

WINTERWOOD PAVILION

2226 S. NELLIS BLVD. LAS VEGAS, NV 89104

FOR LEASE



138,000 +/- SQUARE FOOT ANCHORED SHOPPING CENTER

Two Spaces Available

1,600 - 1,840 SQ FT



DAPPER
COMPANIES

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PROPERTY HIGHLIGHTS

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- Extremely busy shopping center, including national tenants.
- 138,000 + square feet anchored by Dollar General Market, Planet Fitness, DD's Discounts, Harbor Freight Tools, Fed Ex, UPS Store, Carl's Jr and Firestone Tires.
- Northeast corner of Sahara Avenue and Nellis Boulevard with average intersection traffic of 67,000+ cars per day.
- Great mix of tenants bringing a variety of customers to the center.
- Numerous pylon, monument and single tenant signage on both Sahara Avenue and Nellis Boulevard.
- Plentiful parking and great visibility from street.



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LOCATION AERIAL



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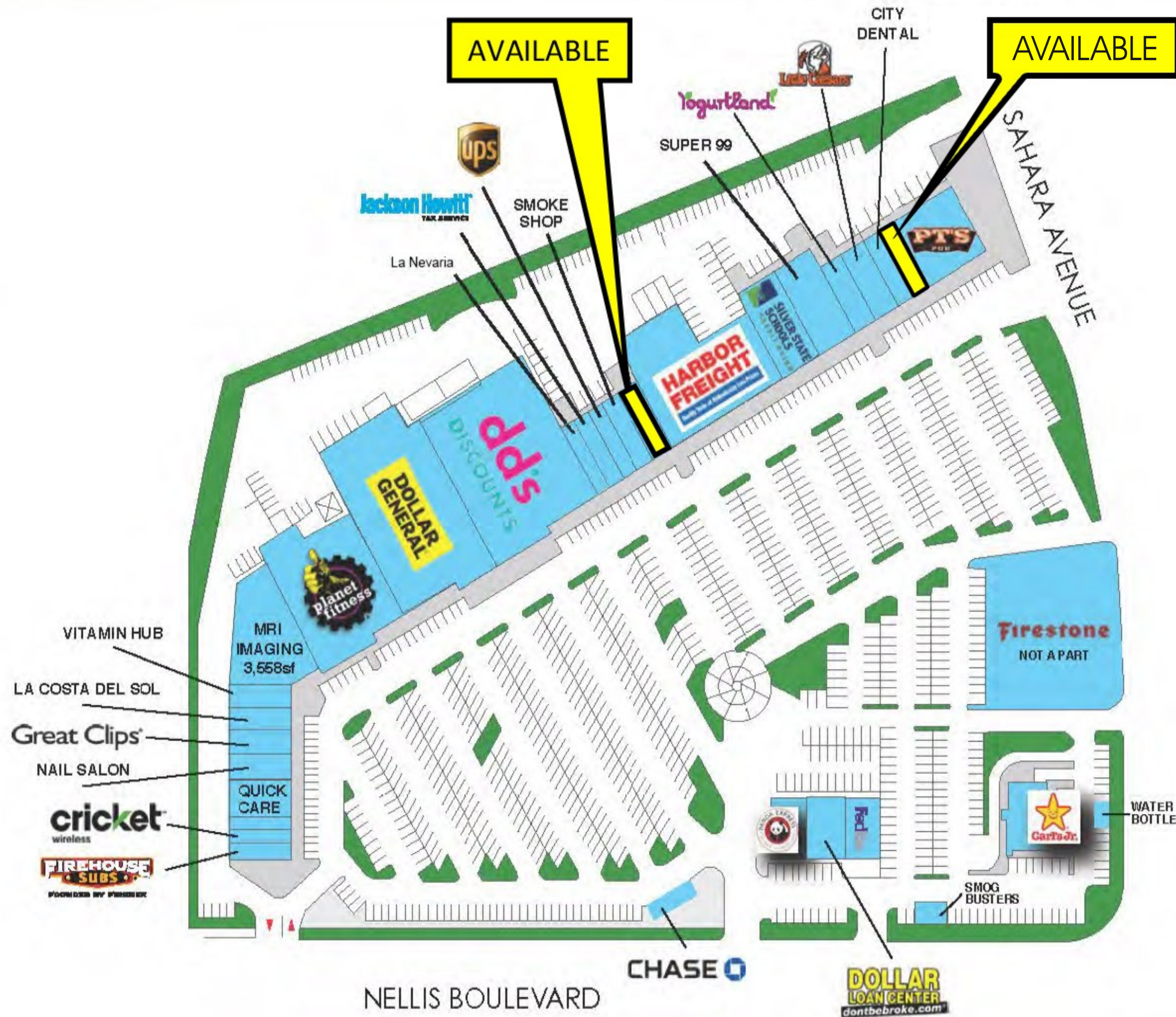
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SITE PLAN AND AVAILABLE SUITES



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LOCATION OVERVIEW



Winterwood Pavilion	1 Mile	3 Mile	5 Mile
Population			
Estimated Population (2019)	33,730	207,464	486,194
Projected Population (2024)	37,241	228,653	539,053
Households			
Estimated Households (2019)	11,970	73,094	175,425
Projected Households (2024)	12,674	77,238	186,655
Average Household Income			
Estimated Average Household Income (2019)	\$49,882	\$59,455	\$55,566
Projected Average Household Income (2024)	\$56,865	\$67,243	\$62,055
Median Household Income			
Estimated Median Household Income (2019)	\$43,497	\$49,116	\$46,912
Projected Median Household Income (2024)	\$50,308	\$56,841	\$54,356
Daytime Demographics (2019)			
Total Businesses	482	3,675	13,623
Total Employees	2,873	41,827	148,681



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Las Vegas



In a city known for its entertainment, culinary delights, world-class spas, conventions and thrilling adventures, Las Vegas has become more than the 4.2 miles known as the Las Vegas Strip. With more than 50 million passengers traveling through McCarran Airport, Las Vegas is now America's 28th largest city by population and continues to expand.

Unlike crowded cities like New York or San Francisco, Las Vegas is a relatively new city with plenty of building space available. New commercial buildings, multi-family apartments, industrial complexes and new homes are popping up frequently, and home prices have remained affordable even as the economy has improved. Large employers and well-known companies are also putting down roots in the Las Vegas Valley such as UFC, Fanatics, Amazon, IKEA, Scientific Games, Allegiant Airlines and VaOpto.

Las Vegas has also become a great place for business and entrepreneurship. Whether that's creating a new business partnership or creating the next innovative startup company, the allure of Las Vegas as a cultural and economic capital are one in the same. In 2012, Zappos.com CEO Tony Hsieh poured \$350 million of his own money into revitalizing Downtown Las Vegas. The goal of the project was to create a haven for new business. Since that time, the Downtown area has seen incredible growth from others in the business community and is thriving among Las Vegas locals and tourists from all over the world.

Las Vegas is now home to several professional sports teams, including NHL's Vegas Golden Knights, WNBA's Las Vegas Aces, Las Vegas Aviators baseball team and in 2020, the home of the Las Vegas Raiders. Cultural institutions like the Smith Center for the Performing Arts and numerous museums offer quiet alternatives to the Strip, while nearby state and national parks – including Lake Mead, Red Rock Canyon National Conservation Area, Spring Mountain Ranch State Park and Valley of Fire State Park – offer ample opportunities to enjoy the outdoors.



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