



Est. 1987

CAMBRIDGE GROUP LTD

CRAIG ASHER PROMENADE

3073 W Craig Rd, North Las Vegas, NV 89032



1,300 SF OF RETAIL SPACE WITHIN CRAIG ASHER PROMENADE, A WELL-ESTABLISHED NEIGHBORHOOD SHOPPING CENTER DIRECTLY ADJACENT TO SMITH'S FOOD & DRUG AT THE SIGNALIZED INTERSECTION OF W. CRAIG ROAD AND SIMMONS STREET.

THE CENTER BENEFITS FROM EXCEPTIONAL DAILY TRAFFIC GENERATED BY SMITH'S GROCERY AND A COMPLEMENTARY MIX OF SERVICE-ORIENTED TENANTS INCLUDING GREAT CLIPS, DENTAL, BEAUTY, FOOD SERVICE, AND FINANCIAL SERVICES OPERATORS. LOCATED ON CRAIG ROAD, ONE OF NORTH LAS VEGAS' PRIMARY EAST-WEST RETAIL CORRIDORS, THE PROPERTY ENJOYS EXPOSURE TO APPROXIMATELY 41,000 VEHICLES PER DAY.

THE SURROUNDING TRADE AREA FEATURES MORE THAN 20,000 RESIDENTS WITHIN A ONE-MILE RADIUS AND IS SURROUNDED BY ESTABLISHED NEIGHBORHOODS, NATIONAL RETAILERS, AND EVERYDAY-SERVICE BUSINESSES THAT DRIVE CONSISTENT CUSTOMER ACTIVITY THROUGHOUT THE DAY.

SUITE 4 FEATURES A FLEXIBLE OPEN LAYOUT, PRIVATE RESTROOM, STOREFRONT VISIBILITY, AND MONUMENT SIGNAGE OPPORTUNITIES. THE SPACE IS IDEAL FOR MEDICAL, FOOD, INSURANCE, BEAUTY, WELLNESS, FITNESS, CELLULAR, SPECIALTY RETAIL, PROFESSIONAL SERVICES, OR NEIGHBORHOOD-SERVING CONCEPTS SEEKING STRONG GROCERY-ANCHORED TRAFFIC.

LOCATION: 3073 W CRAIG RD.
 CROSS STREETS: CRAIG AND SIMMONS
 PROPERTY TYPE: SMITHS ANCHORED STRIP CENTER
 ZONING DESCRIPTION: GENERAL COMMERCIAL C-2

HIGHLIGHTS:

- HIGH TRAFFIC COUNTS
- HEAVY FOOT TRAFFIC
- SMITHS GROCERY ANCHOR
- AMPLE CUSTOMER PARKING
- OPEN LAYOUT, ONE PRIVATE OFFICE, ONE BATHROOM
- OVER 20,000 RESIDENTS WITHIN 1 MILE



AVAILABLE SPACE	Lease Rate	Lease Type	Size
Suite #: 4 Former Insurance Office	\$2.15/SF	NNN (.80/sf)	1,300+/- SF

FOR MORE INFORMATION:

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