

FUTURE RETAIL NOW PRELEASING

KYLE CANYON RD & I-11 NEC
NORTH LAS VEGAS, NV 89143



ABOUT THE PROPERTY

Embedded in the Sunstone Masterplanned Community

- ±15-acre retail center offering shop space, pad sites, and drive-thru opportunities, thoughtfully designed with ample parking and landscaped open spaces in the heart of the 630-acre Sunstone master-planned community.
- Strategically positioned within a dense master-planned residential corridor, surrounded by Skye Canyon (6,500 homes), Spring Mountain Ranch (1,760 homes), and the planned Monument Hills community (6,000 homes)
- Located in a trade area with extremely limited existing retail options, creating a strong opportunity to serve a growing residential base
- Direct visibility and convenient access from the I-11 freeway, providing strong exposure for the project
- Proximity to major lifestyle and recreational destinations, including Mount Charleston, Floyd Lamb State Park, and Paiute Golf Park



125-06-210-001

125-06-399-002

125-06-310-001

APN



GENERAL COMMERCIAL (C-2)

ZONING



15 ACRES

TOTAL AREA

FUTURE RETAIL

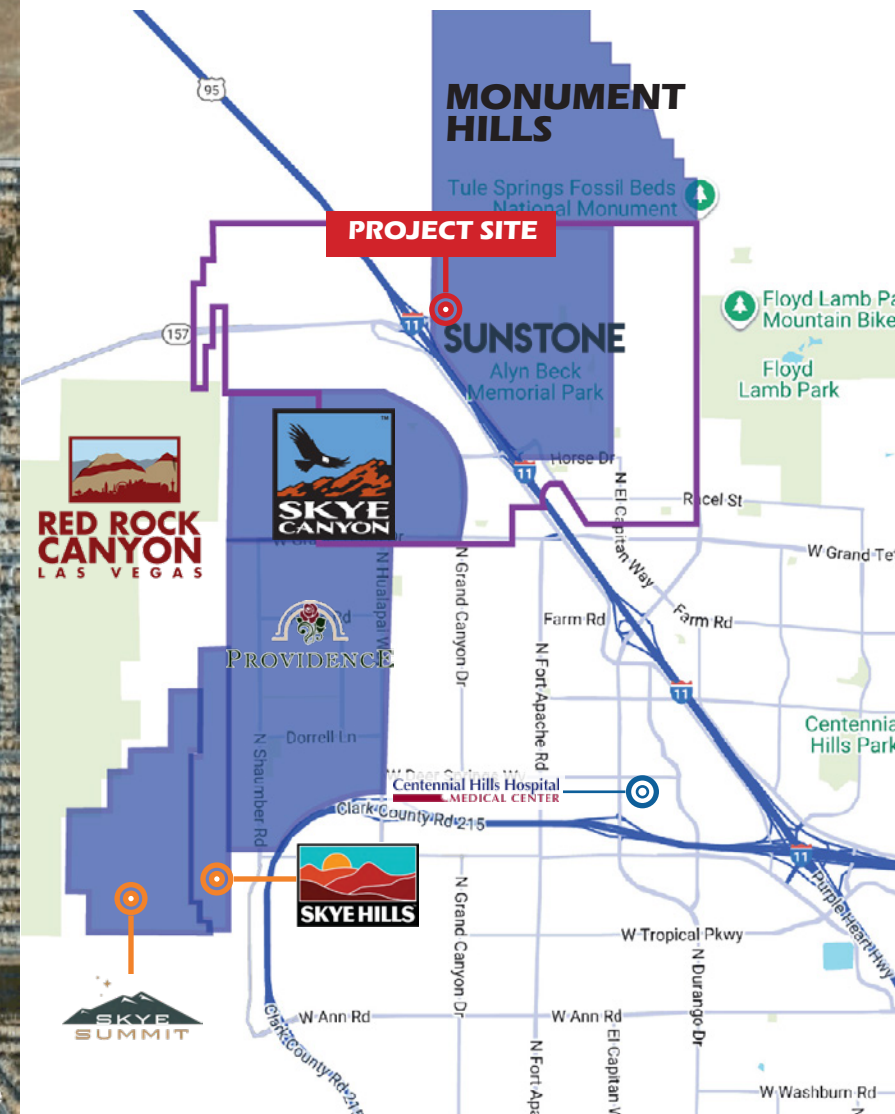
Kyle Canyon Rd & I-11 NEC
North Las Vegas, NV 89143





THE LOCATION

RESIDENTIAL COMMERCIAL PARK/TRAIL



SITE PLAN

FUTURE RETAIL

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66,690 SF
GROSS RETAIL SPACE

