

WEST CHARLESTON BOULEVARD & ARVILLE STREET

NOW PRE-LEASING FOR PHASE I
2.18 ACRE RETAIL CENTER

THE SHOPPES AT HYDE PARK

a retail center

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the Shoppes at Hyde Park – PROPERTY OVERVIEW

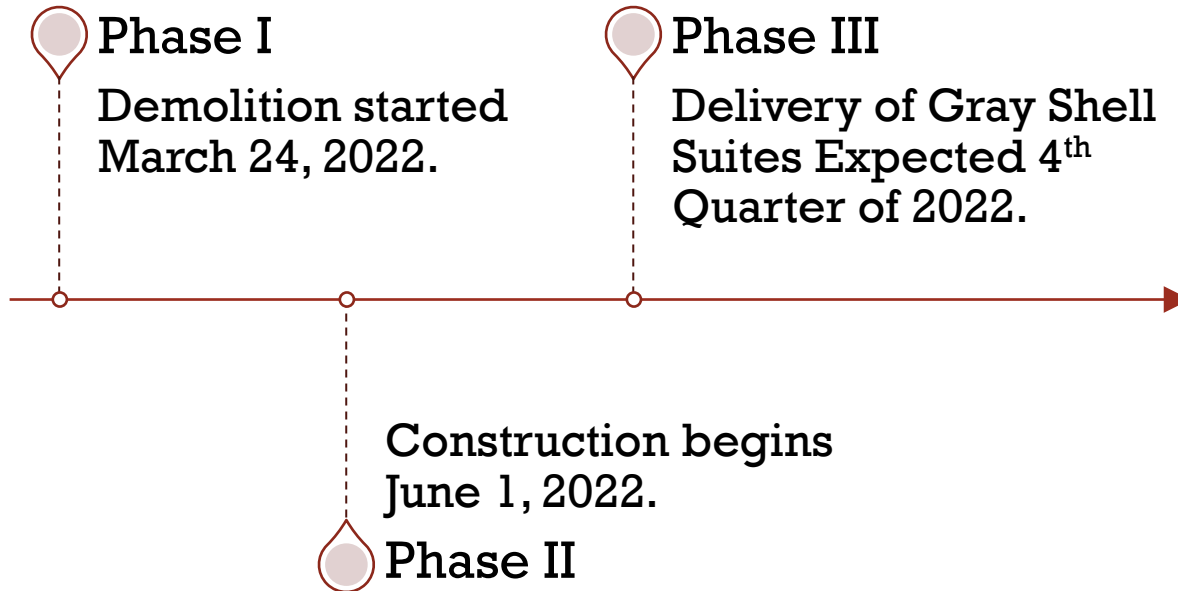


Gatski Commercial is pleased to announce pre-leasing opportunities for **the Shoppes at Hyde Park** on Charleston Boulevard.

the Shoppes at Hyde Park is a retail development located on 2.18 acres, 5 minutes from I-15 and US-95.

The approximately 31,250 square-foot retail property has excellent visibility and high traffic counts.

The SHOPPES AT HYDE PARK - CONSTRUCTION TIMELINE & PRICING



PRICING

INLINE SPACE: \$2.50-\$2.75 PSF NNN

ENDCAP DRIVE-THRU: \$3.00 PSF NNN

DRIVE-THRU PAD: CALL FOR DETAILS



the Shoppes at Hyde Park – HIGHLIGHTS



- 2.18 Acres
- Neighborhood Retail Center
- Multiple configurations available
- Drive-Thru Pad
- Drive-Thru End Cap
- Retail Auto use considered
- 31,250 Square Feet
- 131 Parking Spaces
- Adjacent to Wal-Mart Anchored Center
- Near Valley Hospital and Downtown Las Vegas Arts District
- Quick Access to US-95/I-15
- Cross Streets: Charleston Boulevard/Arville Street

