



RETAIL  
FOR LEASE



LOGIC

presented by:

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**CROSSROADS  
COMMONS**

## LEASING DETAILS

Inline Space:  
**Contact Broker**

Space Available:  
**41,000 SF**

Operating Expenses:  
**\$4.80 PSF/Yr**



## PROPERTY HIGHLIGHTS

- Rare "box" In one of Summerlin's top lifestyle centers
- Former Sport Chalet with many fixtures and improvements still in place
- 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
<b>2017 Population</b>	15,970	161,360	411,465
HOUSEHOLDS	1-mile	3-mile	5-mile
<b>2017 Households</b>	6,819	64,851	159,827
INCOME	1-mile	3-mile	5-mile
<b>2017 Average HH Income</b>	\$84,975	\$79,747	\$74,584

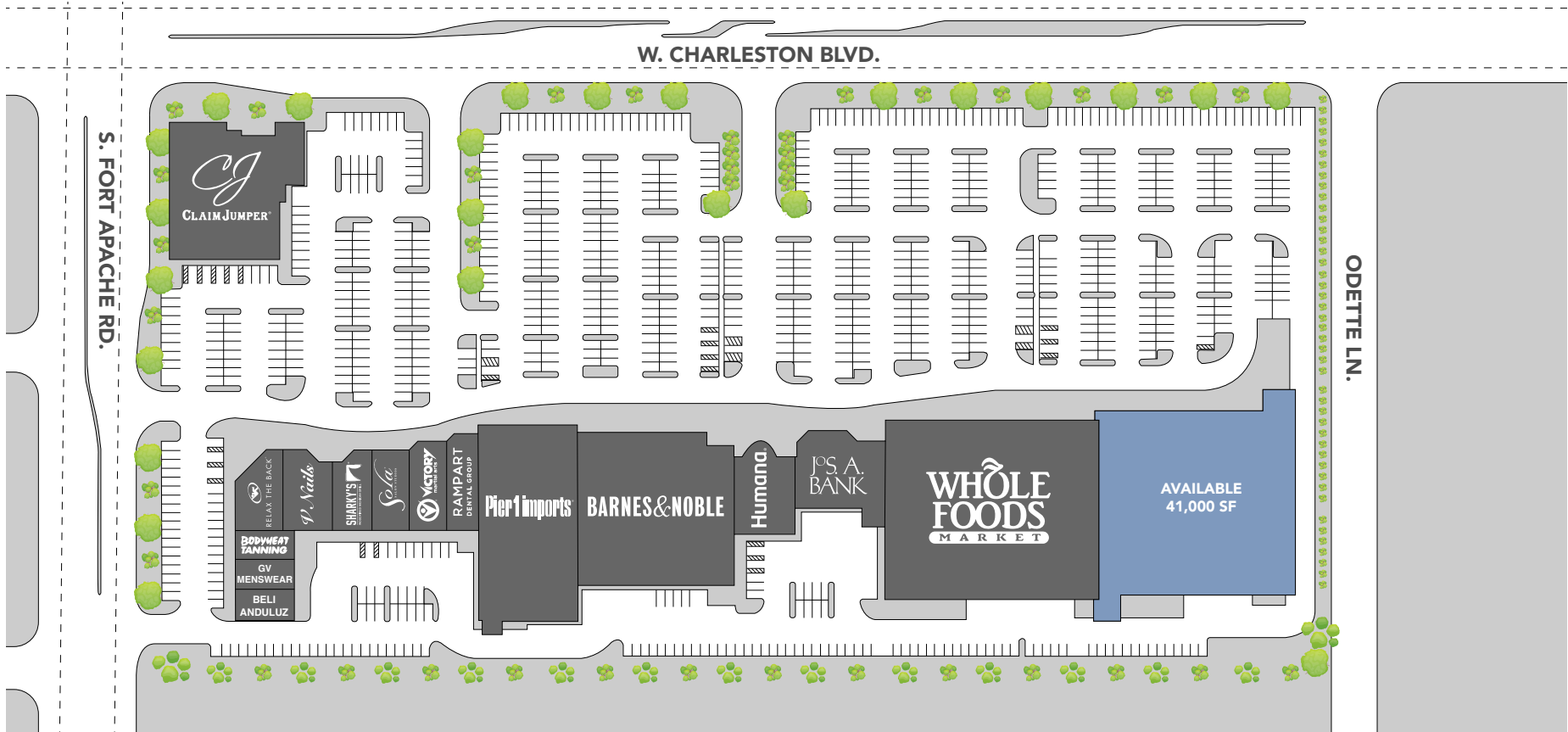
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SUITE	TENANT	SF
8825	AVAILABLE	41,000
8855	WHOLE FOODS	39,444
8885 A	JOS. A. BANK	5,005
8885 B	HUMANA	5,375
8915	BARNES & NOBLE	25,090
8945	PIER 1 IMPORTS	20,100
8975-100	RAMPART DENTAL GROUP	
8975-110	VICTORY MARTIAL ARTS	

SUITE	TENANT	SF
8975 A	SOLA SALON STUDIOS	5,865
8975 C	SHARKY'S WOODFIRED MEXICAN GRILL	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





# 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:

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Director of Property Management

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## 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:

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