

FOR SUBLEASE

±11,987 SF
Former Drug Store

3270 S Buffalo Dr
Las Vegas, NV 89147



LEASING
CONTACTS

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bc | THE **boyer civish**
RETAIL GROUP

Photos do not guarantee the current condition of the property.

PROPERTY HIGHLIGHTS

Former Drug Store

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±11,987 SF Freestanding Building

The ±11,987 SF building at 3270 S. Buffalo Dr in Las Vegas is a former single-tenant retail property prominently positioned along a high-traffic corridor in the southwest valley.

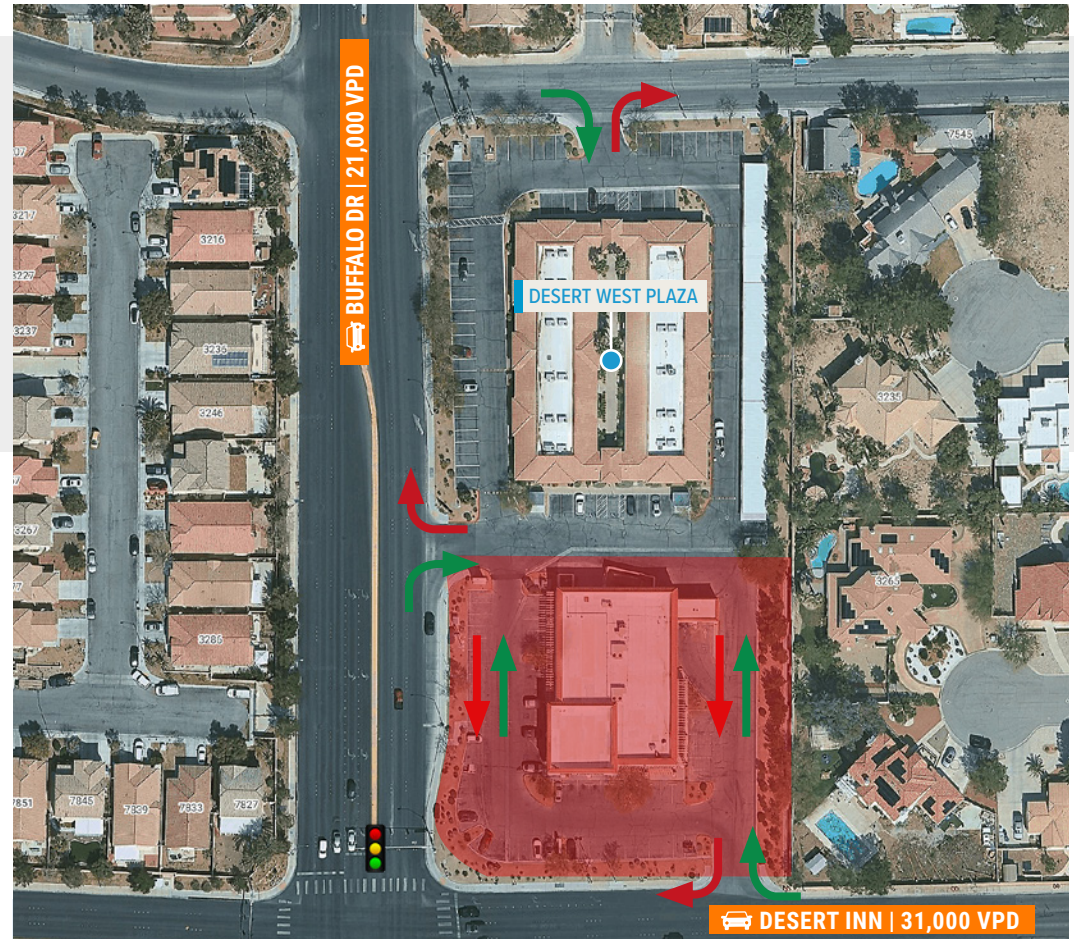
Its freestanding configuration and established infrastructure provide an opportunity for tenants seeking a presence in a dense, growing trade area.