the Shoppes at Hyde Park – NEIGHBORHOOD HIGHLIGHTS

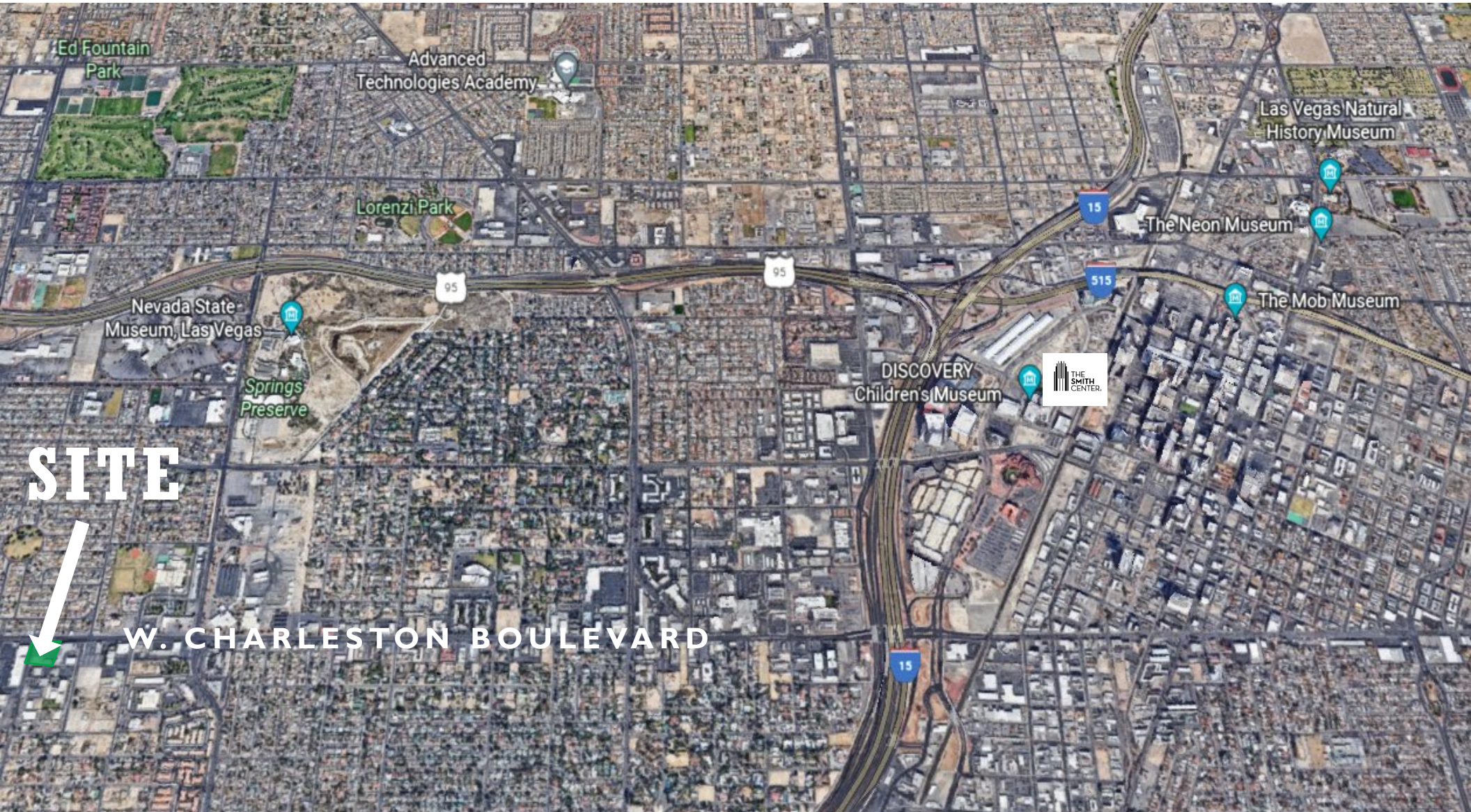


the Shoppes at Hyde Park – AERIAL

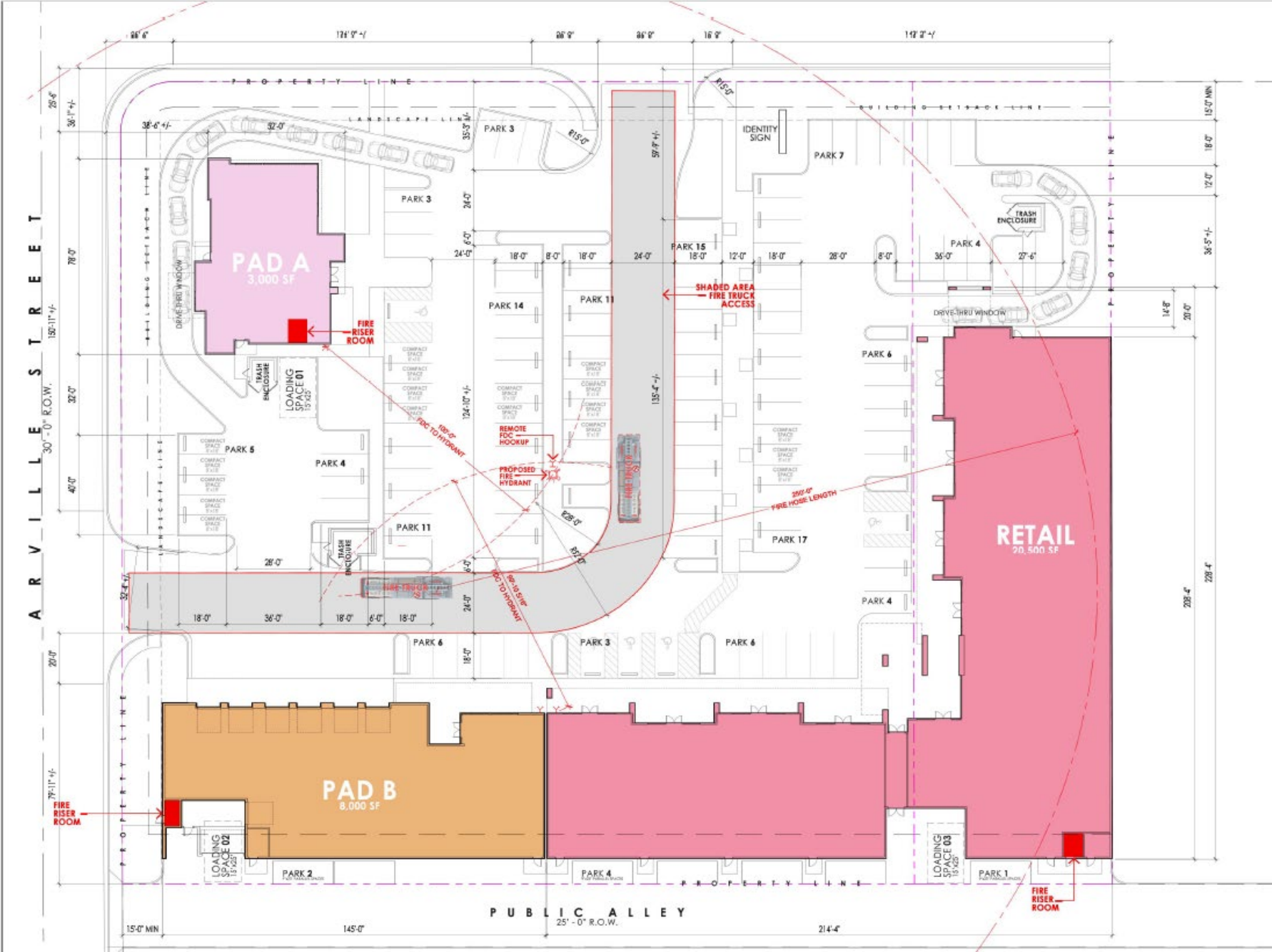


