

WINTERWOOD PAVILION - OFFICE/RETAIL

**FOR LEASE**



**DAPPER**  
COMPANIES

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**WINTERWOOD PAVILION**

2226 S. NELLIS BLVD.  
LAS VEGAS, NV 89104

**1,856 SF AVAILABLE**

# WINTERWOOD PAVILION

2226 S. NELLIS BLVD / LAS VEGAS, NV 89104

// PROPERTY OVERVIEW



## PROPERTY DESCRIPTION

Winterwood Pavilion is located on the Northeast corner of Sahara Ave and Nellis Blvd. This extremely busy shopping center includes national tenants such as Planet Fitness, Dollar General Market, Firestone Tires, DD's Discounts, Harbor Freight Tools and more.

A 1,856 SF former law office space just became available. Landlord is motivated! This busy shopping center has ample parking and numerous pylon and monument signage on both Sahara and Nellis Blvd. Please contact listing agent for additional details or to set up a tour of the property and the available suite.

## HIGHLIGHTS

- One 1,856 SF suite available
- Ample parking
- Generous TI Allowance
- Motivated landlord
- Free rent

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// LOCATION AERIAL



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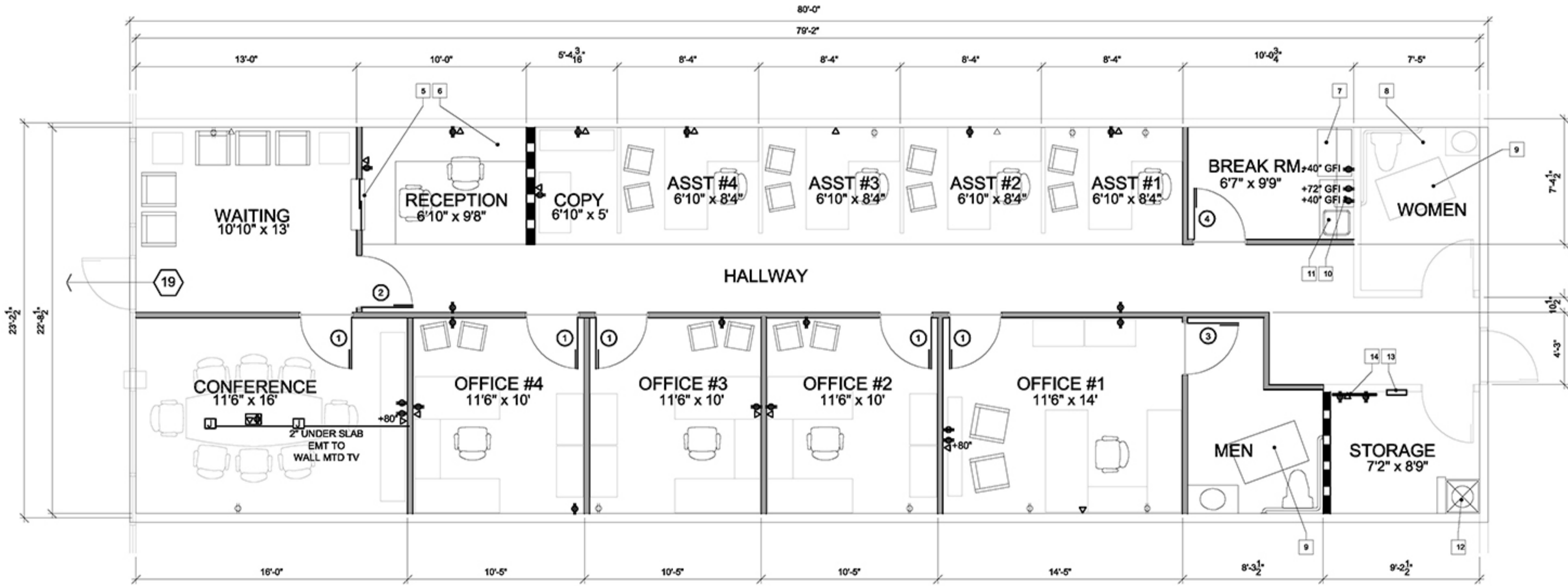
// SITE PLAN



