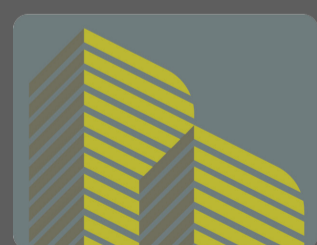


WINTERWOOD PAVILION - OFFICE/RETAIL

FOR LEASE



DAPPER
COMPANIES

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WINTERWOOD PAVILION

2208 S. NELLIS BLVD.
LAS VEGAS, NV 89104

4,000 SF AVAILABLE (FORMER QUICK CARE)
1,469 SF AVAILABLE

WINTERWOOD PAVILION

2208 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.

In addition to 1,469 SF space, a 4,000 SF former Quick Care has just been made available which includes exam rooms, waiting area, nurse's station, nurse's station, pharmacy, billing area, restrooms, break room and more.

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 suites.

HIGHLIGHTS

- One 1,469 SF suite available
- One 4,000 SF suite available (former Quick Care) built out with 35-seat waiting room, 8 exam and treatment rooms, 3 restrooms, break room, doctor's office, nurse's station, pharmacy, billing area, two x-ray/ultrasound areas and server room.
- Ample parking
- Generous TI Allowance

WINTERWOOD PAVILION

2208 S. NELLIS BLVD / LAS VEGAS, NV 89104

