

CENTENNIAL COURT

Las Vegas, NV 89131

Inline Spaces Available →

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**M SQUARE
COMMERCIAL**

M Square Commercial
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Las Vegas, NV 89129
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SHADOW ANCHORED BY TARGET, VONS, & YMCA
6505 - 6535 N Buffalo Drive, Las Vegas, NV 89135

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OVERVIEW

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AVAILABLE

±1,258 SF (Available Summer 2026)

- > 6530 N Buffalo Dr., Suite 140 - Currently Allstate Insurance
- > Asking \$2.75 psf, NNN \$0.73 psf

±1,200 SF (Available Spring 2026)

- > 6525 N Buffalo Dr., Suite 170 - Currently Vegas Lash Lounge
- > \$2.50 asking psf, NNN \$0.73 psf

PROPERTY DETAILS

- > Opportunity to establish a business in a dynamic and growing trade area
- > Tenant improvement allowance available
- > Ample parking
- > Monument & pylon opportunities available
- > Co-tenancy with national brands
- > Strong daytime and residential demographics
- > Convenient and easy access
- > Prime exposure to I-95 and North Buffalo off-ramp
- > **DO NOT DISTURB EXISTING TENANT**



2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	14,609	115,389	304,954
Daytime Pop	14,836	83,003	212,818
2030 Pop	16,044	119,930	318,928
Median Age	36.7	39.5	39.1
Households	5,982	41,914	110,857
AVG HH Income	\$106,768	\$134,014	\$129,411

TRAFFIC COUNTS

Buffalo Dr: 16,700 AADT

I-11/US-95: 57,000 AADT



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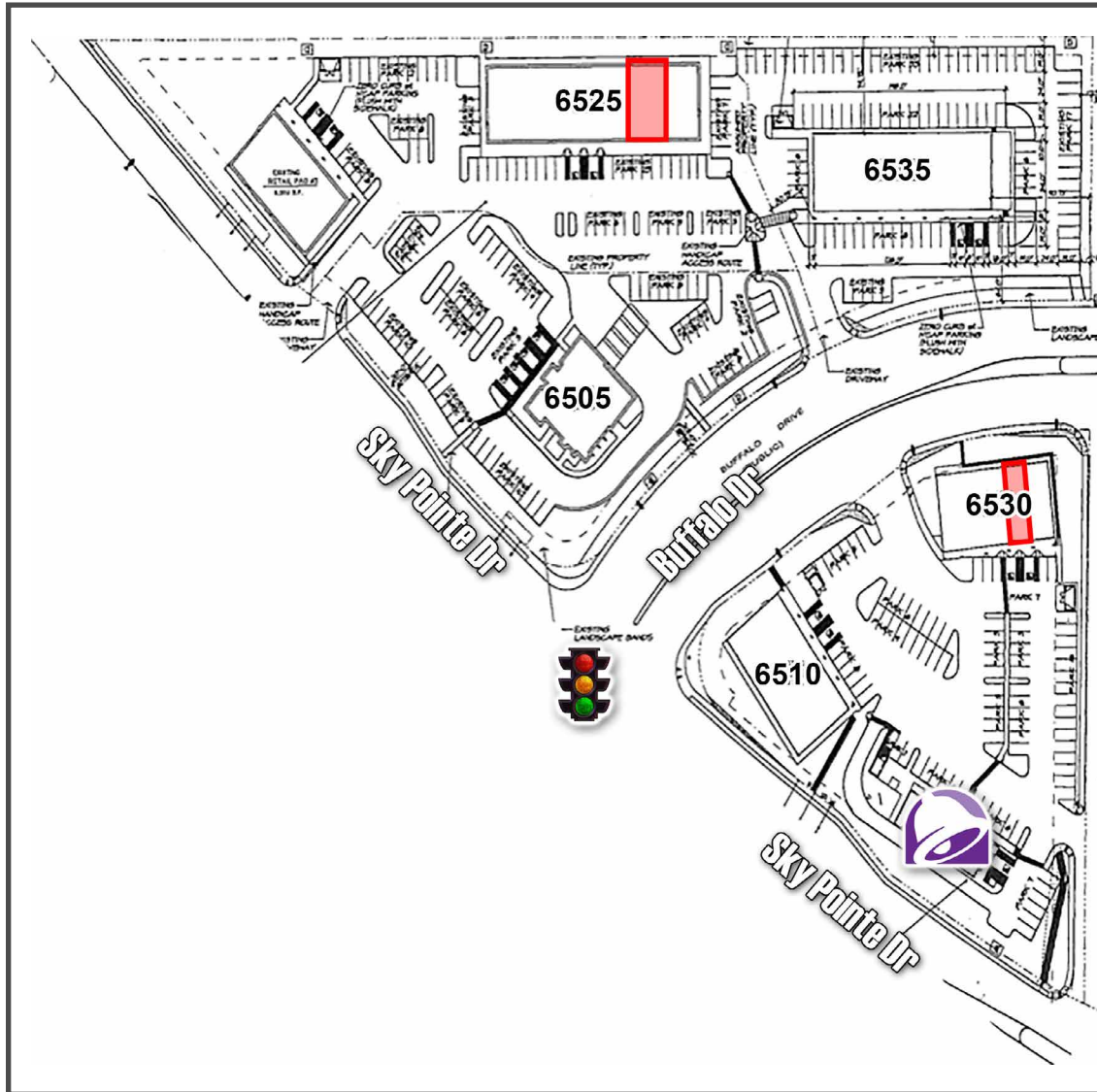
SITE PLAN