PROPERTY HIGHLIGHTS

- ✓ The property features an existing double-lane drive thru, making it well-suited for a variety of retail, medical, or service-oriented users.
- ✓ The building sits on 1.47 AC providing ample space and on-site parking
- ✓ Great signage, both on the building and pylon
- ✓ The property is adjacent to Desert West Plaza - a multi-suite professional offices at the northern part of the complex
- ✓ Exceptional retail opportunity within a dense residential population

163-10-401-003
APN

📍 Commercial Professional (CP)
ZONING



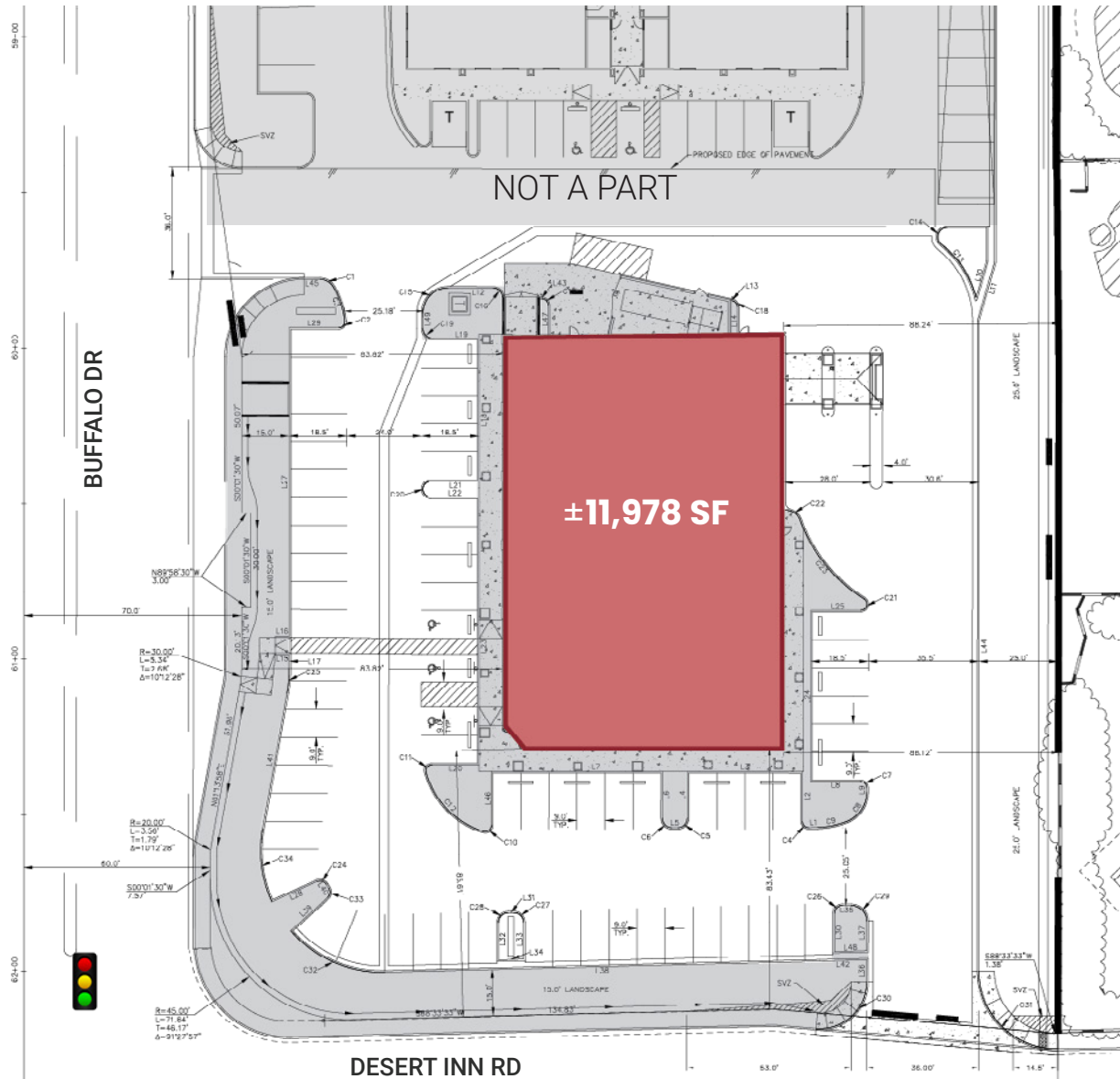
RETAILERS WITHIN 1 MILE



SITE PLAN

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TRADE AREA AERIAL

Former Drug Store

3270 S Buffalo Dr
