

For Lease

Spring Valley West Center



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

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Listing Snapshot



Contact Broker
Lease Rate



± 1,100-6,795 SF
Available Square Footage



Summerlin
Submarket

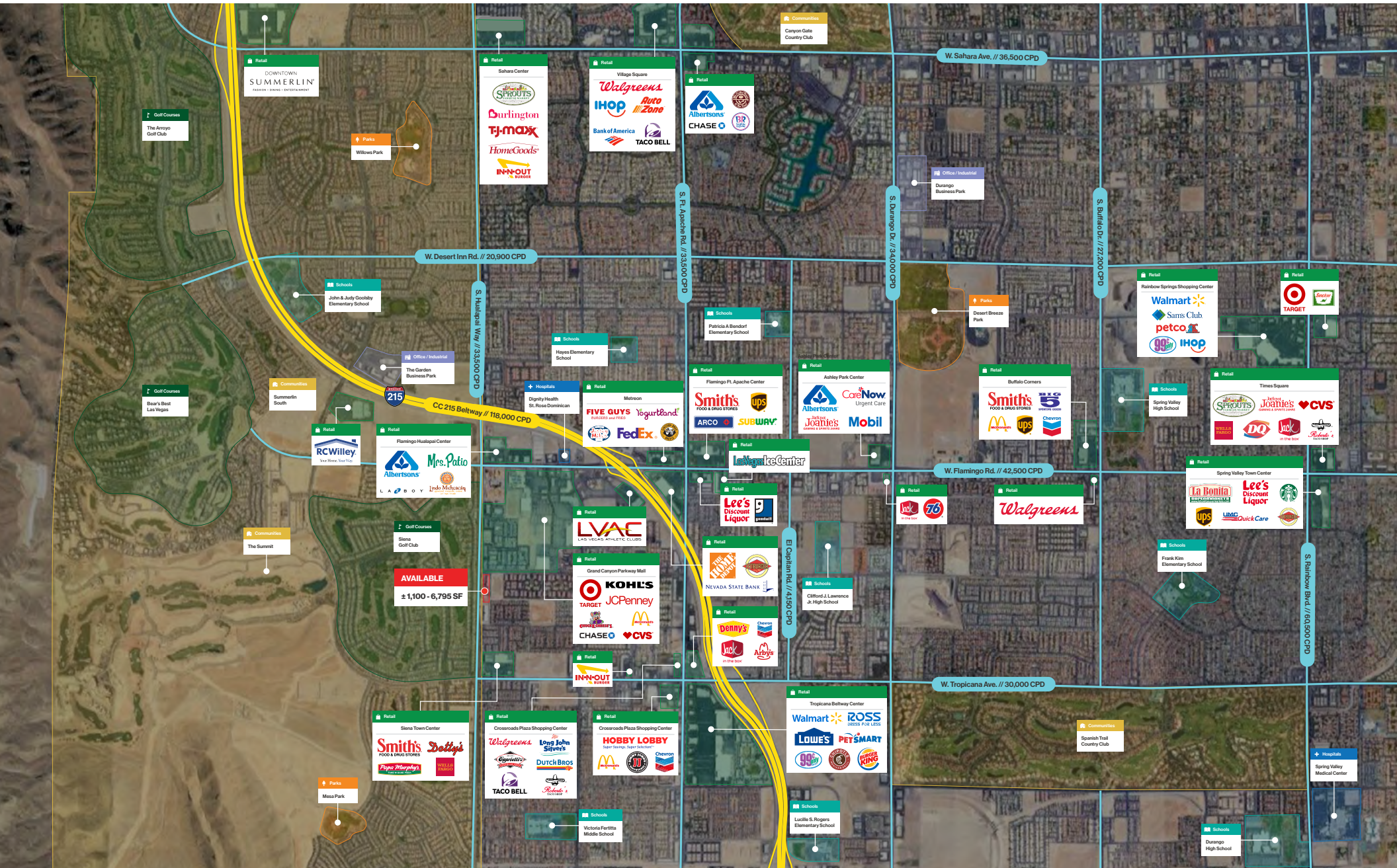
Property Highlights

- Summerlin location in close proximity to CC 215 Beltway (± 83,000 CPD) as well as W. Flamingo Rd. and W. Tropicana Ave.
- ± 6,795 SF fully built out restaurant space available and ± 1,100 SF inline space available.
- Over ± 2,000 new multi-family units planned or now open in immediate area

