

**CLARK COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM**

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**Petitioner:** Shauna Bradley, Director of Real Property Management

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**Recommendation:**

**Approve and authorize the Director of Real Property Management or designee to sign the Second Amendment to Lease Agreement between Clark County and Arroyo Target Center LLC, for the development of ±19.32 acres of County-owned land known as Assessor Parcel Numbers 176-03-501-005, 014, 017 and 019, generally located at the southwest corner of Sunset Road and Rainbow Boulevard. (For possible action)**

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**FISCAL IMPACT:**

Fund #:	5250.850	Fund Name:	CMA Operations
Fund Center:	2200400050	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	Business Development, DOA		
Additional Comments:	The County will receive 50% of the net revenue from this lease, which will be distributed under the terms of the Southern Nevada Public Lands Management Act of 1998 (SNPLMA).		

**BACKGROUND:**

On December 20, 2022, the Board of County Commissioners (Board) approved a Lease Agreement (Lease) between Clark County (County) and Arroyo Target Center LLC (Lessee), for the construction, maintenance and operation of a commercial development on ± 19.32 acres of County-owned land (Premises), for a fifty (50) year term expiring on December 19, 2072. On March 18, 2025, the Board approved the first amendment to the Lease to extend the construction deadlines, revise the Pro Forma Development Costs and remove all references to a Target-brand store and related improvements.

The Lessee wishes to change the name of its company from "Arroyo Target Center LLC" to "Main & Main Commerce Center LLC." Staff does not object to this second amendment to the Lease.

This item was presented to the County Long Range Planning Committee on February 11, 2026, and was recommended for approval.

Cleared for Agenda

**03/17/2026**

File ID#

**26-1349**