

THE SHOPS AT GRAND CANYON

4115-4215 S GRAND CANYON DRIVE | LAS VEGAS, NV 89147



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PROPERTY HIGHLIGHTS



- 1,600-3,200 SF inline shop space available
- 3,600 SF second-generation restaurant space with grease trap available; landlord open to alternative retail and service uses
- \$2.75-\$3.25/SF/mo.
- NNN: \$0.97/SF/mo.



Nearby affluent communities including The Summit Club, The Ridges, and Siena, featuring some of the highest household incomes in the Las Vegas Valley



Busy Target-anchored power center in Summerlin South with 300K+ monthly visitors and co-tenants including Kohl's, Floor & Decor, JC Penney, and other national retailers



Zoning: CG (Clark County)



Prime location just west of the 215 Beltway at the Flamingo exit, surrounded by high household incomes and strong day-time population



Flamingo Road: 32,143 VPD
South Grand Canyon Drive: 11,242 VPD



Property is directly across from Las Vegas Athletic Club and the Dignity Health neighborhood hospital





[Click here for an interactive drone aerial](#)



SITE PLAN



32,143 VPD

W FLAMINGO RD

11,242 VPD

S GRAND CANYON DR

Suite	Tenant Name	SF
4115-100	Rollin' Smoke BBQ	1,600
4115-101	Cutie Nails	1,474
4115-102	Blow Out Rules	1,324
4115-103	Snips & Clips 4 Kids	1,400
4115-104	Vitamin Shoppe	3,150
4145-100	Mattress Firm	3,600
4145-102	Pho Ever	1,800
4145-104	RESTAURANT AVAILABLE	3,600
4145-105	Creative Spa Designs	4,455
4145-106	Broadway Kids Academy	8,261
4145-107	AVAILABLE	1,600
4145-108	AVAILABLE	1,600
4145-109	Great American Pub	4,620
4165-100	Nene Sushi	1,654
4165-102	Luchkoff Patisserie	2,478
4165-103	Poke Express	1,263
4165-104	Archway Aesthetics	1,950
4165-105	Angara India Spice Grill	2,370
4165-106	Coffee Bean & Tea Leaf	1,885
4195-100	La Madre Canyon Grill	5,072
4195-105	Everbowl	1,045
4195-106	GE Arthouse	1,136
4215-101	Solidity Studio	3,193
4215-105	Ninja Lair LLC	4,210

SITE LEGEND	
■	Available
■	Occupied
■	Not A Part
■	Site Boundary

KOHL'S

4215

solidity
STUDIO



106
Angara
India
Spice Grill
104
103
102
101
4165

CHUCK E. CHEESE

FERGUSON

MATTRESS FIRM

100
102
104
RESTAURANT
4145

105
106
Broadway Kids
Academy
107
AVAILABLE
108
AVAILABLE
109

THE COFFEE BEAN & TEA LEAF

CHASE



THE VITAMIN SHOPPE
104
103
102
101
100
4115