Demographics

	1-mile	3-mile	5-mile
2026 Population	18,196	145,624	297,572
2026 Average Household Income	\$134,153	\$141,822	\$139,127
2026 Total Households	8,615	60,774	121,747



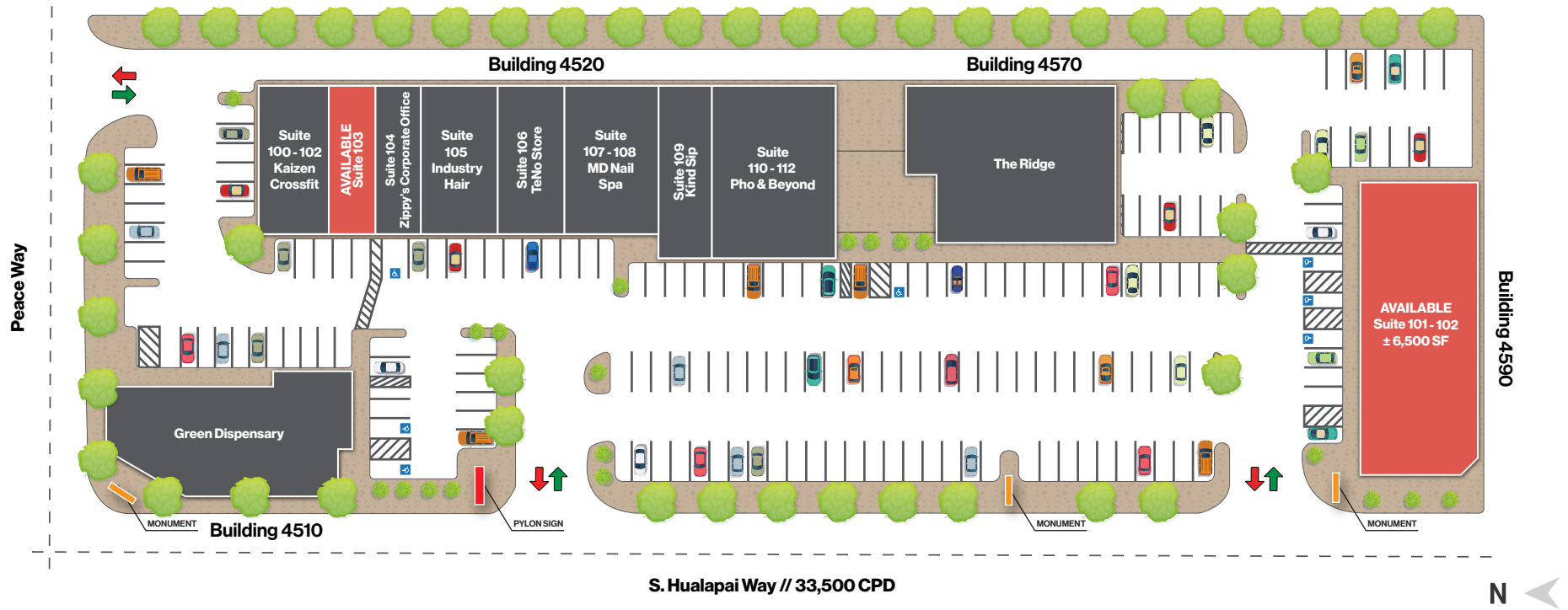


Close-Up Aerial



Site Plan

Available Leased



S. Hualapai Way // 33,500 CPD

N

Building 4510

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

Building 4520

Suite	Tenant	SF
100 - 102	Kaizen Crossfit	± 2,500 SF
103	AVAILABLE	± 1,100 SF
104	Zippy's Corporate	± 1,100 SF
105	Industry Hair	± 1,800 SF
106	TeNo Store	± 1,750 SF
107 - 108	MD Nail Spa	± 2,400 SF
109	Kind Sip	± 1,400 SF
110 - 112	Pho & Beyond	± 4,200 SF

