



# Canyon Pointe S.C.

Las Vegas, NV

Las Vegas-Henderson-Paradise (NV)



**Brian Alt**  
Leasing Representative  
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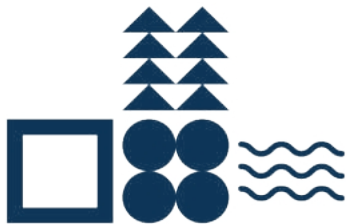
AERIAL

GROSS LEASABLE AREA (GLA)

151,054 SF

PARKING SPACES

752



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DENSITY AERIAL

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■ Non-Controlled

	TENANT	SQ FT
1	Best Buy	45,000
2	Office Depot	20,552
3	Bob's Discount Furniture	33,524
4	Marshalls	30,000
5	Ross Dress for Less	21,978

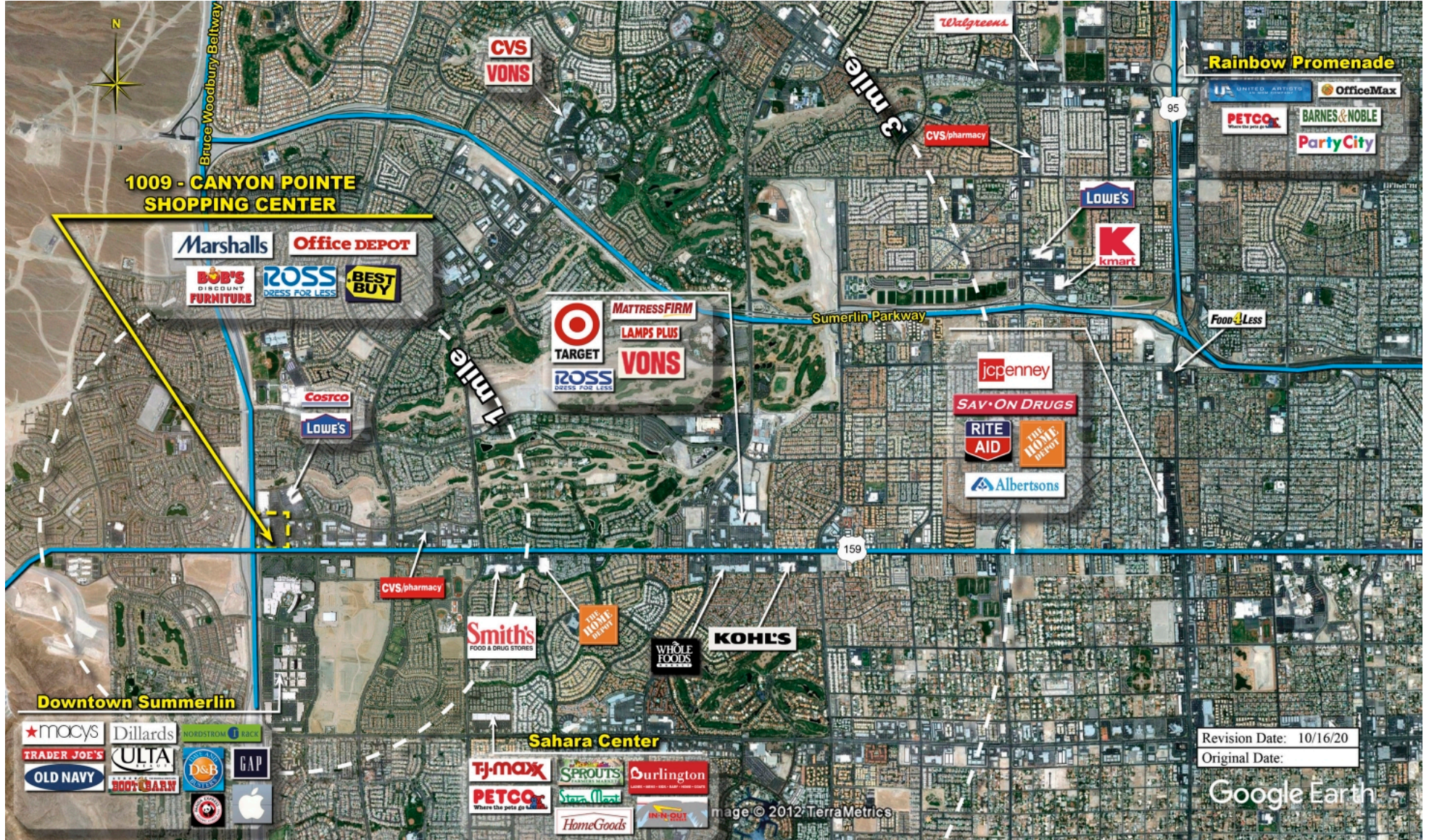


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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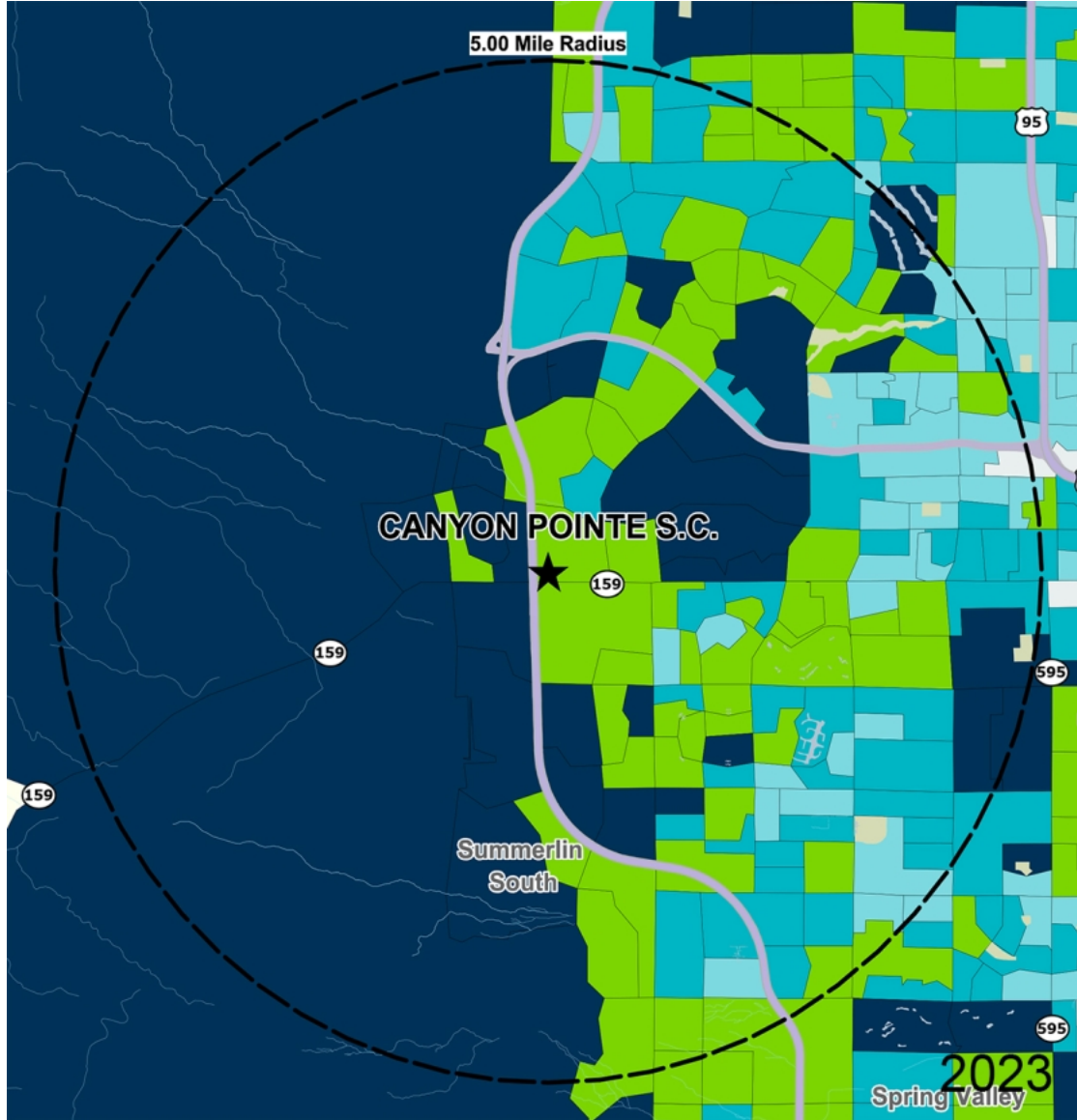
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COMPETITION MAP





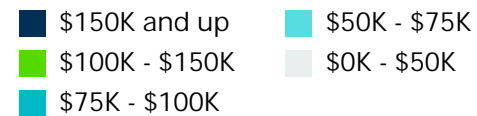
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	16,333	108,506	264,823
Daytime Pop	19,008	102,547	231,454
Households	6,339	43,574	108,630
Average HH Income	\$134,898	\$138,065	\$109,693
Median HH Income	\$108,121	\$94,229	\$75,448
Per Capita Income	\$52,854	\$55,545	\$45,084

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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W. Charleston Blvd. (SR 159) & Hughes Park Dr. E, Las Vegas, NV



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