

For Lease

# Peace Way Center



2nd-Gen Coffee Shop

4510 - 4590 S. Hualapai Way  
Las Vegas, NV 89147

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Listing Snapshot



**\$2.75 PSF NNN**  
Lease Rate



**± 1,400 SF**  
Available Square Footage



**Summerlin**  
Submarket

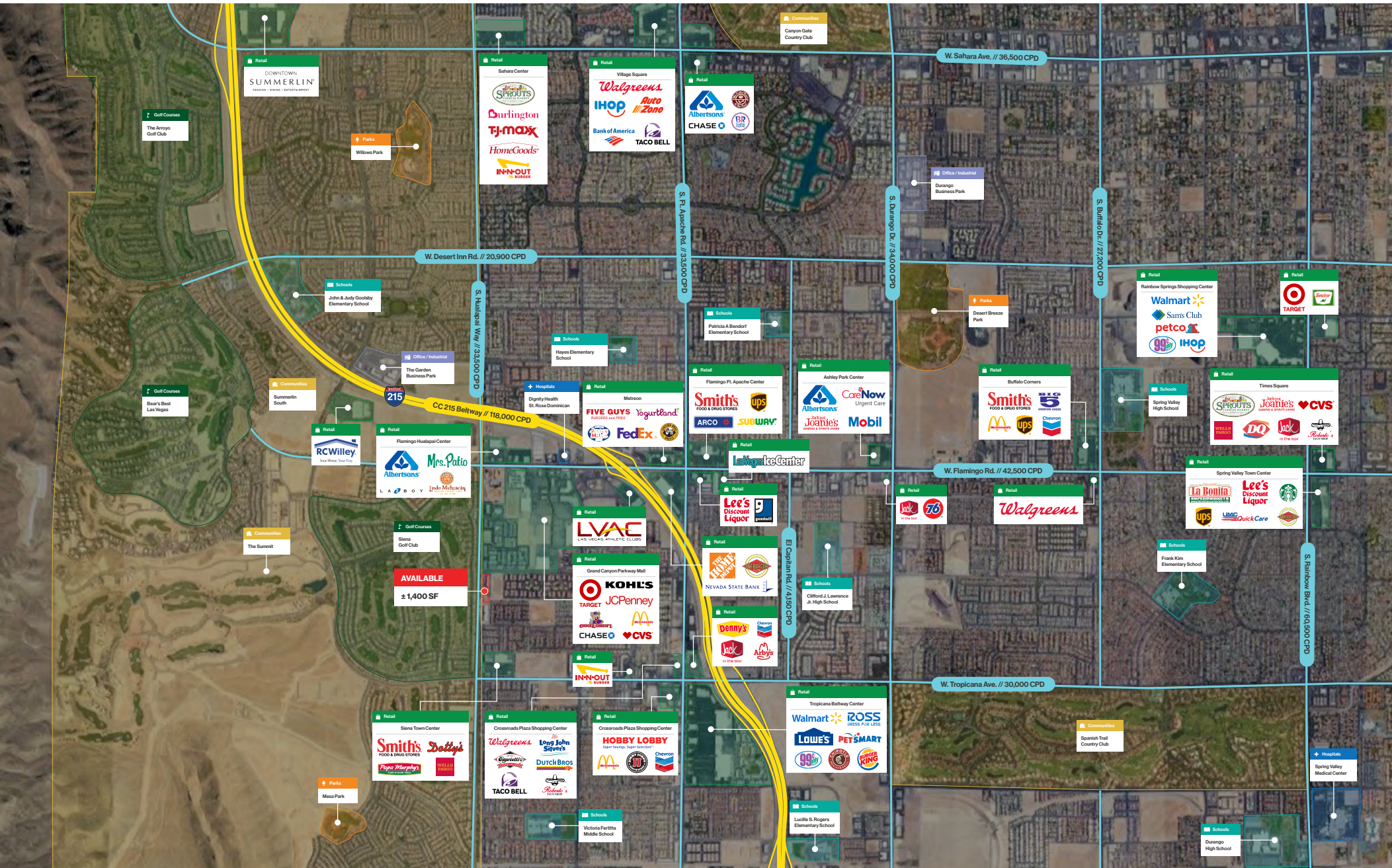
Property Highlights

- Summerlin location in close proximity to CC 215 Beltway (± 83,000 CPD) as well as W. Flamingo Rd. and W. Tropicana Ave.
- Over ± 2,000 new multi-family units planned or now open in immediate area
- Do Not Disturb Tenant
- ± 1,400 SF 2nd-generation retail inline space available