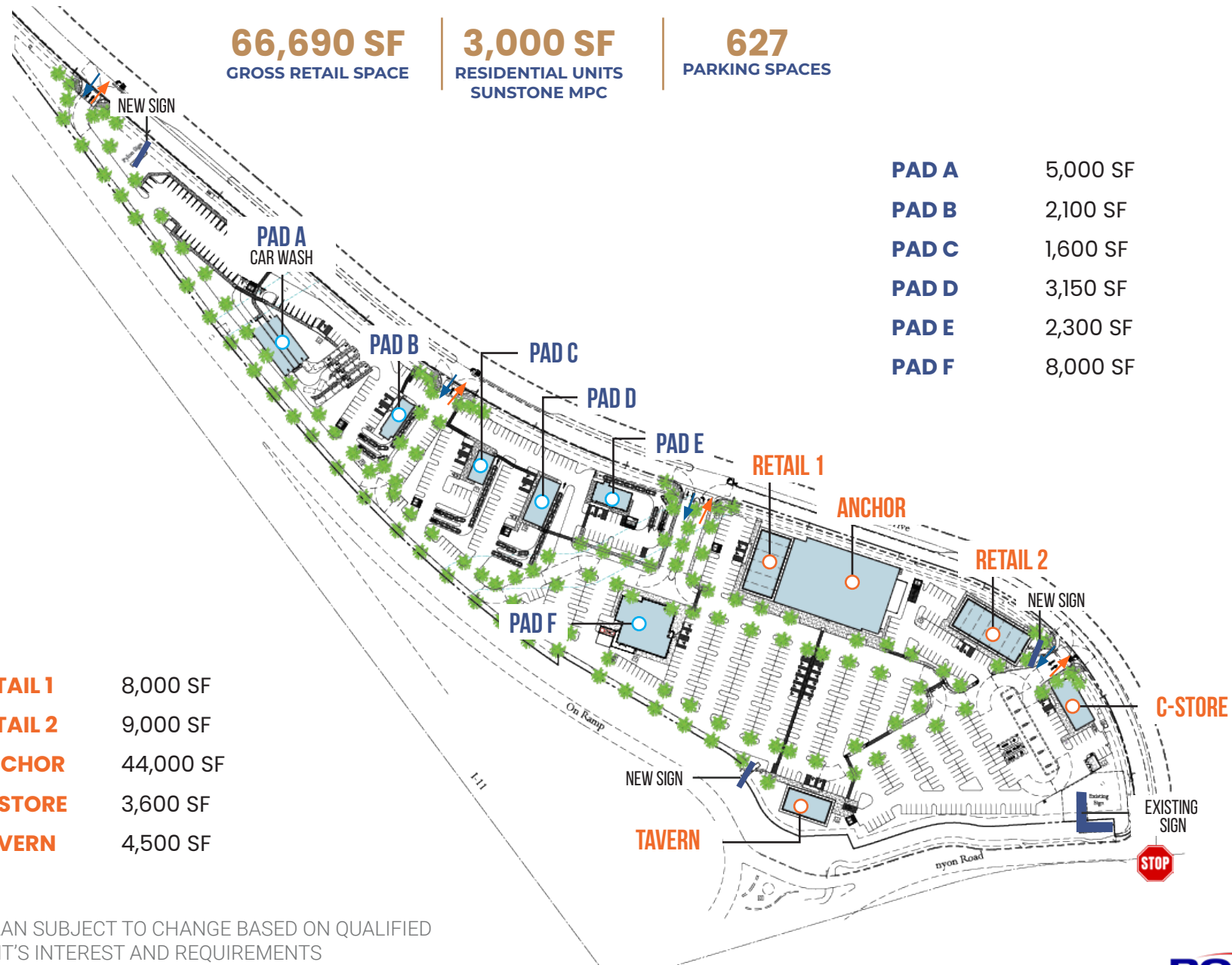
3,000 SF
RESIDENTIAL UNITS
SUNSTONE MPC

627
PARKING SPACES

PAD A	5,000 SF
PAD B	2,100 SF
PAD C	1,600 SF
PAD D	3,150 SF
PAD E	2,300 SF
PAD F	8,000 SF

RETAIL 1	8,000 SF
RETAIL 2	9,000 SF
ANCHOR	44,000 SF
C-STORE	3,600 SF
TAVERN	4,500 SF

SITEPLAN SUBJECT TO CHANGE BASED ON QUALIFIED
TENANT'S INTEREST AND REQUIREMENTS



KYLE CANYON

DEVELOPMENT PIPELINE

FUTURE RETAIL

Kyle Canyon Rd & I-11 NEC
North Las Vegas, NV 89143



FUTURE RETAIL LEASING INFO

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