



Pueblo Place

2110 N RAMPART BLVD · LAS VEGAS, NV 89128

SUITE 140 · FOR LEASE

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— FOR LEASE

Suite 140

2110 N Rampart Blvd

SUMMERLIN · LAS VEGAS NV 89128

I,200^{sf} \$2.50^{sf} 2nd_{gen}
AVAILABLE NNN YOGA BUILD

CO - TENANCY

Share a shopping center with Starbucks, Shepherd Eye, Ohlala | French Bistro, Aromi, and Best One Cleaners.

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M SQUARE COMMERCIAL

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2120 STARBUCKS COFFEE



2110 SHEPHERD EYE CENTER



2110 SUITE 140 BUILDING · CLEANERS



2120 STARBUCKS · OH LA LA

PUEBLO PLACE · CENTER EXTERIORS · N. RAMPART BLVD & W. LAKE MEAD BLVD, SUMMERLIN



Information furnished has been obtained from sources deemed reliable; no warranty is made as to its accuracy. Broker advises independent verification of all terms.

Pueblo Place · Suite 140

SUMMERLIN · LAS VEGAS · 01 / 04

TRADE AREA

The *intersection*
Summerlin builds
around.

Las Vegas' longest-tenured Northwest submarket. The Meadows School one block south, Tournament Hills and TPC Summerlin to the west, Downtown Summerlin ten minutes east.

ADJACENT & FACING

Smith's Food & Drug	Kitty-corner
Starbucks	Center
Shepherd Eye Center	2110
The Meadows School	1 blk S
Tournament Hills / TPC	1 mi W
Downtown Summerlin	3 mi E

AVERAGE DAILY TRAFFIC

N. Rampart Blvd	26,631 ADV
W. Lake Mead Blvd	22,600 ADV
Combined intersection	49,231 ADV

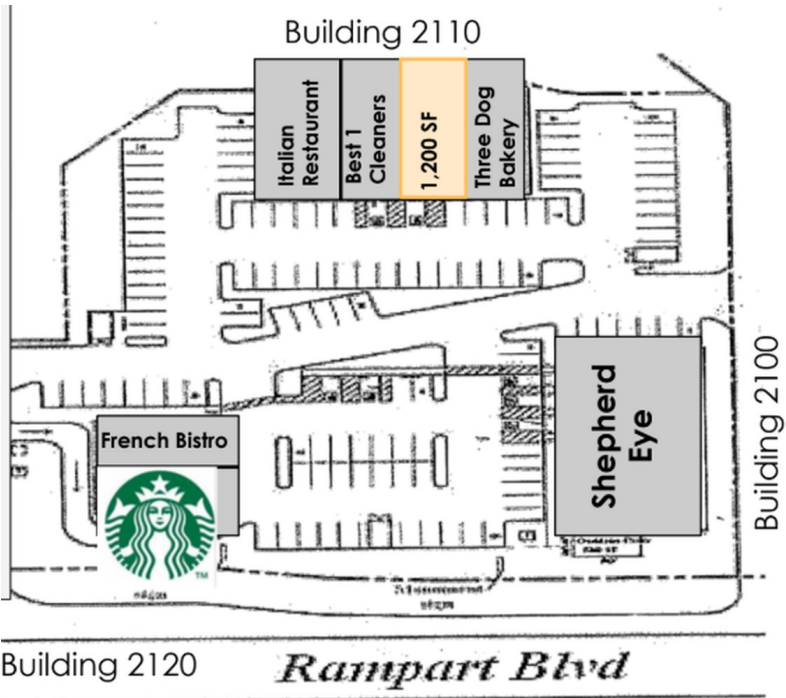


SITE PLAN

Building *2110*

Suite 140 sits mid-building between Best 1 Cleaners and Three Dog Bakery, with an Italian restaurant holding the north end cap. Shepherd Eye anchors Building 2100 to the south; Starbucks and French Bistro hold the Rampart frontage at 2120.

AVAILABLE · 1,200 SF



THE NUMBERS

Move-in *ready*.
Lease it.

I,200^{sf}

SUITE 140 · 2ND GENERATION

Prior yoga build-out. Open studio, lobby with lockers, reception lounge, dedicated entry.

\$2.50

/sf NNN + Est. NNN \$1.06 psf/mth

ASKING RENT

49,231^{ADV}

INTERSECTION OF RAMPART × LAKE MEAD

Direct ingress and egress from both frontages. Monument visibility on Rampart.

SUITE	2110 N Rampart Blvd, Suite 140
TRADE AREA	Summerlin · NW Las Vegas
USE	Retail
PARKING	Shared parking
SIGNAGE	Monument + fascia
TOUR	By appointment

2026 Demographics

1 - MILE · 3 - MILE · 5 - MILE

	1 - MILE	3 - MILE	5 - MILE
Population	16,413	159,232	395,506
Daytime Population	3,938	48,110	110,670
2031 Population	15,980	157,732	402,329
Median Age	48.7	42.7	41.2
Households	6,965	67,333	160,937
Avg HH Income	\$152,450	\$118,187	\$125,808

\$152K average household income within one mile — some of the highest trade-area income in the Las Vegas metro, and the demand driver behind premium pricing for wellness, service retail, and F&B in this trade area.

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WHY SUMMERLIN

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INSIDE SUITE 140



140 OPEN STUDIO



140 RECEPTION LOUNGE



140 ENTRY LOBBY

WHY SUMMERLIN

Summerlin is a 22,500-acre master-planned community on the western edge of the valley, in its fourth decade of build-out by The Howard Hughes Corporation. The current plan opens 11 new neighborhoods in 2026 on the heels of 10 delivered in 2025 — each adding rooftops inside the same trade-area radius as Pueblo Place.

Las Vegas retail has held vacancy below 6% since 2021, with Q2 2026 ending at 4.5% on five consecutive quarters of positive net absorption. Summerlin's infill service retail is the tightest corner of that market, and space on a signalized Rampart intersection rarely comes available.

4.5%

LV VACANCY · Q2 '26

Five consecutive quarters of positive net absorption. Below 6% since 2021.

II

NEW NEIGHBORHOODS · 2026

Hylo Park (73 ac) Downtown Summerlin expansion slated for 2027 completion.

22.5K

MASTER-PLANNED ACRES

30+ villages, 250+ parks, 150+ miles of trails. Anchored by Downtown Summerlin (1.4M SF).

\$152K

AVG HH INCOME · 1-MI

Top-decile trade-area income. Drives premium pricing for wellness and F&B.

Sources: Colliers Las Vegas Retail Market Report, Q2 2026 · Summerlin.com developer updates · Howard Hughes Corp · ICSC Downtown Summerlin profile.