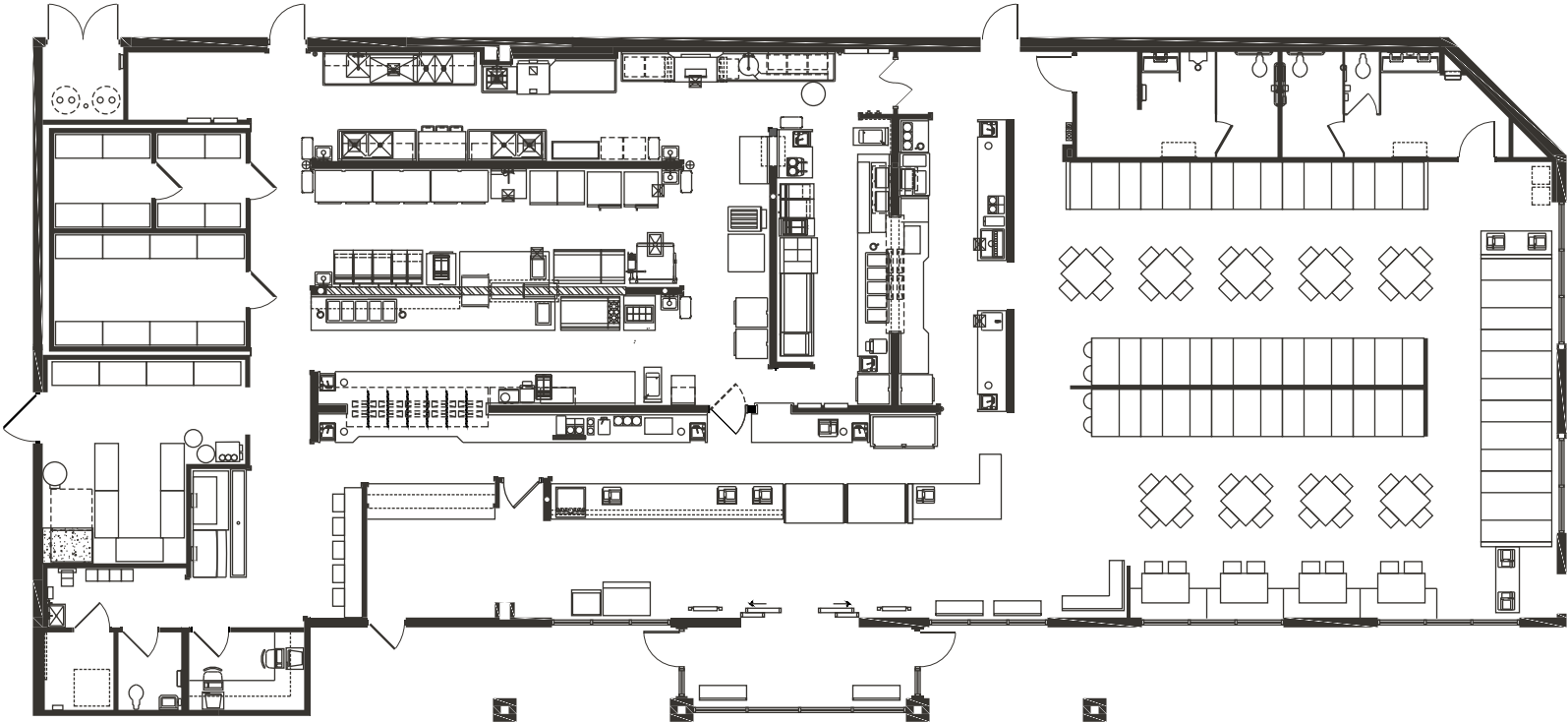
Building 4570

Suite	Tenant	SF
4570	The Ridge	± 6,200 SF

Building 4590

Suite	Tenant	SF
101 - 102	AVAILABLE	± 6,500 SF

Floor Plan | Building 4590 | ± 6,500 SF



Property Photos



Property Photos



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For inquiries please
reach out to our team.

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