

CENTENNIAL COURT

Las Vegas, NV 89131

End Cap Unit Available Soon →

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M SQUARE
COMMERCIAL

M Square Commercial

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SHADOW ANCHORED BY TARGET, VONS, & YMCA
6535 N Buffalo Drive, Suite 160, Las Vegas, NV 89135

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OVERVIEW

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AVAILABLE

4,020 SF End Cap Unit (Available this Fall)

RATES

\$3.00 PSF/Month NNN

PROPERTY DETAILS

- › Tenant improvement allowance available
- › Ample parking
- › Monument & pylon opportunities available
- › New retail opportunity available in the highly sought-after northwest area of Las Vegas
- › This 4,020 square foot end cap space features a prominent tower element and generous parking facilities
- › Centennial Court is currently fully leased, hosting national brands like Nevada State Bank, Smoothie King, and Leslie Pool Supply among others
- › The center is strategically positioned at the N Buffalo exit off I-95, providing convenient access for customers.
- › **DO NOT DISTURB EXISTING TENANT**



2024 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	14,214	114,472	301,223
Daytime Pop	12,690	81,108	214,172
2029 Pop	15,854	118,877	313,329
Median Age	36.0	39.3	38.9
Households	5,791	41,570	108,932
AVG HH Income	\$104,800	\$130,778	\$123,549

TRAFFIC COUNTS

Buffalo Dr: 16,700 AADT

I-11/US-95: 57,000 AADT



The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

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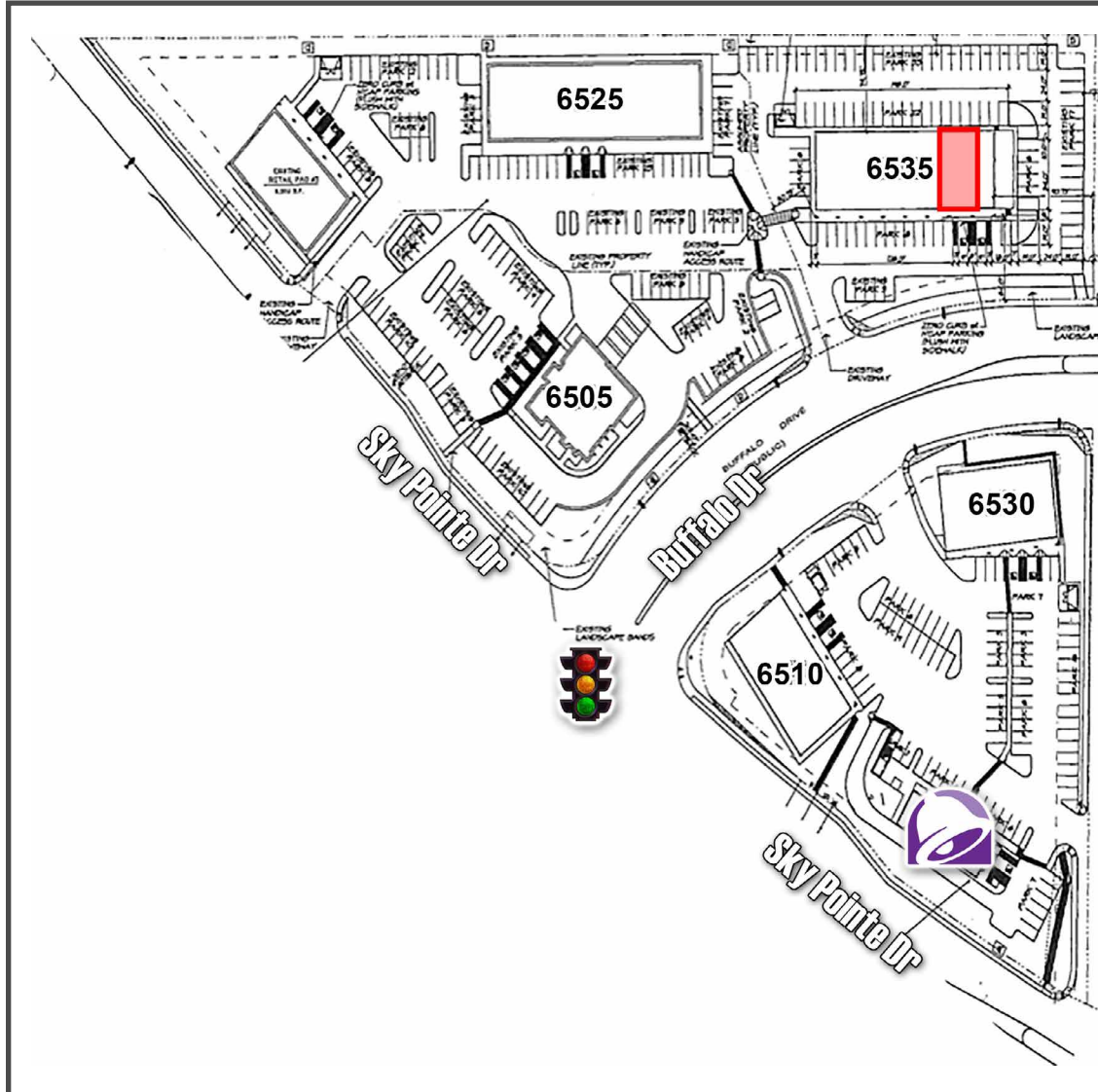
SITE PLAN