the Shoppes at Hyde Park – Traffic Times

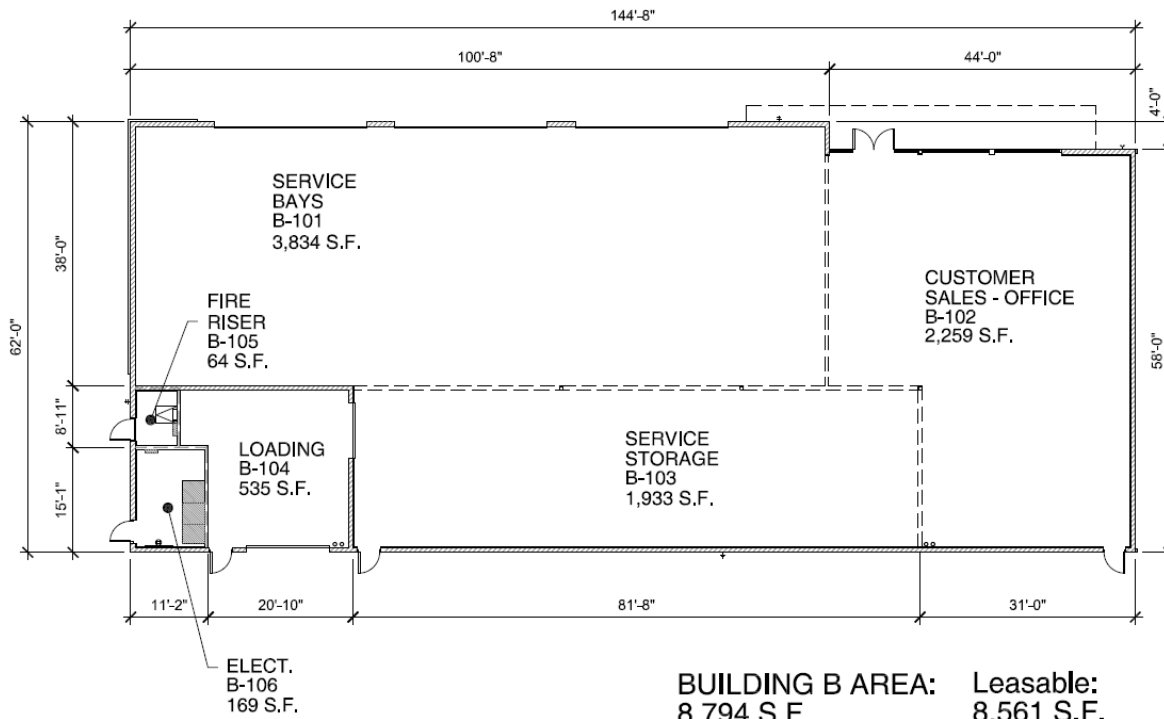
- Discovery Children's Museum – 8 Mins
- The Smith Center for the Performing Arts – 9 Mins
- The Mob Museum – 8 Mins
- Downtown Las Vegas Art District – 6 Mins
- College of Southern Nevada Charleston Campus – 6 Mins
- Springs Preserve – 3 Mins
- Palace Station Hotel and Casino - 6 Mins
- Summerlin – 6 Mins



