

MOUNTAIN'S EDGE

MARKETPLACE

7975 BLUE DIAMOND RD
LAS VEGAS, NV

FOR LEASE

JOIN TOP RETAILERS AT THIS HIGH-TRAFFIC SHOPPING CENTER



CBRE

Mountain's Edge Marketplace is a neighborhood shopping center, shadow anchored by a high-performing Albertsons and features a complementary mix of credit, daily needs tenants like Ross, Planet Fitness, Starbucks, Supercuts, The UPS Store, China-A-GoGo, T-Mobile, and many other national and regionally recognized brands.

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PROPERTY HIGHLIGHTS

Master Planned Community

Mountain's Edge Marketplace benefits from its convenient proximity to tremendous residential growth

Mountain's Edge master planned community is considered the premier community within the trade area with over 3,000 new homes recently developed and more than 3,500 planned residential dwellings, which is projected to increase the population base by over 59,400 residents when fully developed

Mountain Edge Marketplace is strategically located at the main entrance and exit to the entire Mountain Edge community uniquely situated to serve over 14,500 homes currently in the community

High Foot traffic Location

Mountain Gate & Mountain Trails Apartments, a 539-unit apartment community immediately adjacent to Mountains Edge Marketplace, offering a "walk to" shopping and dining experience for tenants with this development, creating a 24-hour source of patrons for the retailers and an added amenity for residents

Traditional and Functional Site Plan

Traditional, linear site plan featuring excellent accessibility and visibility from Blue Diamond Road, the dominant thoroughfare in the trade area

STRONG REGIONAL DRAW LOCATION

Signalized Access with left turn to a Hard Corner Intersection

The property is easily accessed via the signalized hard corner intersection off Blue Diamond Road ($\pm 50,500$ CPD) and South Buffalo Drive ($\pm 11,967$ CPD)

Freeway Proximate Location

Mountain's Edge benefits from ease of access from I-15 ($\pm 128,000$ cars per day), and SR-215 ($\pm 201,000$ cars per day), making the location easily accessible to/from the greater Clark County trade area

Source: ESRI, 2025

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
7815-101	CrunCheese USA	1,200	7825-106/107	Blue Bei Sushi & Grill	2,586	7875-110	Natural Blum Health & Wellness	1,068	7935-106/107	American Automobile Association	3,602	7995-103	Supercuts	1,300
7815-102	Flex Physical Therapy	1,150	7855-101	Starbucks	2,119	7895	Planet Fitness	18,957	7955-101/102	Leslie Pools	2,600	7995-104	Mt. Edge Smokes & Vapes	1,303
7815-103	China A GoGo	1,155	7855-102/103	ProCare Primary & Urgent Care	4,235	7915	Ross Dress for Less	22,000	7955-103/104	G Aveda Salon	2,300	7995-105	The Pho Spot	1,300
7815-104	AVAILABLE	1,100	7855-104/106	Domino's	2,000	7935-101	T Mobile	1,602	7955-105	Modern Eyes Eye Care	1,600	7995-106/107	Locale Italian Kitchen	2,925
7815-105	Boran Thai Kitchen	1,130	7855-107	Just for Kids Dentistry & Ortho	2,400	7935-102	Southern Nevada Chiropractor	1,325	7959-101	Planet Smoothie	1,250	8015-100	Meraki	4,000
7825-101/102	Cajun Crush	2,000	7875-106	SOS Wax	1,924	7935-103	Kumon	1,638	7959-102	Jersey Mike's Subs	1,207	8015-115	Nektar	1,105
7825-103	V's Barbershop	1,238				7935-104	LongMilLash	1,200	7959-104	Tide Dry Cleaners	2,780	8015-120	Mountain's Edge Master Assoc.	6,618
7825-104	Alpha Nutrition	1,300							7995-101	ProffioNails	1,625	8015-145	Yoga Six	1,916
7825-105	L&L Hawaiian BBQ	1,300							7995-102	The UPS Store	1,300	8015-155	Club Pilates	1,679





HARRY REID
INTERNATIONAL AIRPORT

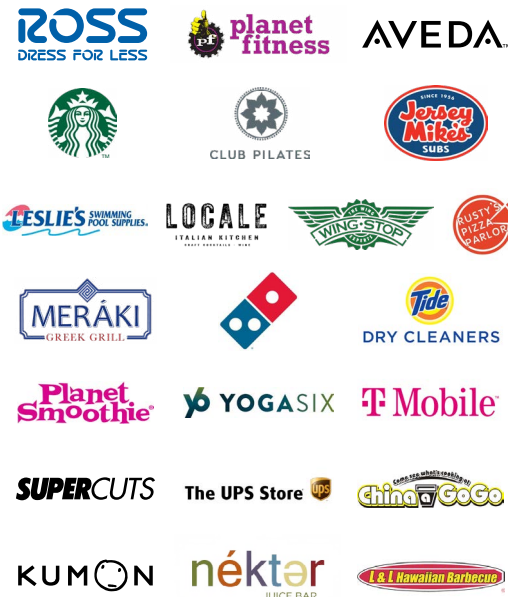
HENDERSON

SHOPPING CENTER



EXPLORATION PEAK PARK

MOUNTAIN'S EDGE
MARKETPLACE



PT'S
GOLD • PUB

Albertsons
(NAP)

MOUNTAIN'S EDGE
MASTERPLAN

CHASE

BURGER
KING

DQ

JIMMY
JOHN'S

AutoZone

Orangetheory
FITNESS

TACO BELL

7-ELEVEN

MOUNTAIN GATE & MOUNTAIN TRAILS
±298 UNITS

DEL TACO

verizon



SURROUNDING AMENITIES



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	14,409	147,327	252,530
2030 Population - Five Year Projection	14,680	153,736	269,077
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households - Current Year Estimate	5,390	50,858	90,927
2030 Households - Five Year Projection	5,550	53,673	98,260
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$135,920	\$128,515	\$124,926
2030 Median Household Income	\$106,633	\$104,367	\$101,420



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