

BLUE DIAMOND MARKETPLACE

8030-8180 BLUE DIAMOND ROAD | LAS VEGAS, NV 89113



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PROPERTY HIGHLIGHTS



- Building Type: Strip Retail Center
- Space Available: 1,428–1,200 SF inline shop space
- Lease Rate: \$3.00-\$3.25/SF/mo.
- NNN: \$0.73/SF/mo.



The shopping center features a strong mix of established national and local tenants: AutoZone, Capriotti's, CareNow Urgent Care, Check City, Great Clips, Kidz Preschool, My Salon Suites, Pizza Hut, Rounders Bar & Grill, State Farm, Taco Bell, and 7-Eleven



Located at signalized intersection of Blue Diamond Road & Cimarron Road



Directly across the street from Mountain's Edge, hugely successful 3,500 acre master planned community



Zoning: CG (Clark County)



KEY TENANTS



Great Clips



my salon suite

SITE PLAN



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	AVAILABLE - DO NOT DISTURB TENANT	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



CIMARRON ROAD

WARBONNET WAY

BLUE DIAMOND ROAD