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BUILDING 6505

Nevada State Bank

BUILDING 6510

Suite 110 - State Farm

Suite 130 - Flowers by Michelle

Suite 150 - Check City

BUILDING 6520

Taco Bell

BUILDING 6525

Suite 110 - Leslie's Pool Supply

Suite 130 - Sunset Clinic

Suite 150 - NV Music Academy

Suite 160 - FM Insurance Group

Suite 170 - Vegas Lash Lounge

Suite 180 - Dentistry

BUILDING 6530

Suite 110 - A Cut Above

Suite 120 - Blazin' Nails

Suite 130 - Pizzeria

Suite 140 - Allstate

Suite 150 - Smoothie King

BUILDING 6535

Suite 110 - Affordable Flooring

Suite 120 - Limitless Physical Therapy

Suite 150 - Dance Studio

Suite 160 - Available Soon



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CLOSE AERIAL

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*Source: Kalibrate (traffic counts, otherwise DOT)



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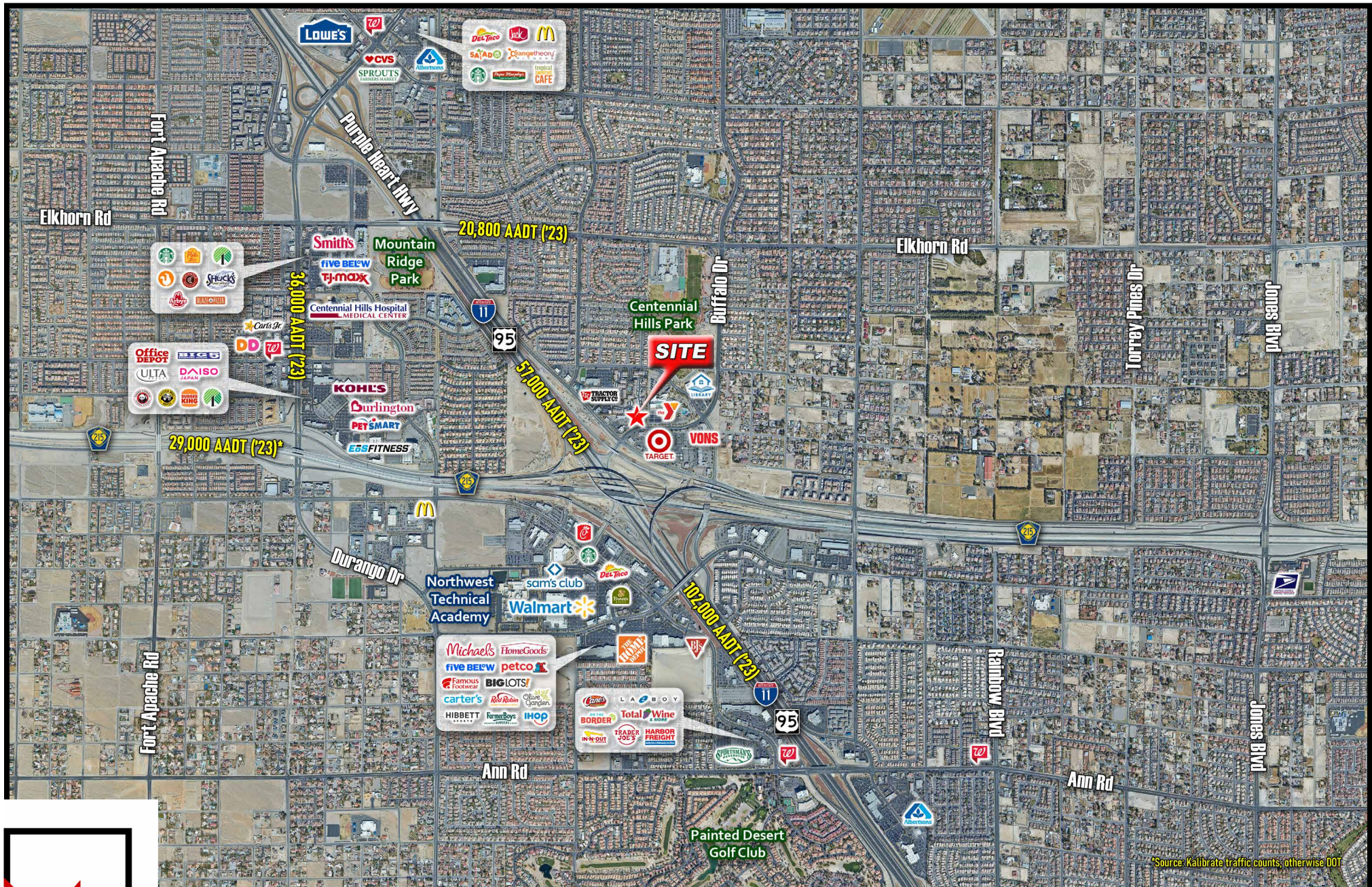
WIDE AERIAL

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PROPERTY PHOTOS

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