

Premier Retail Pads Available

MOUNTAIN'S EDGE MARKETPLACE

Las Vegas, NV 89178

Listed By:

Colliers

±1.0 AC
ALSO AVAILABLE
FOR GROUND LEASE

PAD B

UP TO ±4,000 SF
AVAILABLE

PAD A

UP TO ±6,000 SF
AVAILABLE

PAD C

CAR WASH / QSR PAD
±1.09 AC
AVAILABLE

PAD D

RESTAURANT SPACE PAD
UP TO ±4,513 SF
AVAILABLE

Mountain's Edge Marketplace

Albertsons

ROSS
DRESS FOR LESS

planet
fitness

Domino's

Starbucks

T Mobile

CHASE

S. Buffalo Dr.
±16,100 VPD

Blue Diamond Rd. // ±50,500 VPD

GROCERY ANCHORED RETAIL POWER CENTER

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PROPERTY HIGHLIGHTS

- **Pads A & B:** Premier hard-corner pads at the high-traffic, signalized intersection of Blue Diamond Rd & Buffalo Dr (±66,600 VPD). Ideal for ground lease or build-to-suit opportunities
- **Pad C:** Prime Buffalo Dr frontage – perfect for a car wash or other drive-thru user. ±1.09 AC available for ground lease or build-to-suit
- **Pad D:** Build-to-suit opportunity tailored for restaurant concepts up to ±4,513 SF
- Property is situated in the heart of a thriving retail corridor with strong national co-tenancy including Albertsons, Planet Fitness, Ross, Starbucks, and more
- Albertsons is the most visited location in the state, contributing to the site's impressive 4.1 million annual visitors
- Positioned to serve a dense and rapidly growing residential trade area with ±255,661 residents within a 5-mile radius with average household income exceeding \$136,176 within a 3-mile radius

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2025 Population	14,561	148,959	255,661
2025 Average Household Income	\$142,436	\$136,176	\$134,130
2025 Households	5,489	51,775	92,424

Leasing Experts

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SITE PLAN

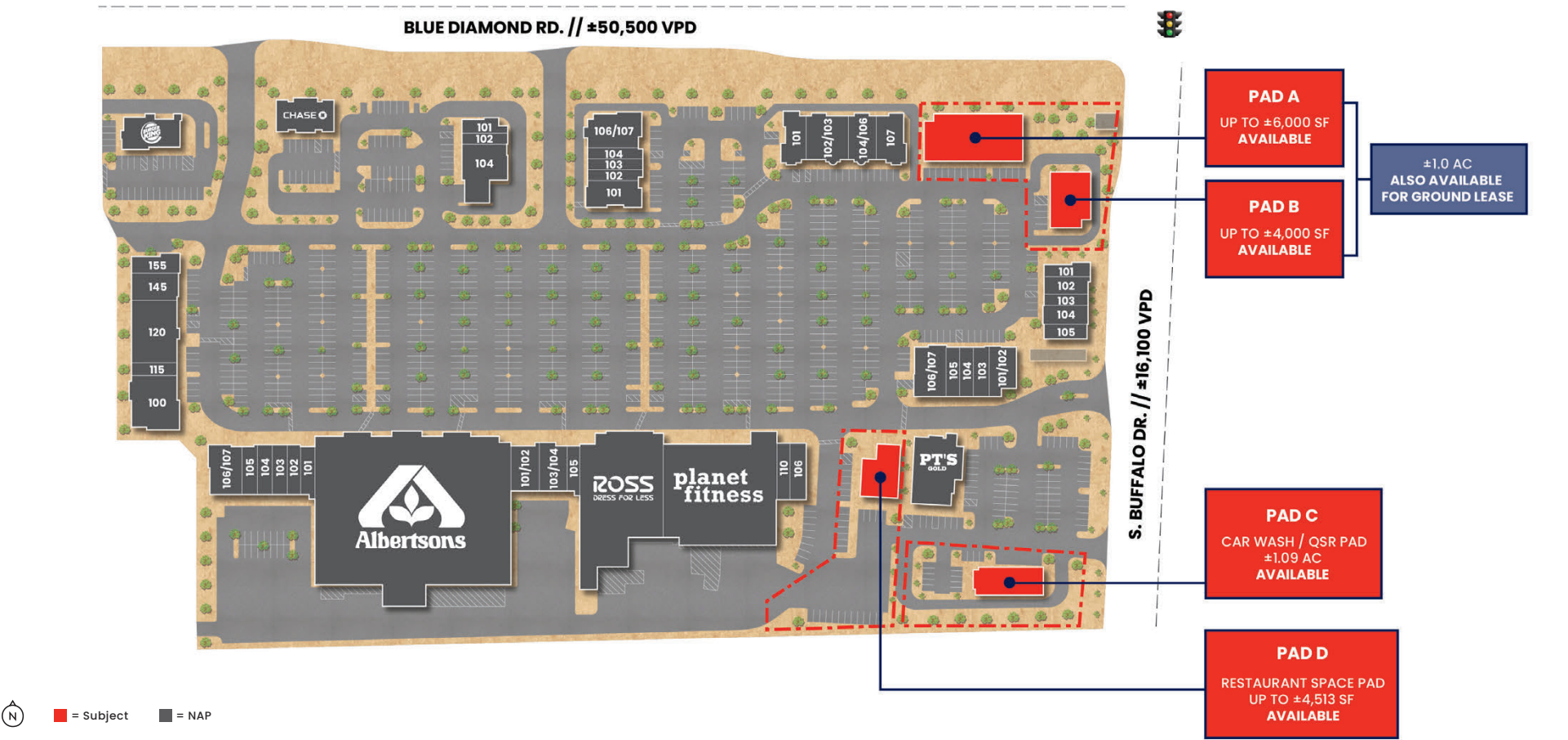
Suite	Tenant	Size
7815-101	CrunCheese USA	±1,200 SF
7815-102	Flex Physical Therapy	±1,150 SF
7815-103	China A GoGo	± 1,155 SF
7815-104	AlkAvida Water	±1,100 SF
7815-105	Boran Thai Kitchen	±1,130 SF
7825-101/102	-	±2,000 SF
7825-103	V's Barbershop	±1,238 SF
7825-104	Alpha Nutrition	±1,300 SF
7825-105	L&L Hawaiian BBQ	±1,300 SF