// LOCATION AERIAL



WINTERWOOD PAVILION

2208 S. NELLIS BLVD / LAS VEGAS, NV 89104

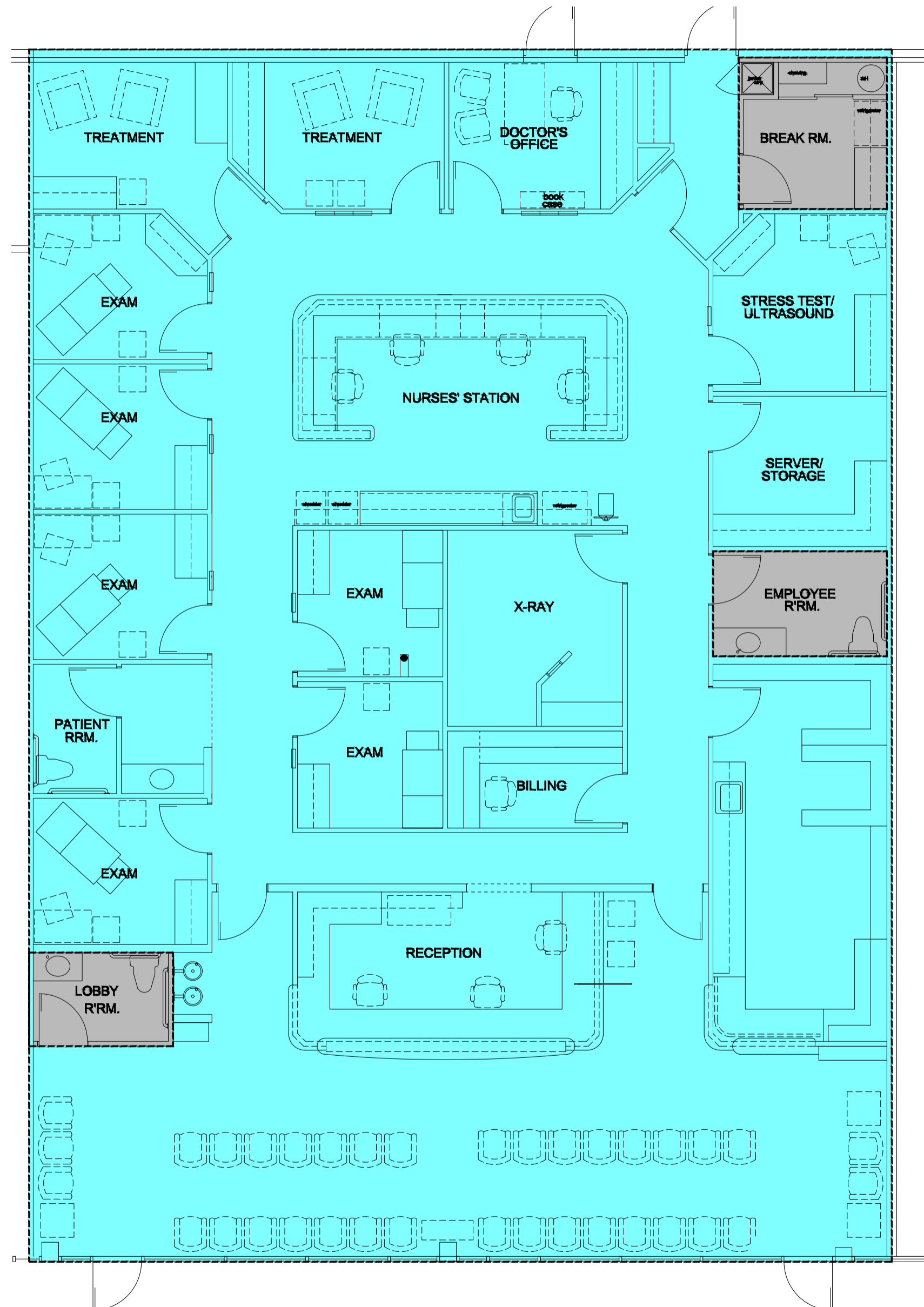
// SITE PLAN



WINTERWOOD PAVILION

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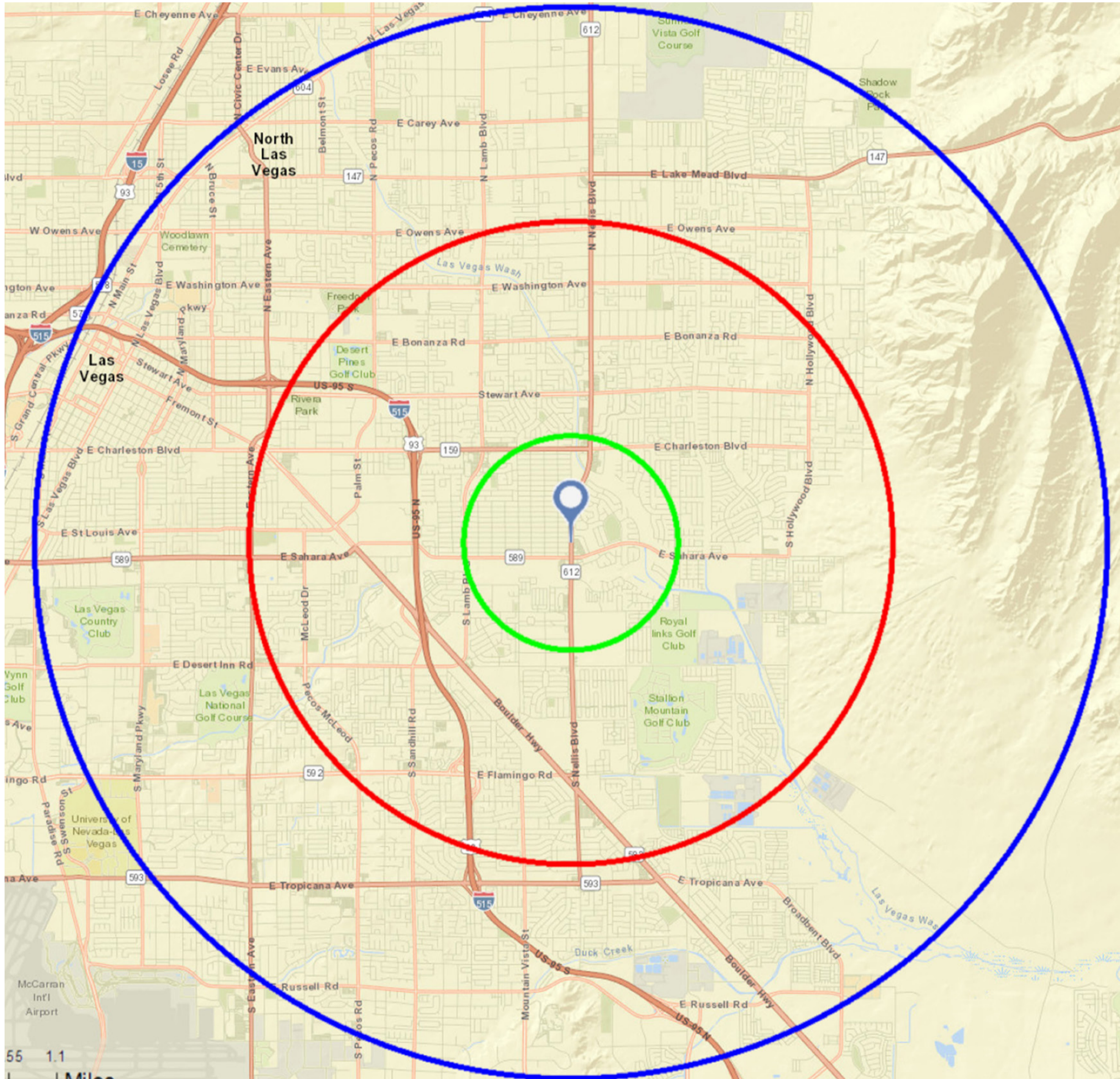
// FLOOR PLAN FOR SUITE 5
(FORMER QUICK CARE)



WINTERWOOD PAVILION

2208 S. NELLIS BLVD / LAS VEGAS, NV 89104

// LOCATION OVERVIEW



Winterwood Pavilion	1 Mile	3 Mile	5 Mile
Population			
Estimated Population (2022)	32,197	207,467	475,906
Projected Population (2027)	32,312	210,807	483,400
Households			
Estimated Households (2022)	11,382	71,262	170,285
Projected Households (2027)	11,457	72,598	173,469
Average Household Income			
Estimated Average Household Income (2022)	\$57,025	\$67,112	\$65,977
Projected Average Household Income (2027)	\$68,274	\$81,458	\$79,753
Median Household Income			
Estimated Median Household Income (2022)	\$44,746	\$48,909	\$47,069
Projected Median Household Income (2027)	\$51,758	\$56,649	\$55,597
Daytime Demographics			
Total Workers	3,866	40,865	152,350