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AREA DEMOGRAPHICS

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POPULATION



1 MILE	3 MILES	5 MILES
15,454	177,729	459,762

AVERAGE HOUSEHOLD INCOME

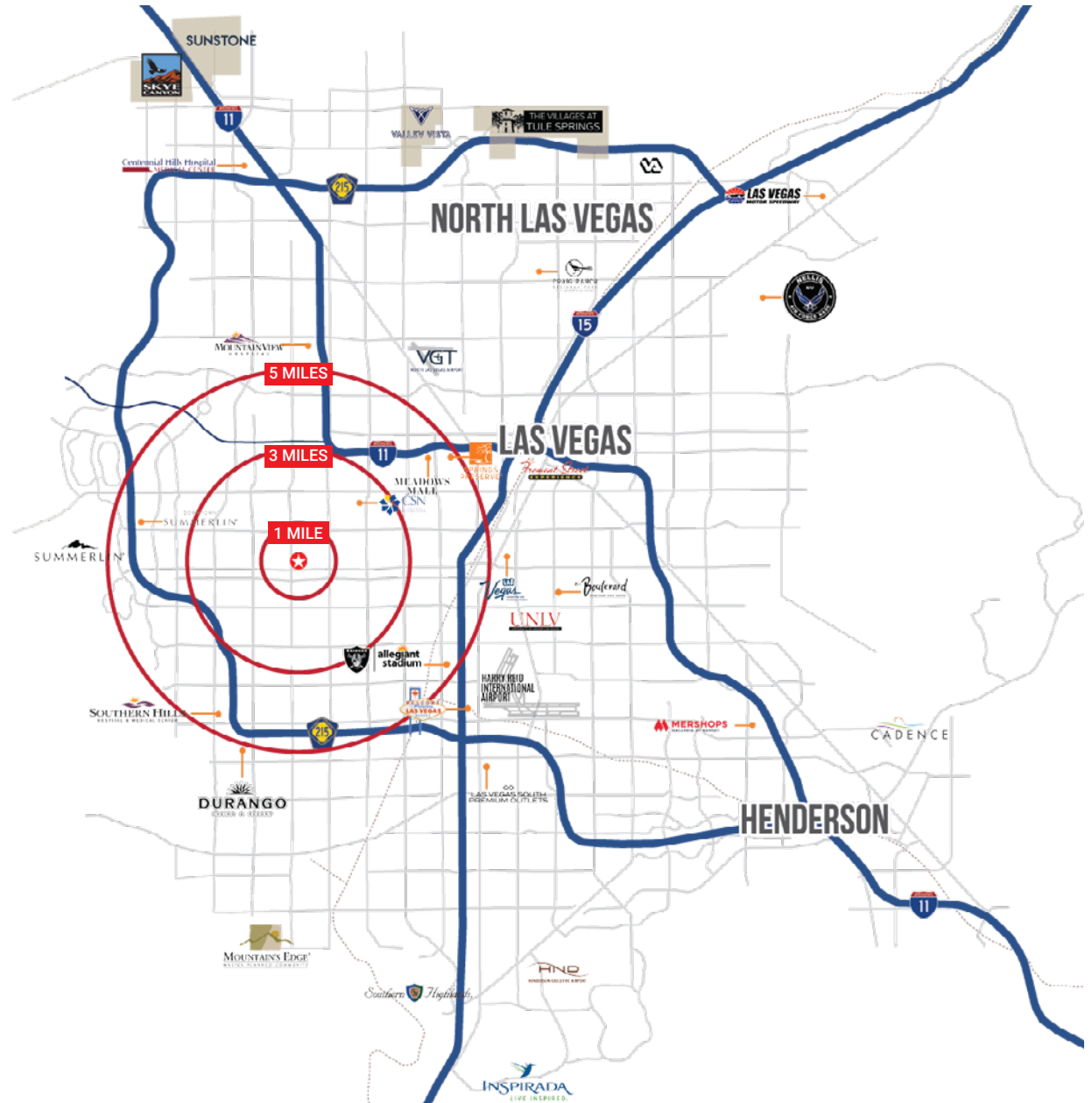


1 MILE	3 MILES	5 MILES
\$114,044	\$104,918	\$109,509

TRAFFIC COUNTS



DESERT INN RD	BUFFALO DR
31,000 VPD	21,000 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2024



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Freestanding Building

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roicre.com

9121 W Russell Rd
STE 111
Las Vegas, NV 89148



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Contact our team today!

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