Suite	Tenant	Size
7825-106/107	Blue Bei Sushi & Grill	±2,586 SF
7855-101	Starbucks	±2,119 SF
7855-102/103	ProCare Primary & Urgent Care	± 4,235 SF
7855-104/106	Domino's	±2,000 SF
7855-107	Just for Kids Dentistry & Ortho	±2,400 SF
7875-106	SOS Wax	±1,924 SF
7875-110	Natural Blum Health & Wellness	±1,068 SF

Suite	Tenant	Size
7895	Planet Fitness	±18,957SF
7915	Ross Dress for Less	±22,000 SF
7935-101	T Mobile	±1,602 SF
7935-102	Southern Nevada Chiropractor	±1,325 SF
7935-103	Kumon	±1,638 SF
7935-104	LongMilash	±1,200 SF
7935-106/107	-	±3,602 SF
7955-101/102	Leslie Pools	±2,600 SF

Suite	Tenant	Size
7955-103/104	G Aveda Salon	±2,300 SF
7955-105	Modern Eyes Eye Care	±1,600 SF
7959-101	Planet Smoothie	±1,250 SF
7959-102	Jersey Mike's Subs	±1,207 SF
7959-104	Tide Dry Cleaners	±2,780 SF
7995-101	ProfessionNails	±1,625 SF
7995-102	The UPS Store	±1,300 SF
7995-103	Supercuts	±1,300 SF

Suite	Tenant	Size
7995-104	Mt. Edge Smokes & Vapes	±1,303 SF
7995-105	The Pho Spot	±1,300 SF
7995-106/107	Locale Italian Kitchen	±2,925 SF
8015-100	Meraki	±4,000 SF
8015-115	Nektar	±1,105 SF
8015-120	Mountain's Edge Master Assoc.	±6,618 SF
8015-145	Yoga Six	±1,916 SF
8015-155	Club Pilates	±1,679 SF



VICINITY MAP

The trade area consists of ±255,661 residents with an average household income of ±\$134,130 within a 5-mile radius.



Daytime Population
214,452



Median Home Value
\$502,827



Median Age
37.4

Nearby Amenities ±10-Mile Radius

- 1 St. Rose Dignity – San Martin Hospital (3,700 employees)
– 3.4 miles
- 2 Southern Hills Hospital (2,400 employees)
– 5 miles
- 3 Sierra Vista High School (±3,142 students)
– 2.7 miles
- 4 Exploration Peak Park (80 Acres)
– 0.5 mile
- 5 Mountain's Edge Master Planned Community
– 0.5 mile
- 6 Southern Highlands Master Planned Community
– 5.0 miles
- 7 Rhodes Ranch Golf Club (162 Acres)
– 4.0 miles
- 8 South Point Hotel & Casino (2,163 rooms)
– 6.0 miles
- 9 Silverton Casino Hotel (300 rooms)
– 5.4 miles
- 10 M Resort Spa & Casino (390 rooms + future expansion)
– 9.0 miles
- 11 Henderson Executive Airport
– 10 miles
- 12 Spring Mountain Ranch (520 Acres)
– 10 miles



SITE = ★

TRADE AREA MAP







MOUNTAIN'S EDGE MARKETPLACE

PROPERTY PHOTOS



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Malan + Marcello Investment Team

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