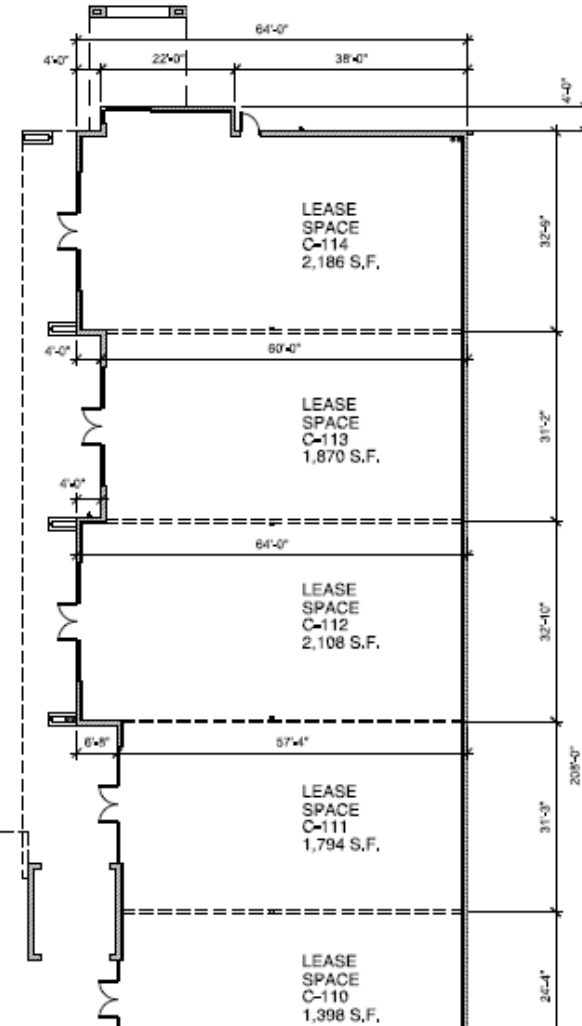
the Shoppes at Hyde Park – SITE PLAN



the Shoppes at Hyde Park – LEASING PLANS

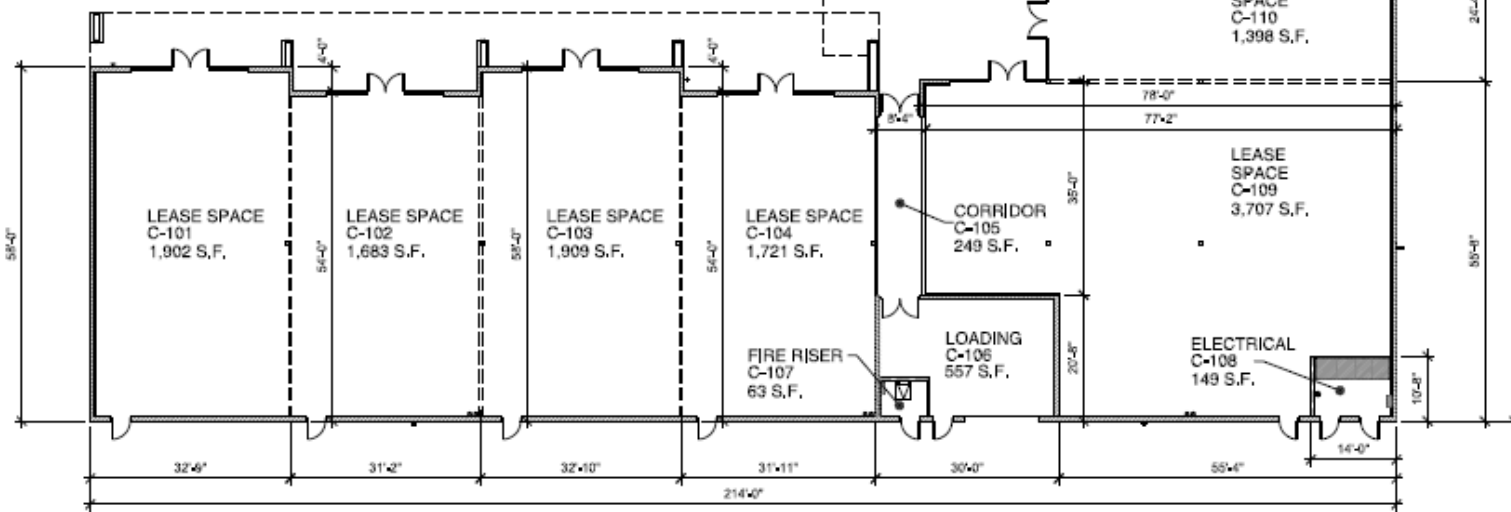


BUILDING B AREA: Leasable: 8,561 S.F.
 8,794 S.F. Common: 233 S.F.



