



**SPROUTS  
LAS VEGAS  
NEVADA**



  
**VALUEROCK**



## SPROUTS

7530 W Lake Mead Blvd, Las Vegas, NV 89128



### KEY HIGHLIGHTS

- Established publicly traded (Nasdaq: SFM) national tenant with over 350 locations and counting
- Subleased a portion of their space to Michaels (Nasdaq: MIK), another publicly traded national tenant with over 1,200 stores
- Excellent access and visibility from both Lake Mead and Buffalo
- Part of shopping center with 99 Cent Only and Wells Fargo as co-tenants
- Large parcel and parking field as the anchor of a major shopping center



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### PROPERTY DETAILS

GLA	57,794 Sq. Ft.
Address	7530 W Lake Mead Blvd Las Vegas, NV 89128

### SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	21,548	198,311	424,560
Average Income	\$86,417	\$85,215	\$94,715



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