

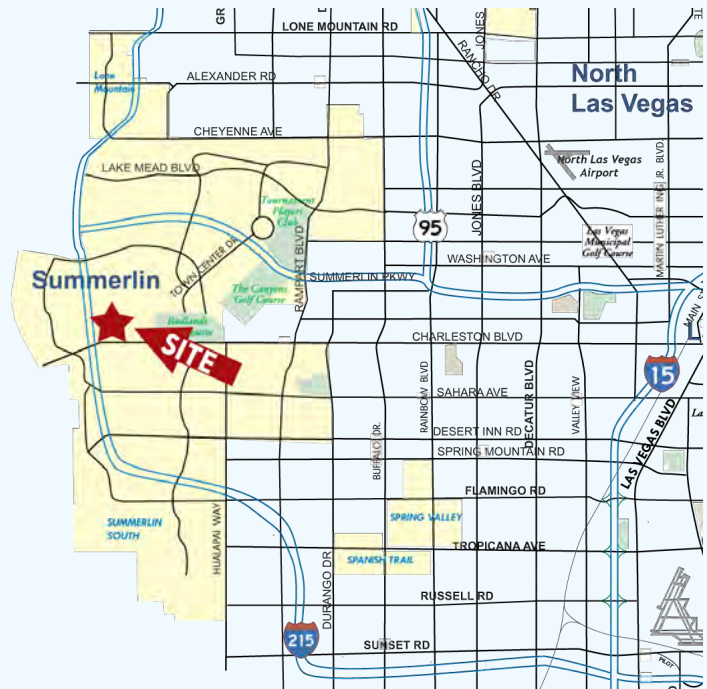
Canyon Pointe Shopping Center

10950 W Charleston Blvd
Las Vegas NV 89144



33,524 SF AVAILABLE

- Located in the highly desired Summerlin Master Planned Community providing a strong growth trade area with high household incomes
- Directly across from Red Rock Casino Resort & Spa
- Highly accessible site with ample parking
- Easy access to I-215 freeway via Charleston Blvd
- Charleston Blvd is the primary east-west arterial and carries up to 19,000 vehicles per day. Combined traffic count of 120,000 VPD at this intersection
- Pylon signage available



Demographics	1 Mile	3 Mile	5 Mile
Population	11,855	95,350	241,368
Avg HH Income	\$111,524	\$105,117	\$87,750
Households	4,531	37,869	98,598

Traffic Counts (2016 NVDOT)

Charleston Blvd - 19,000 VPD

I-215 Beltway - 101,000 VPD

LEASING CONTACT
DERON CONWAY
702.550.4918 | dc@roicre.com

9121 W Russell Rd Suite 111
Las Vegas, NV 89148
(P) 702.363.3100 (F) 702.363.0450
roicre.com

Canyon Pointe Shopping Center

10950 W Charleston Blvd

Las Vegas NV 89144



TENANT	SQ FT
1 Best Buy	45,000
2 Office Depot	20,552
3 Ross	22,000
4 AVAILABLE	33,524
5 Marshalls	30,000

