

7575 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA 89143

THE VILLAGE OF CENTENNIAL SPRINGS



110,000 CPD

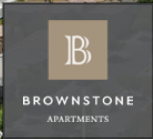


34,500 CPD

N. DURANGO DRIVE

Pop Squires Park
Now Property of
The City of Las Vegas

Available
February 1, 2025
±1,173 SF



Available
±2,092 SF
Office/Retail

Available
±2,729 SF
Office/Retail



8,700 CPD

TULESPRINGS ROAD

NORTHWEST SUBMARKET



RETAIL SPACE FOR LEASE:
1,173 SF - 2,729 SF
\$3.00 PSF - \$3.50 PSF (\$0.80 NNN)

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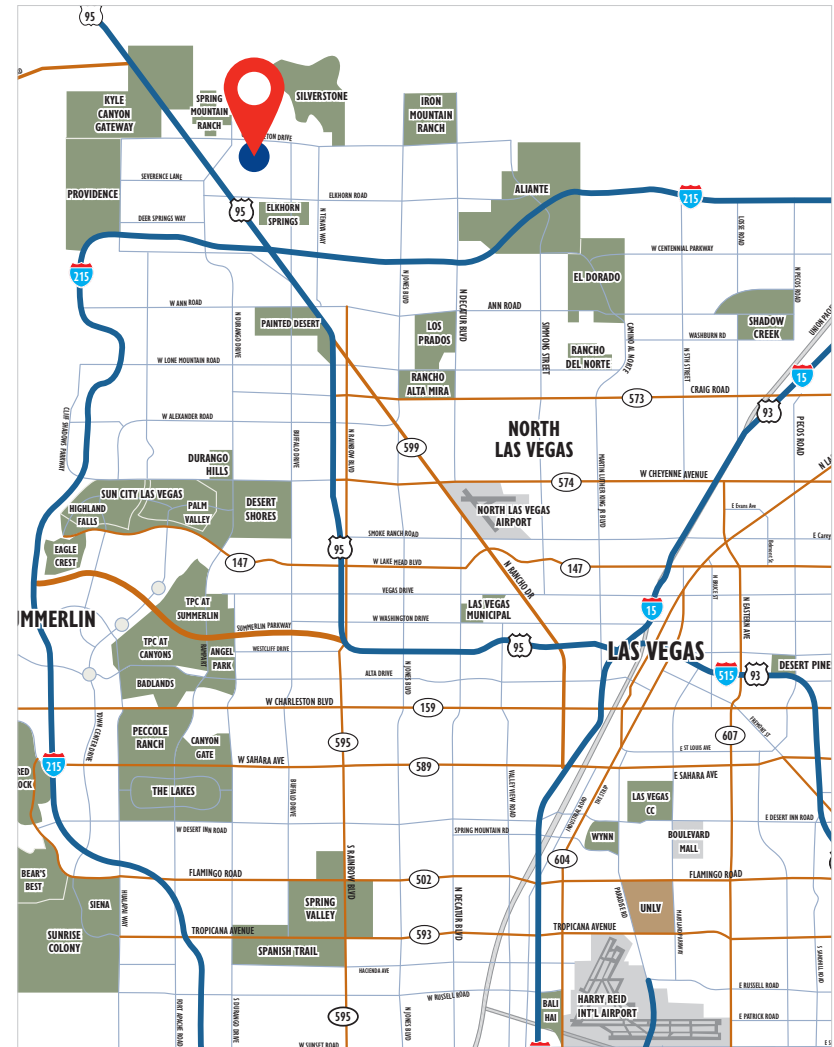
CAST

PROPERTY HIGHLIGHTS

- Welcome Tenants La Casa de Juliette, Sunstone Master Community Association, and Featherblade!
- ±1,173 SF Space Available February 1, 2025 - Please Do Not Disturb Tenant
- ±2,092 SF Office/Retail Space Available
- ±2,729 SF Freestanding Building Facing Tule Springs Road
- Easy access to the US-95 & I-215 Beltway
- Unique mixed-use community featuring retail, restaurants, office, second story condo's, and Pop Squires Park
- Unique [monthly artisanal market](#)
- 143-unit multifamily development, Brownstones, at 95% occupancy
- Competitive lease rates for Farm/Durango Corridor
- 363 homes directly surrounding the property
- New ±2,000 acre Masterplanned Community by Lennar known as Sunstone, 1 exit away from property

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	19,811	146,939	321,426
HOUSEHOLD	7,522	58,109	125,088
AVG. HH INCOME	\$92,827	\$95,255	\$99,723



SITE PLAN

For Illustration Purposes Only. Not To Scale.

