

Premier Retail Pads Available

# MOUNTAIN'S EDGE MARKETPLACE

Las Vegas, NV 89178

Listed By:



±1.0 AC  
ALSO AVAILABLE  
FOR GROUND LEASE

## PAD B

UP TO ±4,000 SF

## PAD A

GL, BTS, OR MULTI-TENANT  
OPTIONS AVAILABLE  
±1,200 SF - ±7,232 SF

## PAD C

CAR WASH / QSR PAD  
±1.09 AC

## PAD D

RESTAURANT SPACE PAD  
UP TO ±4,513 SF

## Mountain's Edge Marketplace



S. Buffalo Dr.  
±16,100 VPD

Blue Diamond Rd. // ±50,500 VPD

GROCERY ANCHORED RETAIL POWER CENTER

# MOUNTAIN'S EDGE MARKETPLACE

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## PROPERTY HIGHLIGHTS

- **Pads A & B:** Premier hard corner pads at the high traffic, signalized intersection of Blue Diamond and Buffalo Dr (±66,600 VPD)
  - Available for ground lease or build to suit
  - Multi-tenant building option also available with end cap drive thru – ±1,200 SF – ±7,232 SF
- **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    |
|--------------------------------------|-----------|-----------|-----------|
| <b>2025 Population</b>               | 14,561    | 148,959   | 255,661   |
| <b>2025 Average Household Income</b> | \$142,436 | \$136,176 | \$134,130 |
| <b>2025 Households</b>               | 5,489     | 51,775    | 92,424    |

## Leasing Experts

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MOUNTAIN'S EDGE MARKETPLACE

SITE PLAN

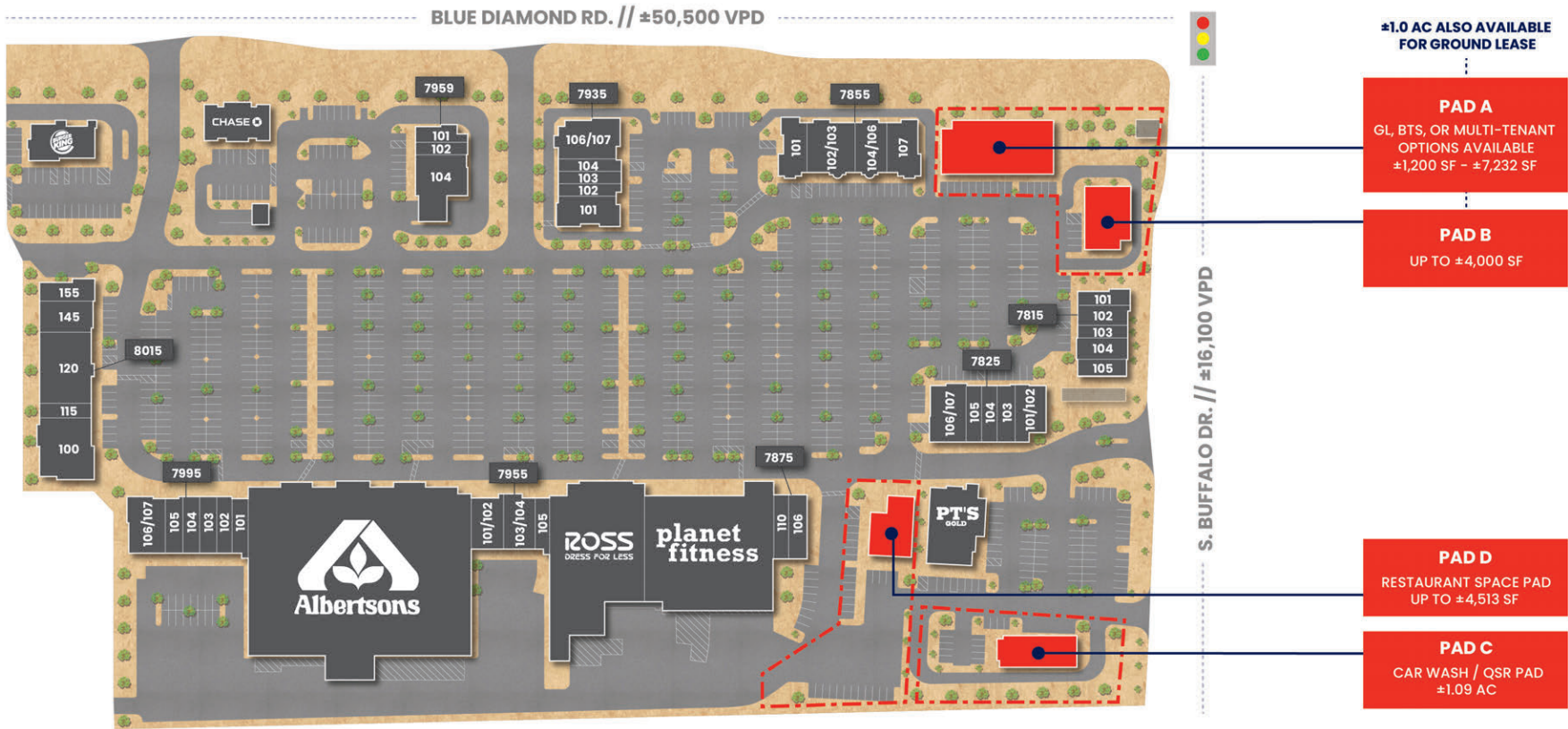
| Suite        | Tenant                | Size       |
|--------------|-----------------------|------------|
| 7815-101     | CrunCheese USA        | ±1,200 SF  |
| 7815-102     | Flex Physical Therapy | ±1,150 SF  |
| 7815-103     | China A GoGo          | ± 1,155 SF |
| 7815-104     | AlkAvida Water        | ±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     | ProfessioNails       | ±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 |