LEASING CONTACT
DERON CONWAY
702.550.4918 | dc@roicre.com

9121 W Russell Rd Suite 111
Las Vegas, NV 89148
(P) 702.363.3100 (F) 702.363.0450
roicre.com

Canyon Pointe Shopping Center

10950 W Charleston Blvd

Las Vegas NV 89144



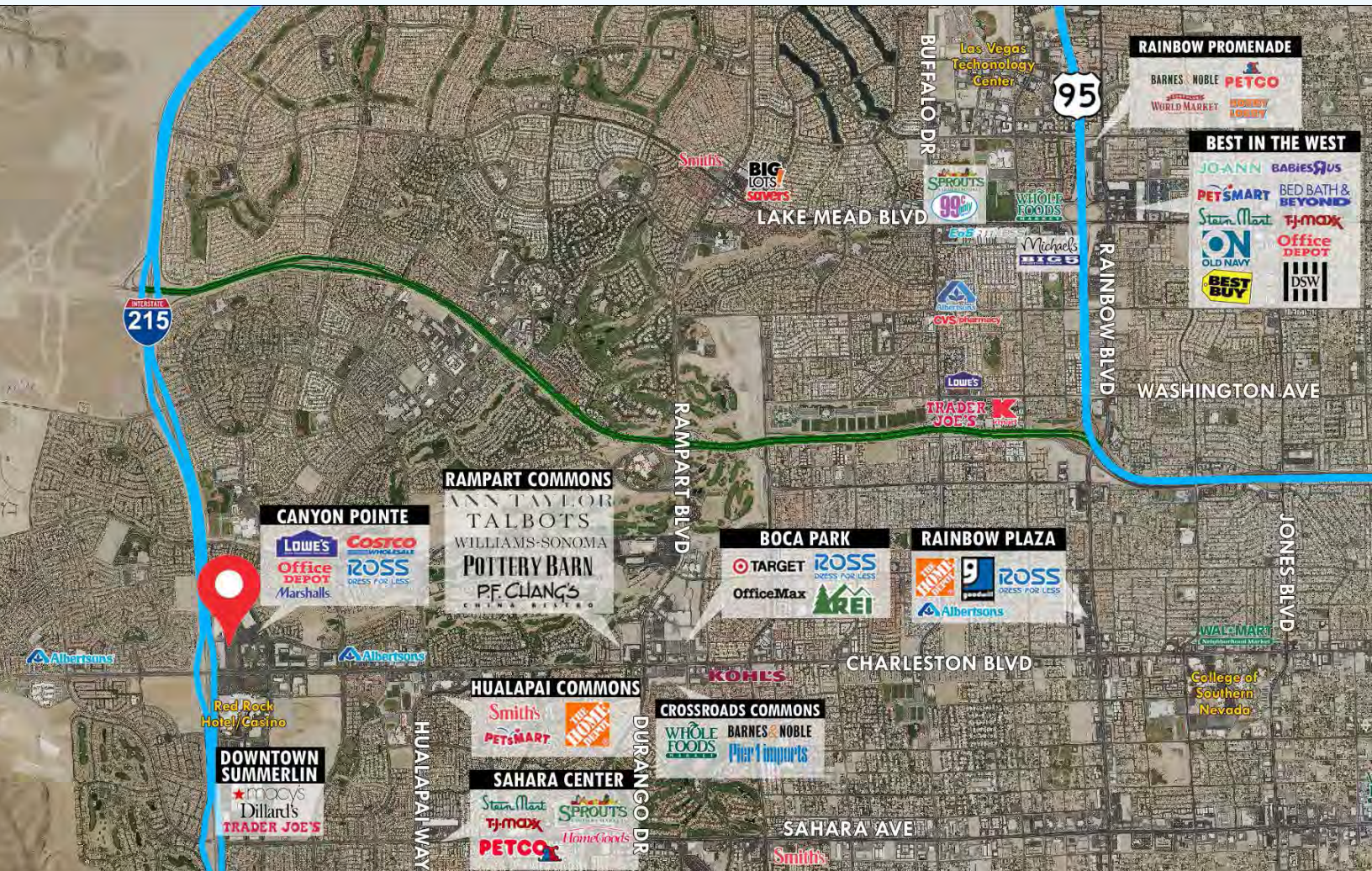
LEASING CONTACT
DERON CONWAY
702.550.4918 | dc@roicre.com

9121 W Russell Rd Suite 111
Las Vegas, NV 89148
(P) 702.363.3100 (F) 702.363.0450
roicre.com

Canyon Pointe Shopping Center

10950 W Charleston Blvd

Las Vegas NV 89144



Trade Area Map

LEASING CONTACT
DERON CONWAY
702.550.4918 | dc@roicre.com

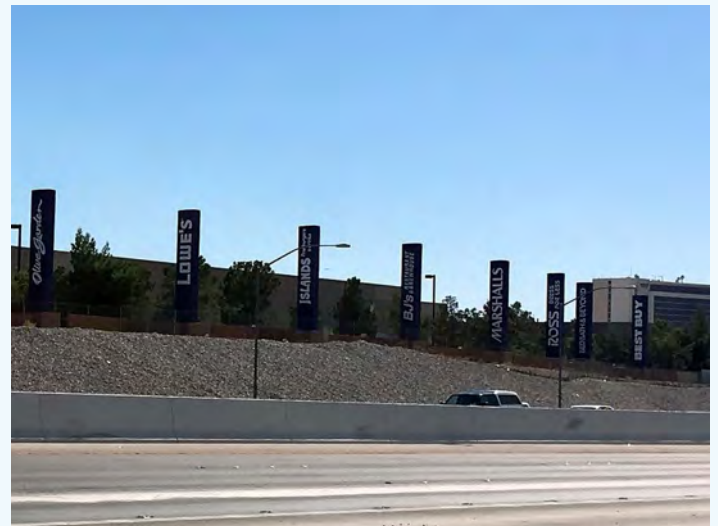
9121 W Russell Rd Suite 111
Las Vegas, NV 89148
(P) 702.363.3100 (F) 702.363.0450
roicre.com

Canyon Pointe Shopping Center

10950 W Charleston Blvd
Las Vegas NV 89144



Property Photos



LEASING CONTACT
DERON CONWAY
702.550.4918 | dc@roicre.com

9121 W Russell Rd Suite 111
Las Vegas, NV 89148
(P) 702.363.3100 (F) 702.363.0450
roicre.com