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BUILDING 6505

Nevada State Bank

BUILDING 6510

Suite 110 - Simple Cremation

Suite 130 - Flowers by Michelle

Suite 150 - Check City

BUILDING 6520

Taco Bell

BUILDING 6525

Suite 110 - Leslie's Pool Supply

Suite 130 - Sunset Clinic

Suite 150 - NV Music Academy

Suite 160 - FM Insurance Group

Suite 170 - Available Spring 2026

Suite 180 - Dentistry

BUILDING 6530

Suite 110 - A Cut Above

Suite 120 - Blazin' Nails

Suite 130 - Pizzeria

Suite 140 - Available Summer 2026

Suite 150 - Smoothie King

BUILDING 6535

Suite 110 - Affordable Flooring

Suite 120 - Limitless Physical Therapy

Suite 150 - Dance Studio

Suite 160 - Gracie Barra Jiu Jitsu



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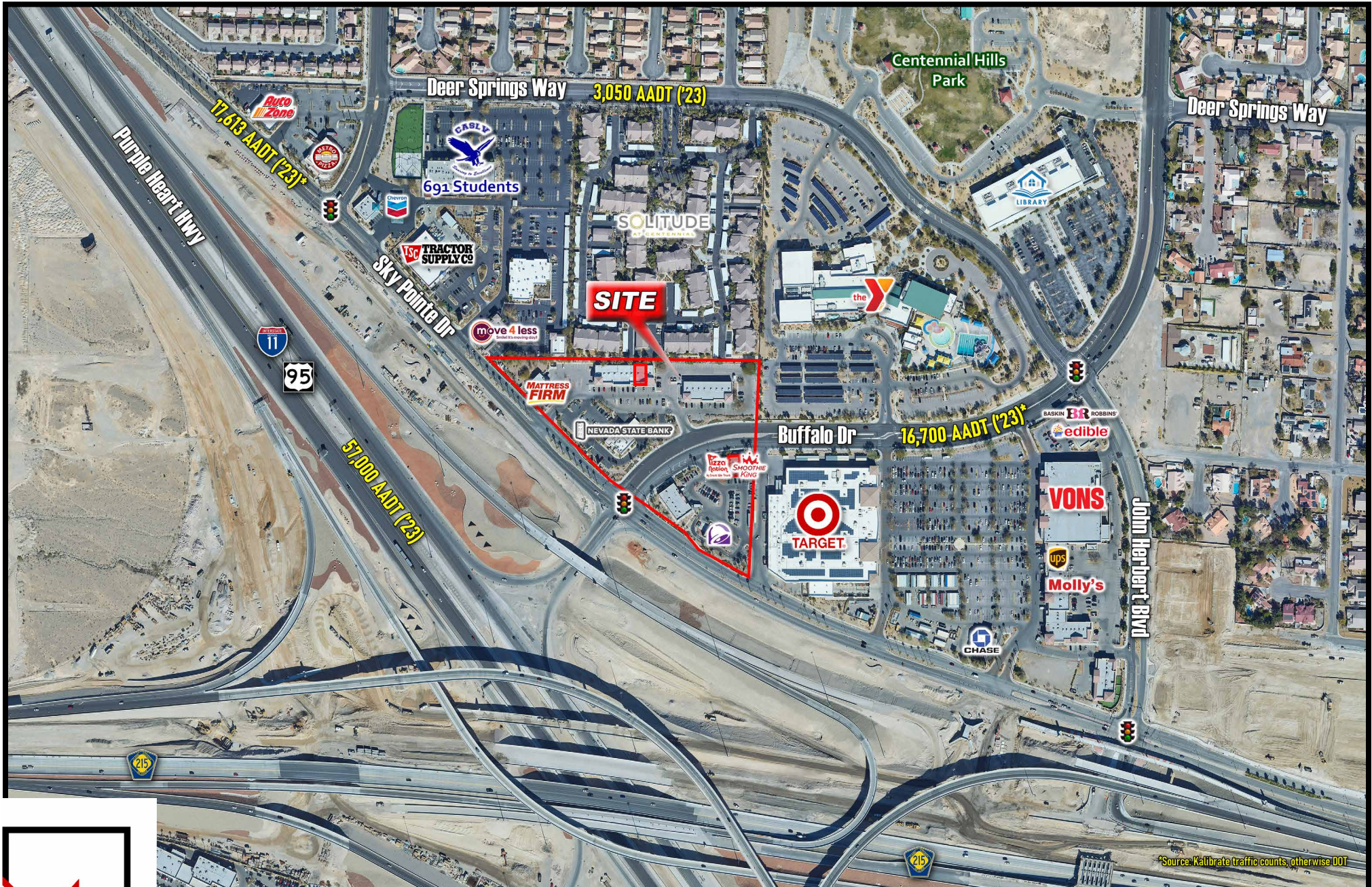
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*Source: Kalibrate (traffic counts, otherwise DOT)



