	Available	±1,300
A8	Garden Grill	±1,300
C15	Sprouts Market	±56,523
C1	Happy & Lucky Pet Salon	±975
C2	SOS Wax	±1,625
C3	Miracle Ear	±975
C4	Boba Tea	±1,170
C6	OMY! Beauty	±7,825

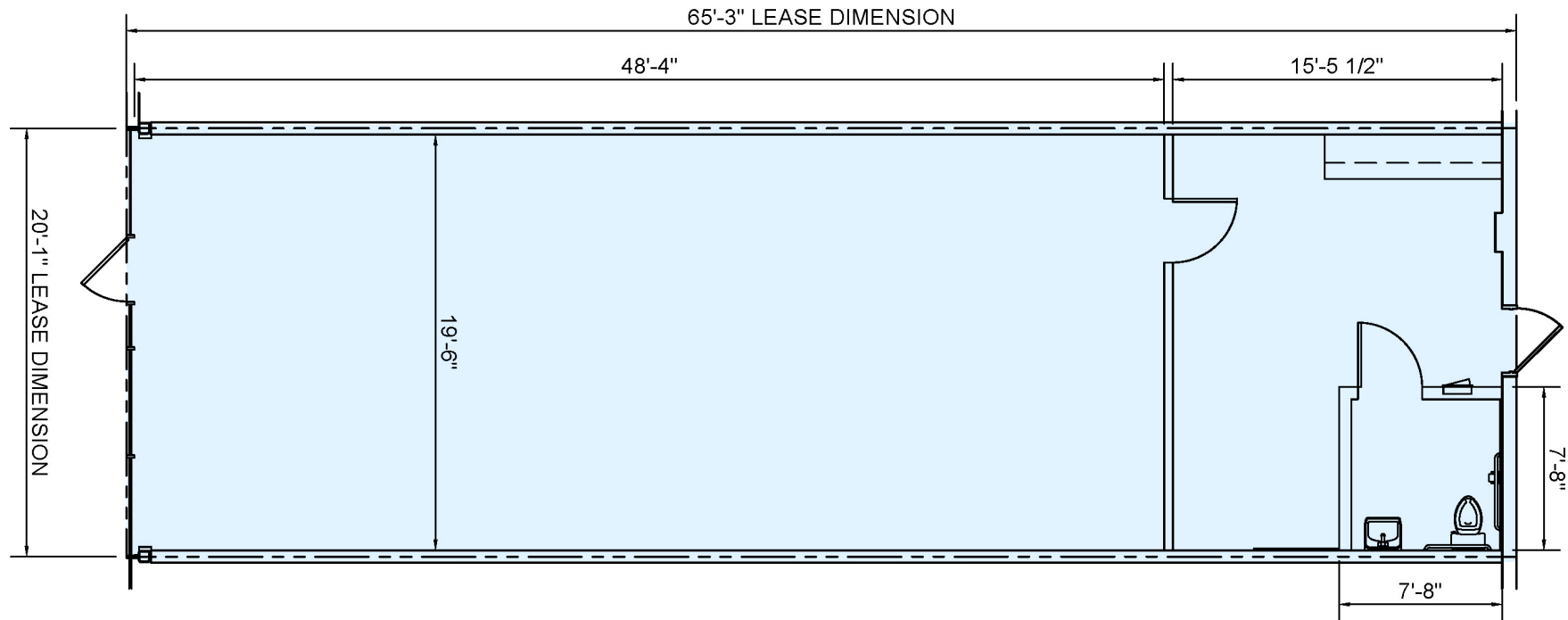
Suite	Tenant	SF
C8	Subway	±1,170
C9	UPS	±1,300
C10	Windy City Hot Dogs	±1,300
C11	The Dentist	±1,950
C13	Health Market Insurance	±1,685
C15	Boost Mobile	±1,200
	TBD	±20,840
E1	Club Pilates	±2,100
E3	Quest Diagnostics	±2,700
E5	Smoke Shop	±1,163
E6-7	Gelatto	±1,990
D1	Round Table Pizza	±2,700

Suite	Tenant	SF
D1	Round Table Office	±450
F1	One Nevada Credit Union	±2,892
F2	Kaizen Sushi	±1,903
F3	State Farm	±1,242
F4	Dunn Edwards	±7,150
G1	Del Taco	±2,174
H1	Jack & The Box	±2,881
J1	Panda Express	± 2,490
J2	Optic Gallery	±3,569
K1	Wells Fargo	±6,100

Floor Plan

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Aerial Map

±1,300 SF Available
2nd Gen Retail Space For Lease



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Property Photos

±1,300 SF Available
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Demographics

7450–7590 W. Lake Mead Blvd.

Las Vegas, NV 89128

2025 Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	21,640	194,366	423,379
2025 Total Households	9,124	75,685	166,337
2025 Average Household Income	\$96,013	\$95,417	\$107,129
2025 Per Capita Income	\$40,153	\$37,218	\$42,143
2025 Owner Occupied Housing Units	4,269	41,628	97,827
2025 Renter Occupied Housing Units	4,855	34,057	68,510

2030 Demographics

	1-Mile	3-Mile	5-Mile
2030 Estimated Population	22,098	196,799	431,150
2030 Estimated Total Households	9,402	77,359	170,753
2030 Average Household Income	\$105,743	\$107,057	\$119,480
2030 Estimated Per Capita Income	\$44,618	\$42,148	\$47,381
2030 Owner Occupied Housing Units	4,494	43,400	102,122
2030 Renter Occupied Housing Units	4,908	33,959	68,631

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

Tenant Overview

7450–7590 W. Lake Mead Blvd.

Las Vegas, NV 89128



Sprouts Market

Founded in 2002, Sprouts Market is quickly becoming a leading grocery chain. Sprouts is proud to offer affordable, healthy foods and friendly, knowledgeable employees who are passionate about helping their customers live a healthier life. Sprouts currently operates more than 200 stores throughout the United States.

www.sprouts.com

The Wells Fargo logo, consisting of the words "WELLS" and "FARGO" in a white, serif font, stacked vertically on a red square background.

Wells Fargo

Wells Fargo & Company provides retail, commercial, and corporate banking services to individuals, businesses, and institutions and real estate and mortgage brokerage services. The company was founded in 1852 and currently operates over 9,000 locations.

www.wellsfargo.com



Dunn Edwards

Dunn-Edwards is one of the largest employee-owned paint manufacturers in the Western U.S. The company makes numerous paints and coatings, as well as paint-related products ranging from ladders to spray equipment. The company operates retail locations throughout California, Nevada, Arizona, New Mexico, and Texas.

www.dunnedwards.com



H&R Block

H&R Block is one of the largest tax return preparers in the US, and serves more than 24 million tax customers in all. The firm also provides retail banking through H&R Block Bank and publishes do-it-yourself tax-preparation software.

www.hrblock.com



Michael's

The Michaels Companies, Inc. is North America's largest provider of arts, crafts, framing, floral, wall décor, and merchandise for makers and do-it-yourself home decorators. The company owns and operates more than 1,250 Michaels stores.

www.michaels.com



AAA

Founded in 1902, AAA is one of North America's largest and most recognized membership organizations, providing roadside assistance, insurance, travel planning, automotive services, and member discounts. Serving more than 65 million members across the United States and Canada, AAA operates through a federation of regional motor clubs dedicated to safety, mobility, and customer service.

www.aaa.com

ABOUT COLLIERS

\$5.7B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$109B Assets under management

24,000 Professionals

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