Demographics

	1-mile	3-mile	5-mile
2025 Population	15,621	139,946	293,067
2025 Average Household Income	\$120,942	\$130,974	\$128,736
2025 Total Households	7,450	58,254	119,396



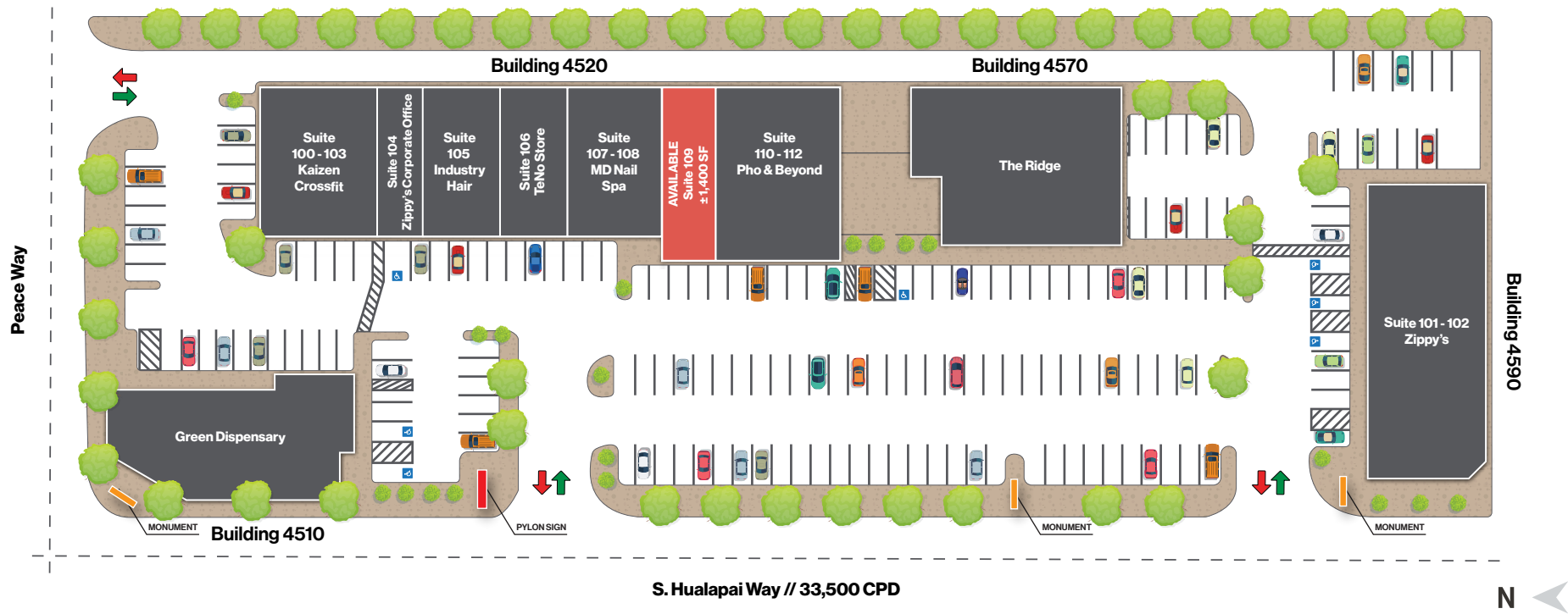


# Close-Up Aerial



# Site Plan

Available Leased



## Building 4510

Suite	Tenant	SF
4510 (Pad)	Green Dispensary	± 4,500 SF

## Building 4520

Suite	Tenant	SF
100 - 103	Kaizen Crossfit	± 3,600 SF
104	Zippy's Corporate	± 1,200 SF
105	Industry Hair	± 1,800 SF
106	TeNo Store	± 1,750 SF
107 - 108	MD Nail Spa	± 2,400 SF
109	AVAILABLE	± 1,400 SF
110 - 112	Pho & Beyond	± 4,200 SF

## Building 4570

Suite	Tenant	SF
4570	The Ridge	± 6,200 SF

## Building 4590

Suite	Tenant	SF
101 - 102	Zippy's	± 6,500 SF

Property Photos



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For inquiries please  
reach out to our team.

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