



Blue Diamond Marketplace

8030 - 8180 BLUE DIAMOND ROAD
LAS VEGAS, NV 89178



Pet Grooming & Barber Shop Spaces Available

- Building Type:** Strip Retail Center
- Space Available:** 1,000 - 1,816 SF
- Lease Rate:** \$3.25/SF/mo.
- NNN:** \$0.73/SF/mo.
- Zoning:** CG (Clark County)
- Cross Streets:** Blue Diamond Rd. & Cimarron Rd.

Demographics

Population

1 Mile Radius	17,309
3 Mile Radius	147,295
5 Mile Radius	250,348

Annual Household Income

1 Mile Radius	\$136,746
3 Mile Radius	\$133,094
5 Mile Radius	\$132,445

2025 Estimated Demographics

Very busy shopping center with great tenants including AutoZone, 7-Eleven, Taco Bell, CareNow Urgent Care, My Salon Suites, Pizza Hut, Capriotti's, Great Clips, Check City, Kidz Preschool, Rounders Bar & Grill and State Farm. The center is located adjacent to Mountain's Edge, a hugely successful 3,500 acre master planned community.

The Blue Diamond corridor is an underserved retail market with limited development west of Decatur Blvd. Blue Diamond Marketplace offers great visibility and access to the residents of the surrounding communities.

- 1,000 SF to 1,816 SF inline shop spaces available, including a barber shop and a former spa space
- Suites 130 and 210 are currently occupied. Do not disturb current tenants or employees. Contact Broker for more information.
- Center is located directly across the street from Mountain's Edge M.P.C.
- Located at signalized intersection of Blue Diamond & Cimarron

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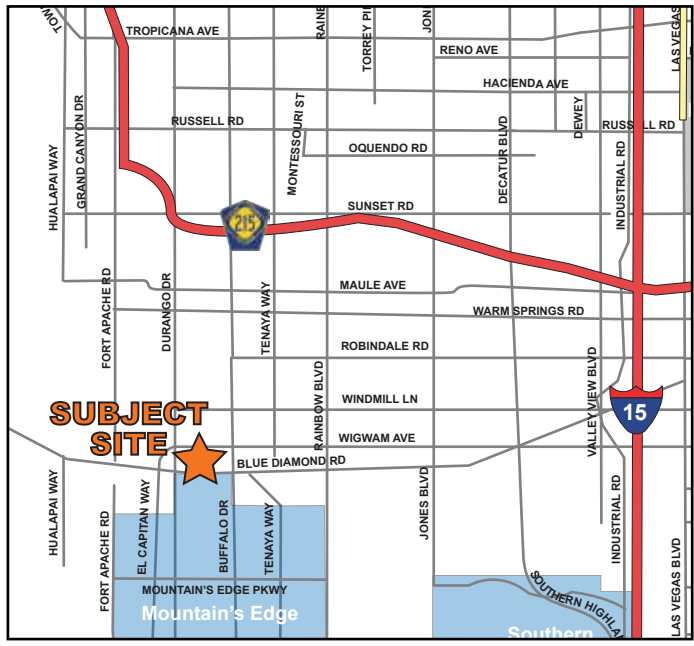
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Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