# WINTERWOOD PAVILION

2226 S. NELLIS BLVD / LAS VEGAS, NV 89104

// FLOOR PLAN



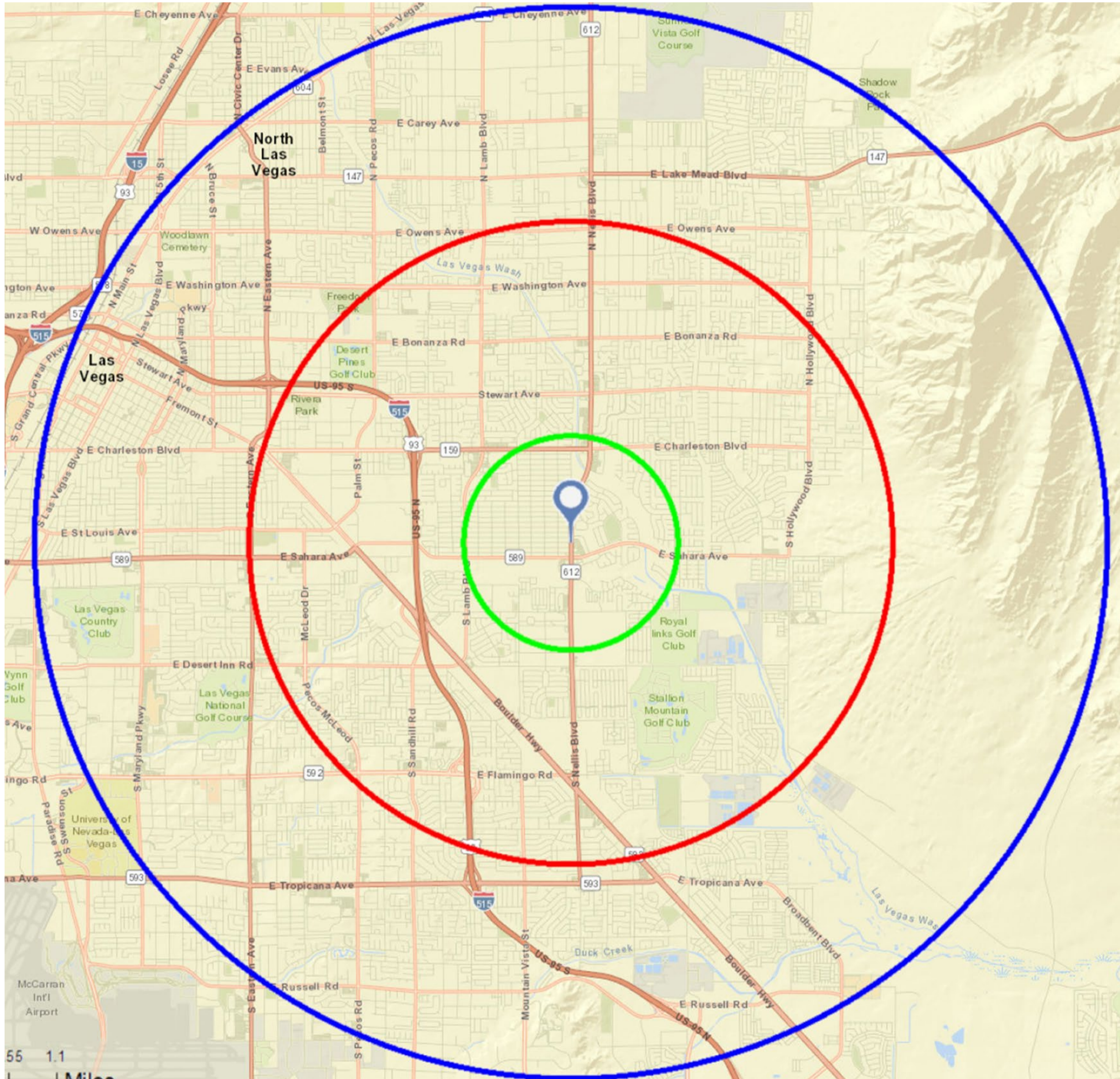
**1 FLOOR PLAN**  
scale: 1/4" = 1'-0"

SUITE 2272-1  
1,856 S.F.

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// LOCATION OVERVIEW



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