

FOR LEASE

Shop Space Available



FULL COMMISSION PAID TO OUTSIDE BROKERS!!

ARROYO BUFFALO PLAZA

SEC Sunset & Buffalo

The Arroyo will be home to over 1.5 million s.f. of retail space, and over 3 million s.f. of office and industrial space. Not only will this master-planned development service these businesses, it will also service nearby communities, such as Rhodes Ranch, Coronado Ranch, Nevada Trails and Southern Highlands. With excellent freeway access, The Arroyo is sure to become "THE" shopping destination for the burgeoning southwest valley.

Demographics (2007 Estimates)

Population

1 Mile - 21,603
3 Miles - 65,393
5 Miles - 207,099

Average Household Income

1 Mile - \$67,502
3 Miles - \$83,802
5 Miles - \$80,830

For More Information Please Call:
Kit Graski, Sr. Vice President

(702) 734-4500

10100 W. Charleston Blvd, #200
Las Vegas, NV 89135
www.voitco.com

Traffic Counts (2006 Estimates)

1-215 between Decatur Blvd & I-15: 138,000

another quality project by

EJM
DEVELOPMENT CO.

www.TheArroyo.com



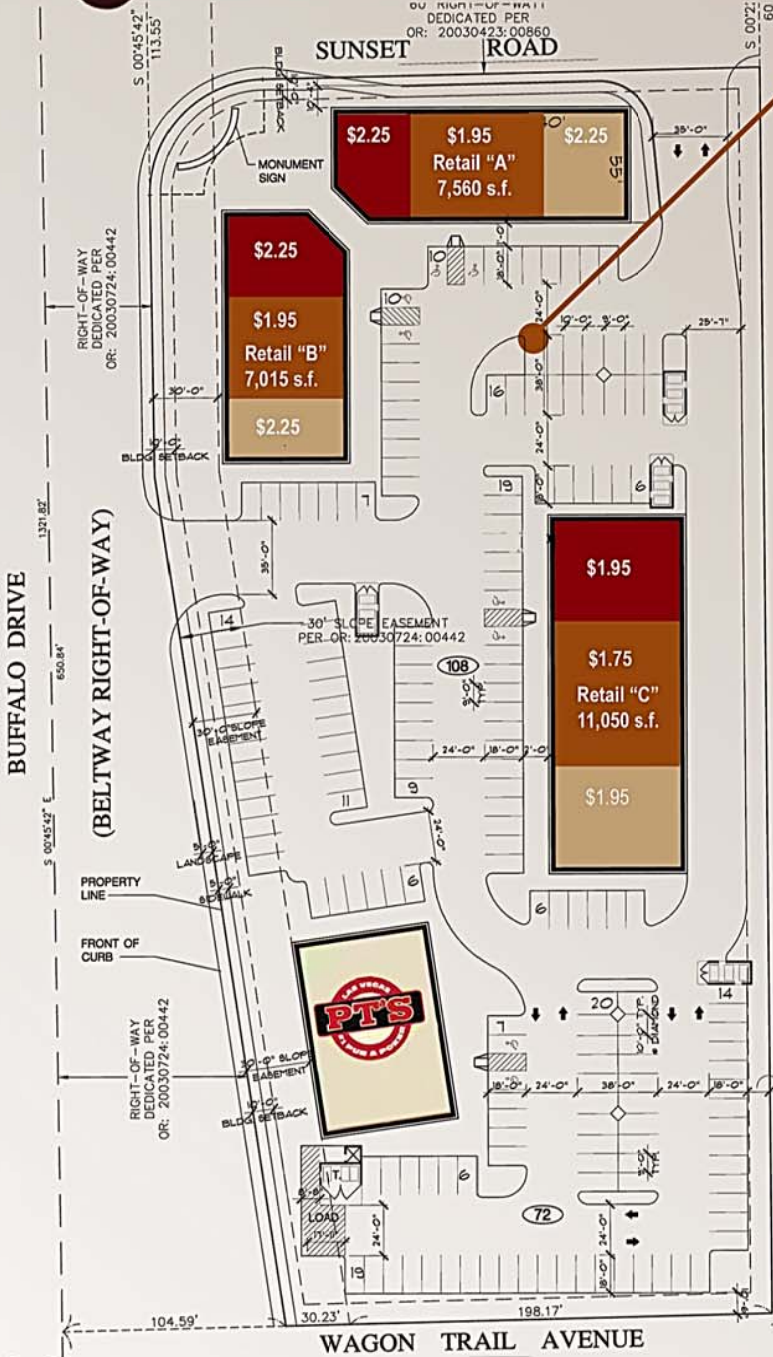
THE
ARROYO

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DEVELOPMENT CO.

OR RIGHT-OF-WAY DEDICATED PER OR: 20030423:00860



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Voit
Commercial Brokerage



For Lease:

Three (3) additional retail buildings totaling 25,625 s.f.

- Building A: 7,560 s.f.
- Building B: 7,015 s.f.
- Building C: 11,050 s.f.

Price: \$1.75 to \$2.25 psf, per month

Size: 1,200 s.f. and up

Estimated CAMS, Taxes and Insurance: \$0.40 psf / mo.

THE ARROYO