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6525 SUITE 170 PHOTOS

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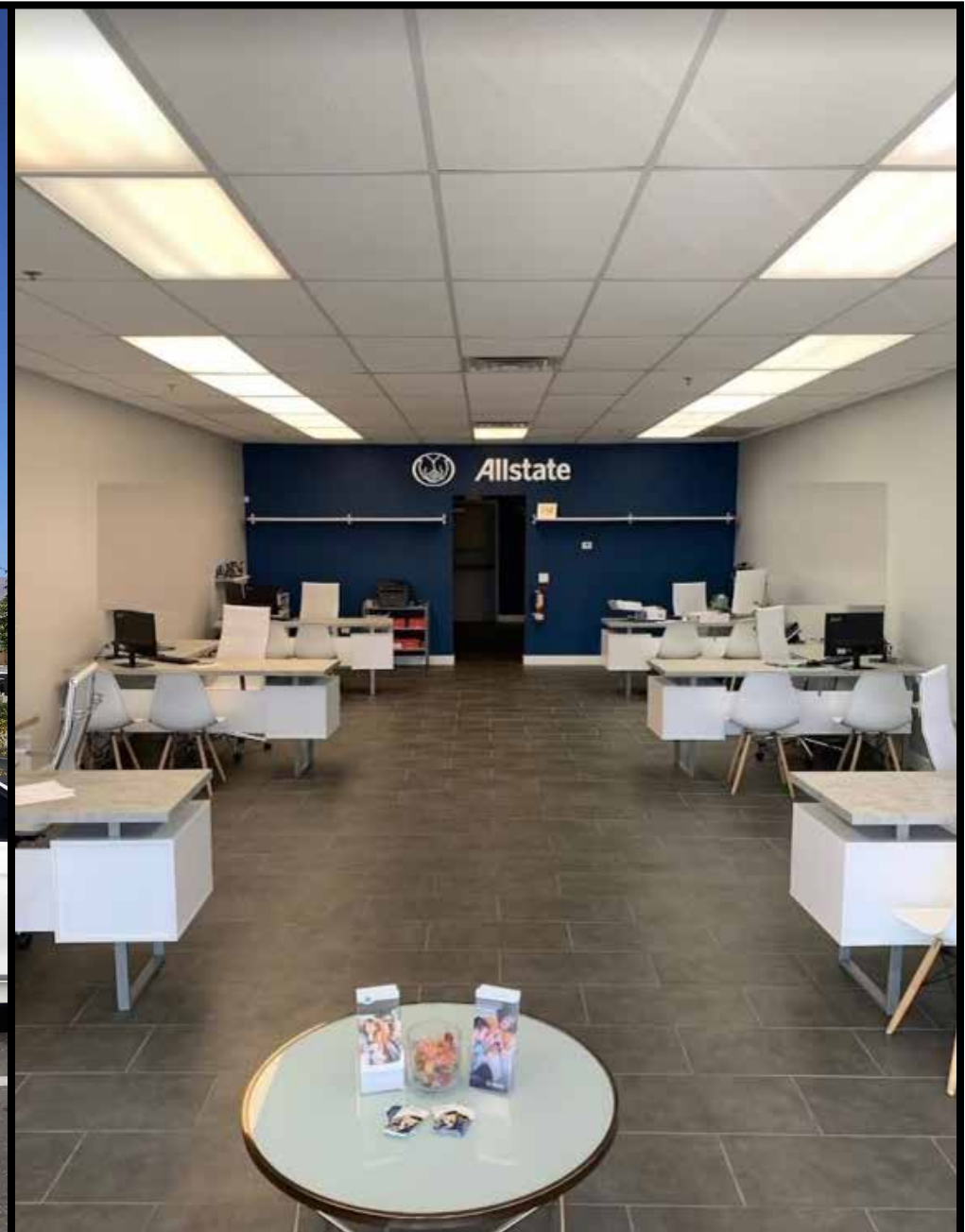
6530 SUITE 140 PHOTOS

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PROPERTY PHOTOS

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