



RETAIL FOR LEASE

AVAILABLE
41,000 SF

AVAILABLE
2,825 SF

WHOLE
FOODS
MARKET

JOS. A.
BANK

Humana

BARNES & NOBLE

Pier 1 Imports

RAMPART
DENTAL GROUP

VICTORY
MARTIAL ARTS

Sola
FLOOR STUDIO

V. Nails

WORLDFLOWER
COLLECTIVE

GV
MENSWEAR

BODYWEAT
TANNING

RELAX THE BACK

CJ
CLAIM JUMPER

W. CHARLESTON BLVD. // 48,000 CPD

S. FORT APACHE RD. // 43,350 CPD



LOGIC

presented by:

TED BAKER
702.954.4139
baker@logicCRE.com

AMELIA HENRY, CCIM
702.954.4148
ahenry@logicCRE.com

NATHAN BRAID
702.954.4137
nbraid@logicCRE.com

CROSSROADS COMMONS

LEASING DETAILS

Inline Space:
Contact Broker

Spaces Available:
+/- 2,825 - 41,000 SF

Operating Expenses:
\$4.80 PSF/Yr



PROPERTY HIGHLIGHTS

- Rare "Big Box" in one of Summerlin's top lifestyle centers
- Former Sport Chalet space
- Outstanding Co-Tenancy: Whole Foods, Barnes & Noble, Pier 1, Jos A. Bank, Relax the Back and more!
- Excellent visibility at signalized intersection of heavily traveled W. Charleston Blvd. and S. Fort Apache Rd. with over 91,000 CPD



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2018 Population	16,849	166,496	425,730
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	7,103	66,622	164,452
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$90,037	\$85,923	\$80,897

Updated: 04.02.19

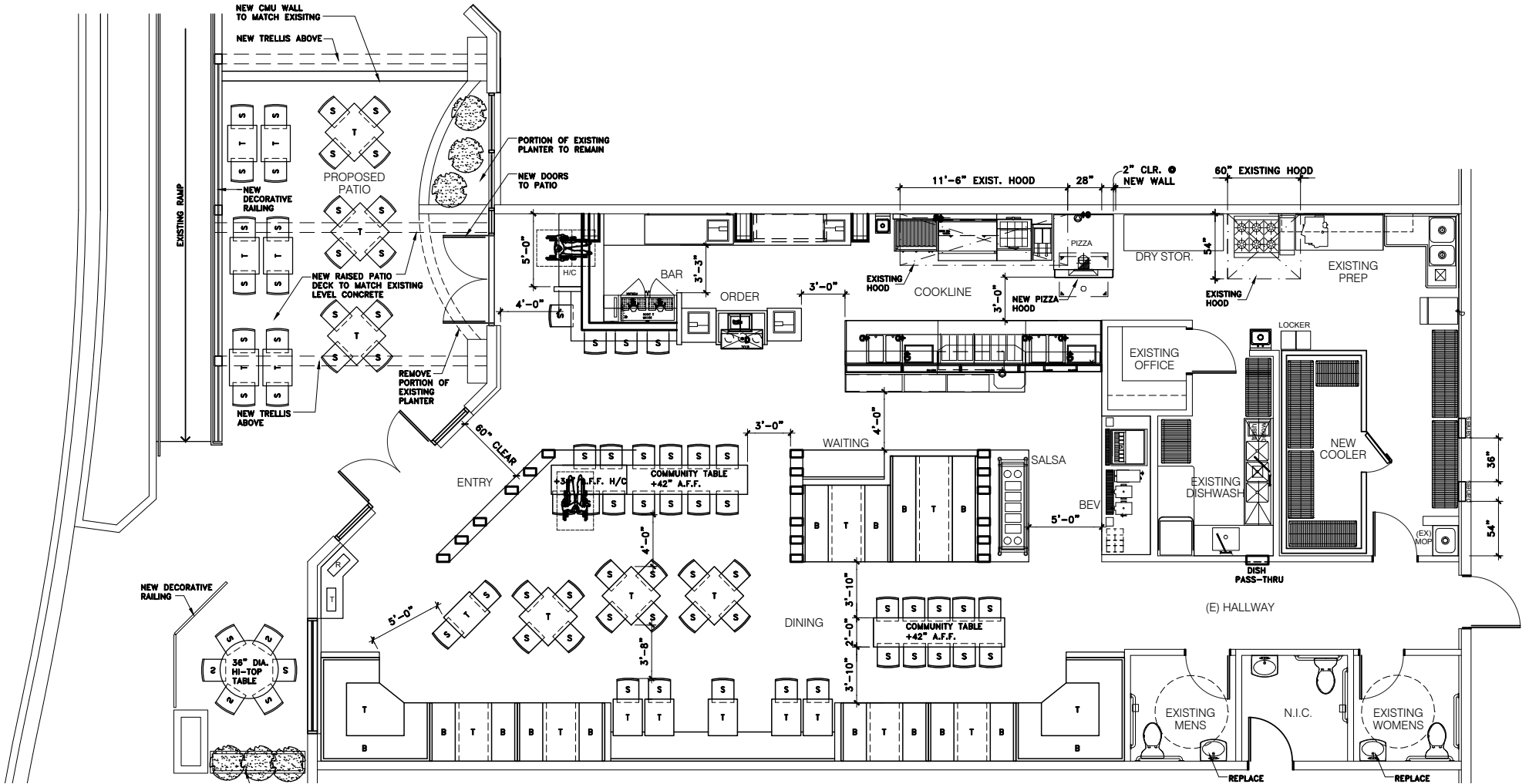




SUITE	TENANT	SF
8825	AVAILABLE	41,000
8855	WHOLE FOODS	39,444
8885 A	JOS. A. BANK	5,005
8885 B	HUMANA	5,375
8915	BARNES & NOBLE	25,090
8945	PIER 1 IMPORTS	20,100
8975-100	RAMPART DENTAL GROUP	3,615
8975-110	VICTORY MARTIAL ARTS	3,275

SUITE	TENANT	SF
8975 A	SOLA SALON STUDIOS	5,865
8975 C	AVAILABLE (2nd Generation Space)	2,825
8975 J	V NAILS	1,435
8975 E	RELAX THE BACK	2,800
8975 G	BODYHEAT TANNING	1,735
8975 D	GV MENSWEAR	1,800
8975 H	BELI ANDULUZ SALON	1,840

SUITE 8975 C





LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

Contact:

LAUREN VANISKI

Director of Property Management

702.954.4106

laurenv@logicCRE.com

CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service & origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.

Contact:

JEFF MAHONEY

702.954.4131

jmahoney@logicCRE.com