# MOUNTAIN'S EDGE MARKETPLACE

# SITE PLAN

Multi-Tenant with End-Cap Drive Thru



## 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



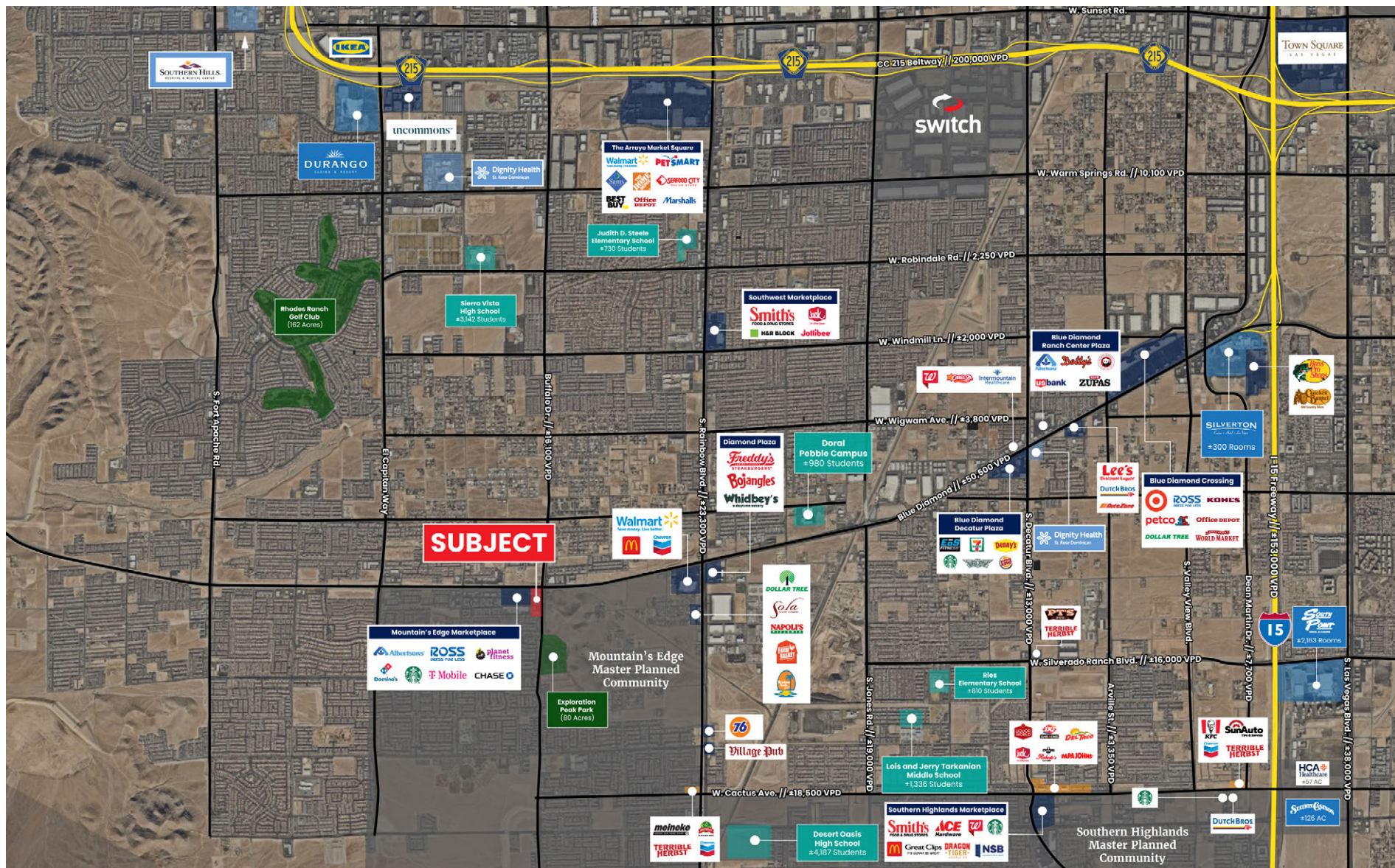
**Median Age**  
37.4

### 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 = ★




 = Subject
  = Power Centers
  = Hospital
  = Schools
  = Parks
  = Planned Community
  = Hotel & Casino

# MOUNTAIN'S EDGE MARKETPLACE

# NORTHEAST FACING AERIAL



# MOUNTAIN'S EDGE MARKETPLACE

## WEST FACING AERIAL



MOUNTAIN'S EDGE  
MARKETPLACE

PROPERTY PHOTOS



Premier Retail Pads Available

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