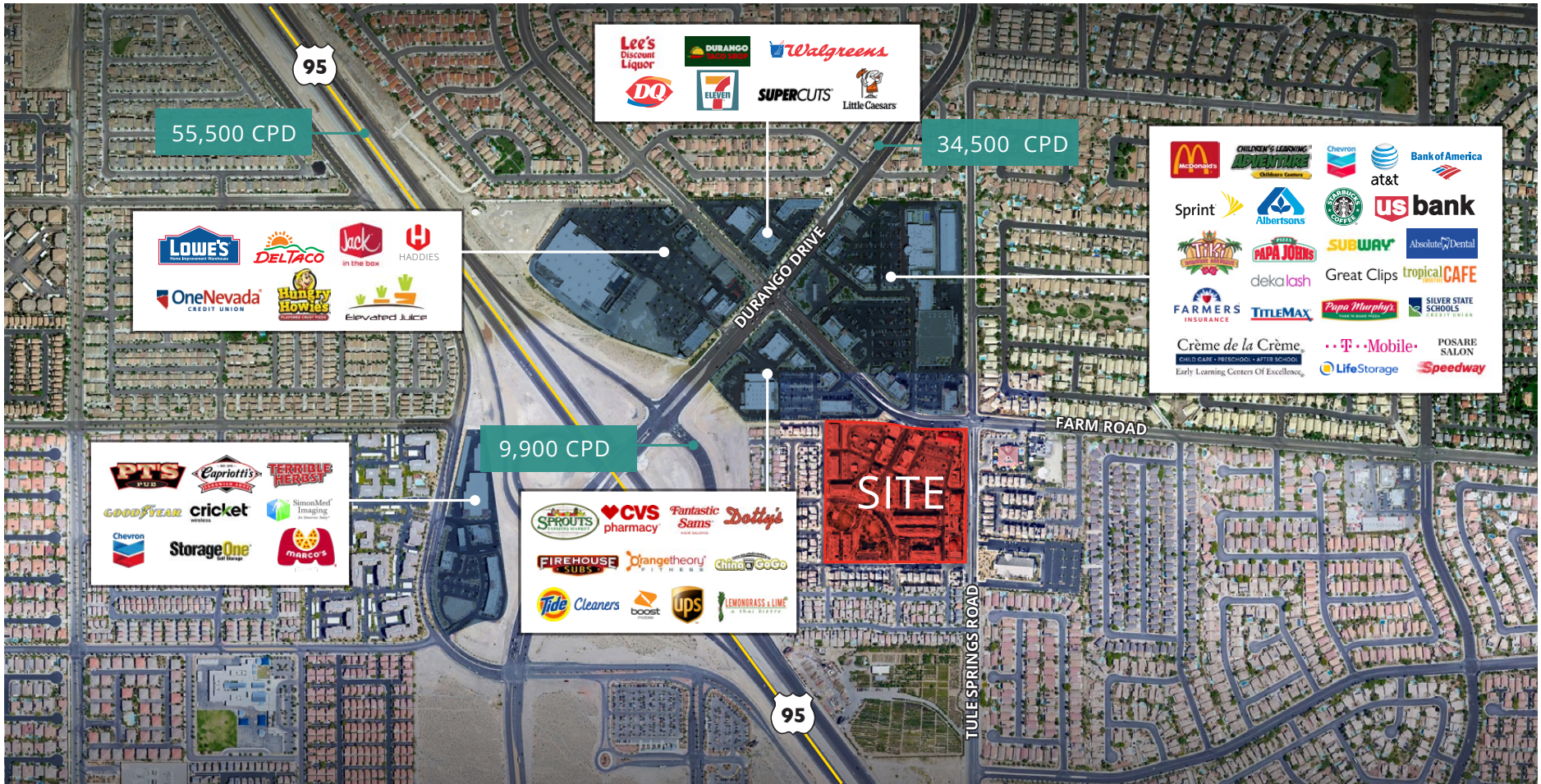


PROPERTY TYPE			TENANT
BLDG 1			
7585	-	-	La Casa De Juliette
BLDG 2			
Suite 140	-	-	Nittaya's Little Kitchen
Suite 130	-	-	Featherblade Craft Butchery
Suite 120	-	-	Vibes DIY Studio
Suite 110	-	-	Sunstone Master Community Association
BLDG 3			
Suite 110	-	-	Coffee Religion
Suite 120	Retail	1,173 SF	Available (February 1, 2025) Please Do Not Disturb Tenant
Suite 130	-	-	Gear Up By Design
BLDG 7			
Suite 110-130	-	-	Streets of New York
Suite 140	-	-	The Vault Bike Shop
Suite 170	-	-	Sara's Threading
Suite 210	-	-	SW Injury Attorney
Suite 230	-	-	SW Injury Attorney
Suite 250	-	-	The Math Corner
Suite 270	-	-	Brilliant Behavior
BLDG 13			
Suite 110	-	-	Big Apple Cleaners
Suite 130	-	-	Precision Chiropractic Center
Suite 150	Office/Retail	±2,092 SF	Available
BLDG 15			
7571	Office/Retail	±2,729 SF	Available

PROPERTY PHOTOS



AMENITIES AERIAL





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