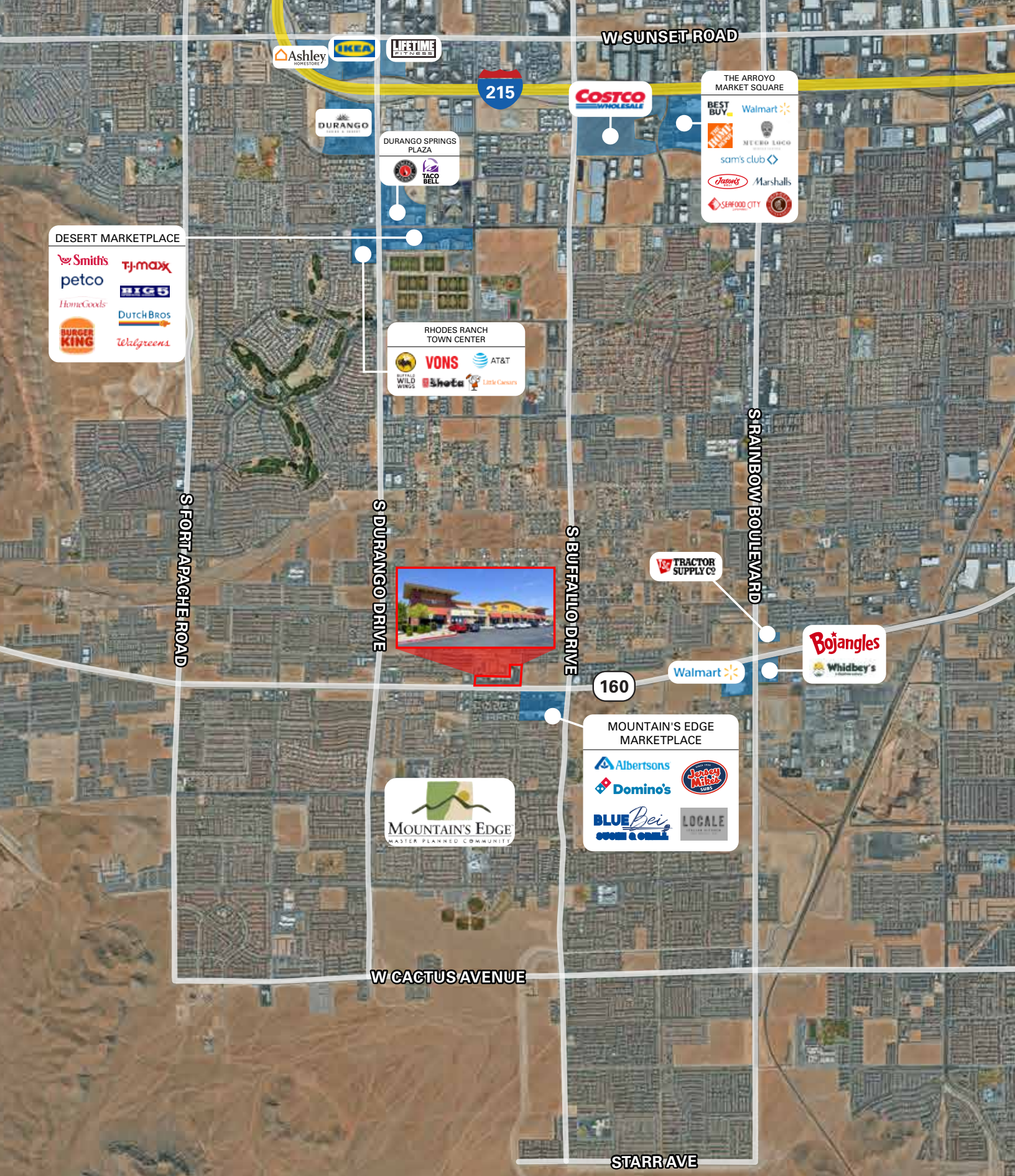
Building & Suite	Tenant	Square Feet	Building & Suite	Tenant	Square Feet
8030-100	Check City	2,500	8090-180	AVAILABLE	1,800
8030-105	Rounders Bar & Grill	4,830	8090-190	Capriotti's	1,499
8060-100	Fuego Mexican Kitchen	1,499	8090-200	Yogurtland	1,282
8060-110	Arabesque Dance & Fitness	3,408	8090-210	AVAILABLE - DO NOT DISTURB TENANT	1,000
8060-140	Kidz Preschool	10,000	8090-220-240	My Salon Suite	5,504
8090-100	Blue Diamond Animal Hospital	4,253	8120	Autozone	6,800
8090-110	Great Clips	1,250	8150	Taco Bell	2,395
8090-120	Best Bite Dental	2,240	8180-100	7-Eleven	2,500
8090-130	AVAILABLE - DO NOT DISTURB TENANT	1,816	8180-110	Buffalo Wild Wings Go	1,499
8090-140	Pizza Hut	1,510	8180-120	Soru Ramen & Sushi	1,438
8090-150	M.A.C Taekwondo	2,001	8180-130	State Farm	1,300
8090-160	XO Chinese	1,499	8180-140	AVAILABLE	1,428
8090-170	Babystacks Café	2,100	8180-150	CareNow Urgent Care	4,210



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W SUNSET ROAD

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COSTCO WHOLESALE

THE ARROYO MARKET SQUARE
 BEST BUY
 Walmart
 MICRO LOGO
 sam's club
 JEWELERS
 Marshalls
 SEAFOOD CITY

DURANGO

DURANGO SPRINGS PLAZA
 TACO BELL

DESERT MARKETPLACE
 Smith's
 T.J. MAXX
 petco
 HomeGoods
 DUTCHBROS
 BURGER KING
 Walgreens

RHODES RANCH TOWN CENTER
 VONS
 AT&T
 Buffalo Wild Wings
 Shiba
 Little Caesars

S FORT APACHE ROAD

S DURANGO DRIVE



S BUFFALO DRIVE

160

TRACTOR SUPPLY CO.

Walmart

Bojangles
 Whidbey's

MOUNTAIN'S EDGE MARKETPLACE
 Albertsons
 Domino's
 Jersey Mike's SUBS
 BLUE BIRD
 LOCALE

MOUNTAIN'S EDGE
 MASTER PLANNED COMMUNITY

W CACTUS AVENUE

STARR AVE

NEWMARK

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