BUILDING "C" AREA:
 21,296 SF

Leasable:
 20,278 S.F.
 Common:
 1,018 S.F.



the Shoppes at Hyde Park — RENDERINGS

Two newly-developed parcels will replace the older, Class C Hyde Park Shopping Center in the Central West Las Vegas submarket.



VIEW LOOKING SOUTHWEST



DETAIL VIEW FROM INTERSECTION LOOKING SOUTHEAST



DETAIL VIEW LOOKING SOUTHWEST



the Shoppes at Hyde Park – RENDERINGS



BUILDING & PARKING DESCRIPTIONS

BUILDING –

PAD A: 3,000 SF

PAD B: 8,000 SF

RETAIL: 20,500 SF

TOTAL BUILDING

AREA: 31,250 SF

PARKING –

PAD A: 12 SPACES

PAD B: 32 SPACES

RETAIL: 82 SPACES

TOTAL PARKING

PROVIDED: 131 SPACES

PROPOSED PADS & RETAIL



Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
Arville St.	West Charleston Blvd. S.	39,548	2022	0.10 mi.
Arville St.	West Charleston Blvd. N.	7,024	2022	0.07 mi.
West Charleston Blvd.	Arville St.	36,197	2022	0.13 mi.
West Charleston Blvd.	Bedford Rd. W.	36,346	2022	0.13 mi.
Essex Dr. E.	Alpine Pl.	5,565	2022	0.18 mi.



DEMOGRAPHICS



	2 Mile	5 Mile	10 Mile
Population	93,390	547,251	1,724,657
Households	31,492	210,570	631,542
Median Age	36.5	38.8	38.2
Average HH Income	\$58,387	\$63,748	\$78,076
Daytime Employees	48,164	418,808	722,285
Pop. Growth '22 - '27	2.8% ↑	2.6% ↑	2.6% ↑
Household Growth '22 - '27	2.8% ↑	2.6% ↑	2.6% ↑



MARKET REPORT

12 Mo Deliveries in SF

12 Mo Net Absorption in SF

Vacancy Rate

12 Mo Rent Growth

326K

1.7M

5.4%

10.6%

Current Quarter	RBA	Vacancy Rate	Asking Rent
Power Center	13,400,483	6.2%	\$28.76
Neighborhood Center	42,340,803	7.1%	\$23.68
Strip Center	10,965,109	6.1%	\$22.64
General Retail	38,893,478	3.8%	\$26.91
Malls	9,722,430	2.7%	\$65.12
Central West Las Vegas	17,476,467	4.7%	\$22.66

Annual Trends	12 Month	Historical Average	Forecast Average
Vacancy Change (YOY)	-1.2%	7.2%	4.6%
Net Absorption SF	212K	19,025	1,24,159

CURRENT INDUSTRY GROWTH



LEISURE & HOSPITALITY
25.58%



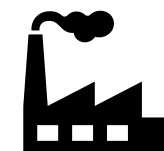
OTHER SERVICES
19.31%



PROFESSIONAL & BUSINESS SERVICES
18.14%



INFORMATION
11.83%



MANUFACTURING
8.47%

MEDICAL & OFFICE INDUSTRIES



Caption: Top Left: Cleveland Clinic Lou Ruvo Center for Brain Health, Steinberg Diagnostic Medical Imaging, Milan Institute; Middle Left: Desert Radiologists, Valley Hospital, UNLV School of Medicine, Bottom Left: University Medical Center, UNLV School of Medicine, OPTUMCare Cancer Center.

The city of Las Vegas has developed the Vegas Valley's urban core into a viable Medical District that is presently home to multiple medical institutions, medical schools and related medical-office products. The new Kirk Kerkorian School of Medicine at UNLV on Shadow Lane, established in 2017, has united the local community with its commitment to patients and future practicing doctors. The Shoppes at Hyde Park is located 2 miles from the Kerkorian School of Medicine and less than 2.5 miles from the Valley Hospital Medical Center.

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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