

RETAIL SPACES  
FOR LEASE



**Savers**<sup>®</sup>

8510-8584 W. LAKE MEAD BLVD  
LAS VEGAS, NV

**SOUTH SHORES  
SHOPPING CENTER**

**CBRE**

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# PROPERTY HIGHLIGHTS

## Property Details

<b>Available SF</b>	±1,000 SF - 5,000 SF
<b>Retail Plaza SF</b>	±41,110 SF
<b>Zoning</b>	C1
<b>Pricing</b>	Inquire with broker

## Opportunity Benefits

- Adjacent to high volume Smith's Grocery store
- Surrounded by dense residential population with over 392,000 within 5 mile radius
- High traffic counts and signalized intersection
  - W Lake Mead Rd: 24,000 ADT
  - Rampart Rd: 27,347 ATD
- Above average household incomes at \$134,202 within a 1 mile radius
- High daytime population of 53,376 people within a 1 mile radius
- Great freeway access, within minutes of Summerlin Pkwy, 95 & 215



# SITE PLAN

Suite	Tenant	Square Feet
8584	PT's Pub (Golden Gaming)	4,000
8580	Roberto's Taco Shop, LLC	1,400
8578	AI Phillips	1,800
8576	Lake Mead Chiropractic	1,200
8574	Papa John's Pizza (Property Works)	1,200
8560	Retreat Nail Spa	1,260
8558-54	Wagsworth	3,900
8552	Port of Subs	1,400
8548	ReMax Advantage	4,800
8544	Neptune Society	3,200
8540-100-110	Available 12/26 - Do Not Disturb Tenant	5,000
8540-120	Naka Sushi	1,500
8540-130	Pierogi	1,500
8524	Chase Bank	4,500
8518	State Farm	1,000
8516	AVAILABLE	1,000
8514	South Shores Water Store	750
8512	Smoke Shop	750
8510	Semper Fi Heating and Cooling	860
Total		41,110



# SURROUNDING AMENITIES



# AREA DEMOGRAPHICS

## Population (2025)

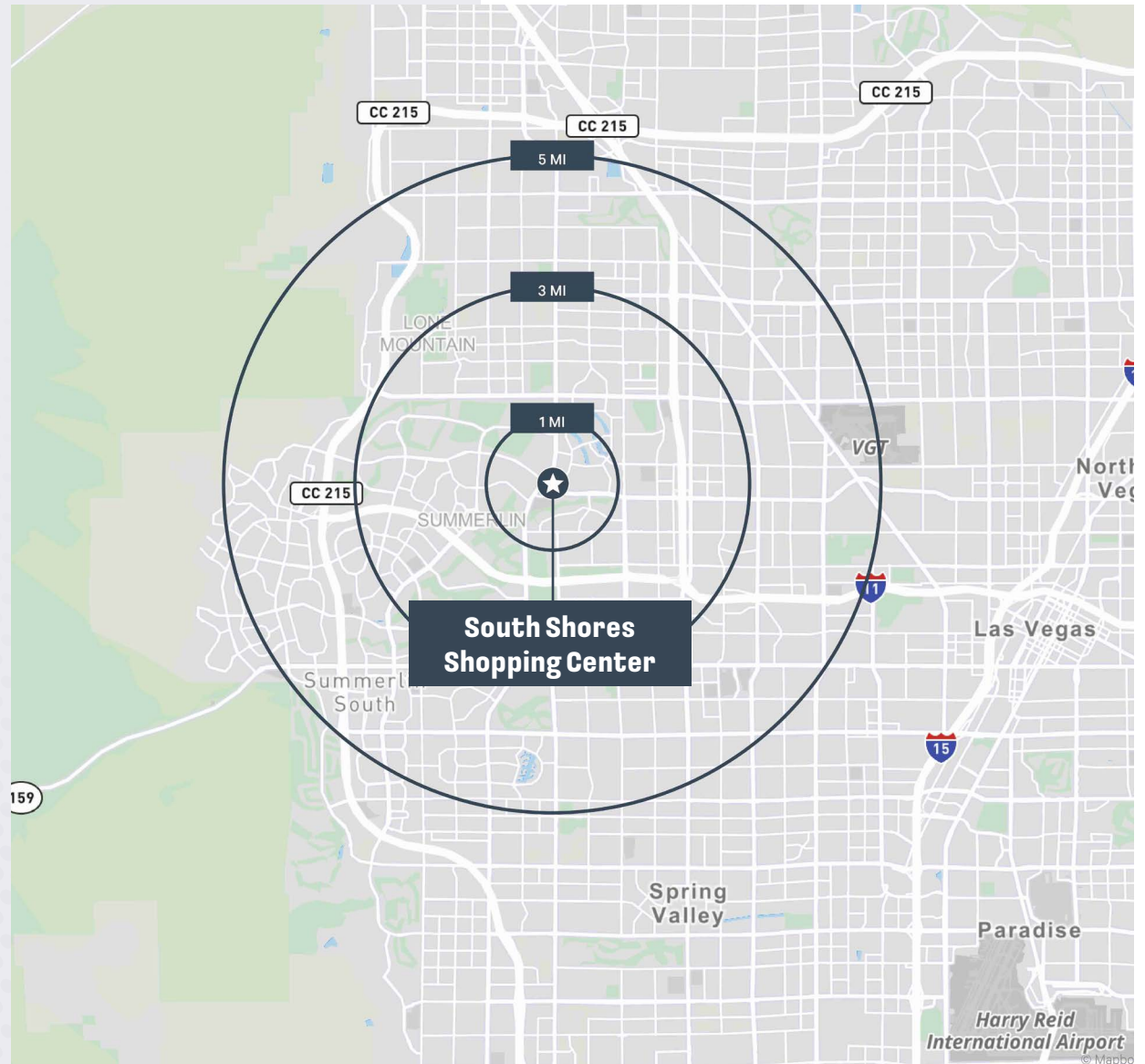
1 Mile	19,587
3 Miles	168,205
5 Miles	392,928

## Avg HH Income (2025)

1 Mile	\$103,857
3 Miles	\$85,798
5 Miles	\$86,324

## # of Households (2025)

1 Mile	8,068
3 Miles	66,458
5 Miles	149,885



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