

FOR LEASE

THE GROVE

345- 479 W. Craig Rd. | North Las Vegas, NV 89032



Tom Wagener, CCIM

Senior Vice President, Industrial Services
NRE License # BS.1001520
(702) 765-8896

Twagener@gatskicommercial.com

Craig Summers

Vice President, Brokerage Services
NRE License # S.0077796
(702) 487-9811

craig@gatskicommercial.com

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345- 479 W. Craig Rd. | North Las Vegas, NV 89032

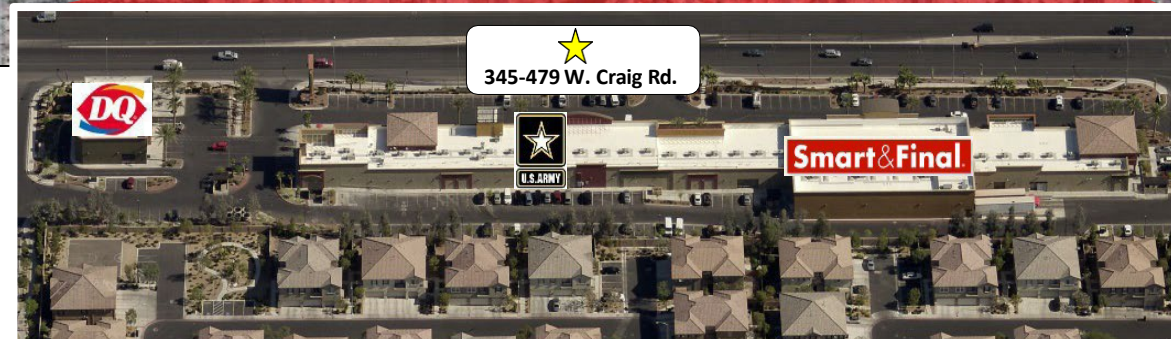


FEATURES

- 801 SF – 4,734 SF Available For Lease
- Rates from \$1.75 - \$2.05/PSF
- Estimated CAM \$0.62
- Freestanding Building
- Next to Dairy Queen

AVAILABLE SPACE

Suite	Total SQ FT	Rate	Description
345-111	801	\$2.05	General Retail
345 -127	1,239	\$1.95	Former Hair Salon
479	4,734	\$1.75	Former Jazz Club/Cigar lounge



TRAFFIC COUNTS

Collection Street	Cross Street	VPD
W. Craig Rd.	Kings Hill Rd.	38,445 VPD
E. Craig Rd.	Kings Hill Rd.	38,800 VPD
N Commerce St.	W. Kraft Ave.	13,000 VPD
W. Craig Rd.	Camino Al Norte	42,500 VPD

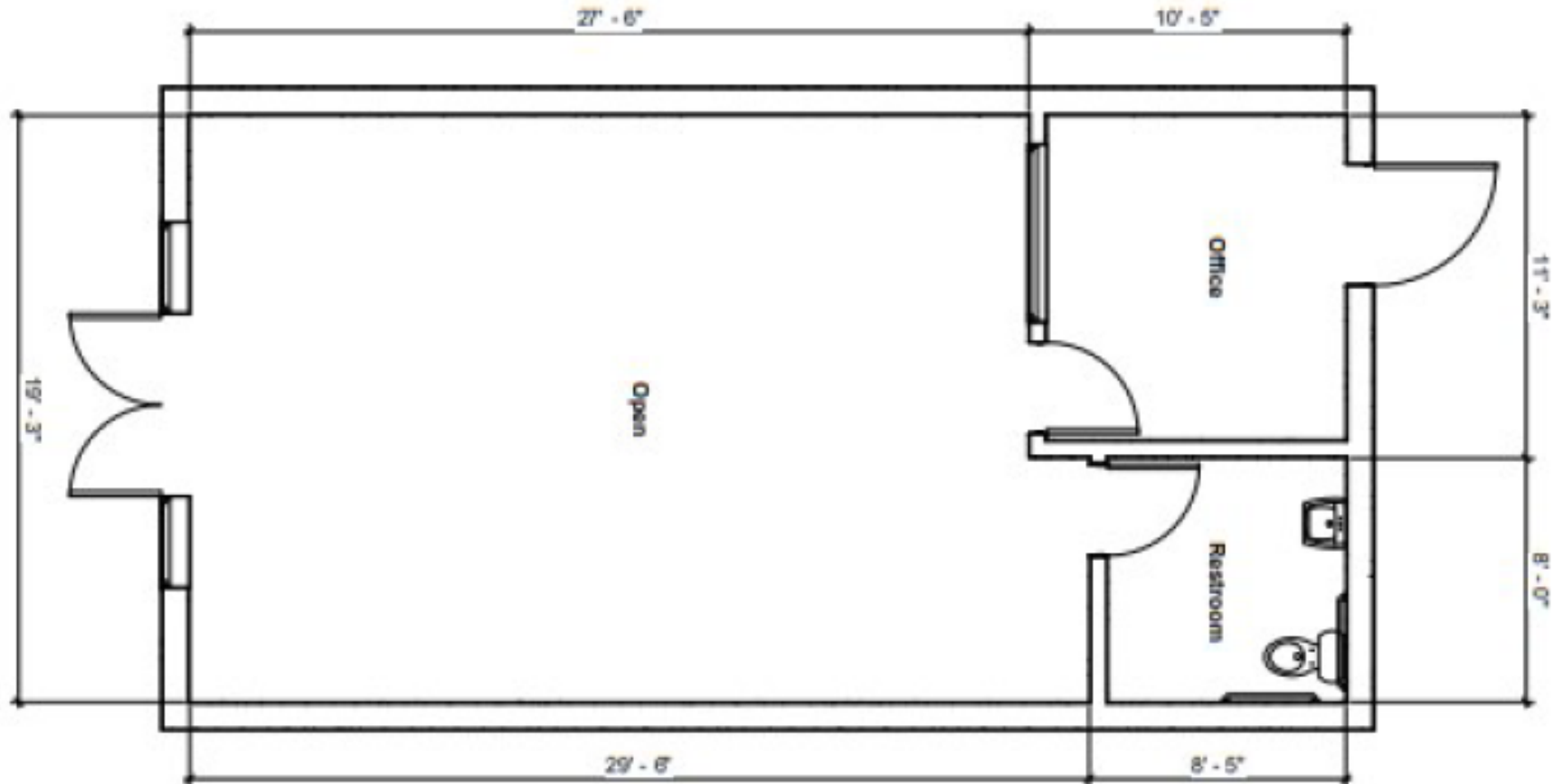
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345 W. Craig Rd. #111 | North Las Vegas, NV 89032



GENERAL RETAIL



1

Suite 111
SCALE: 3/16" = 1'-0"

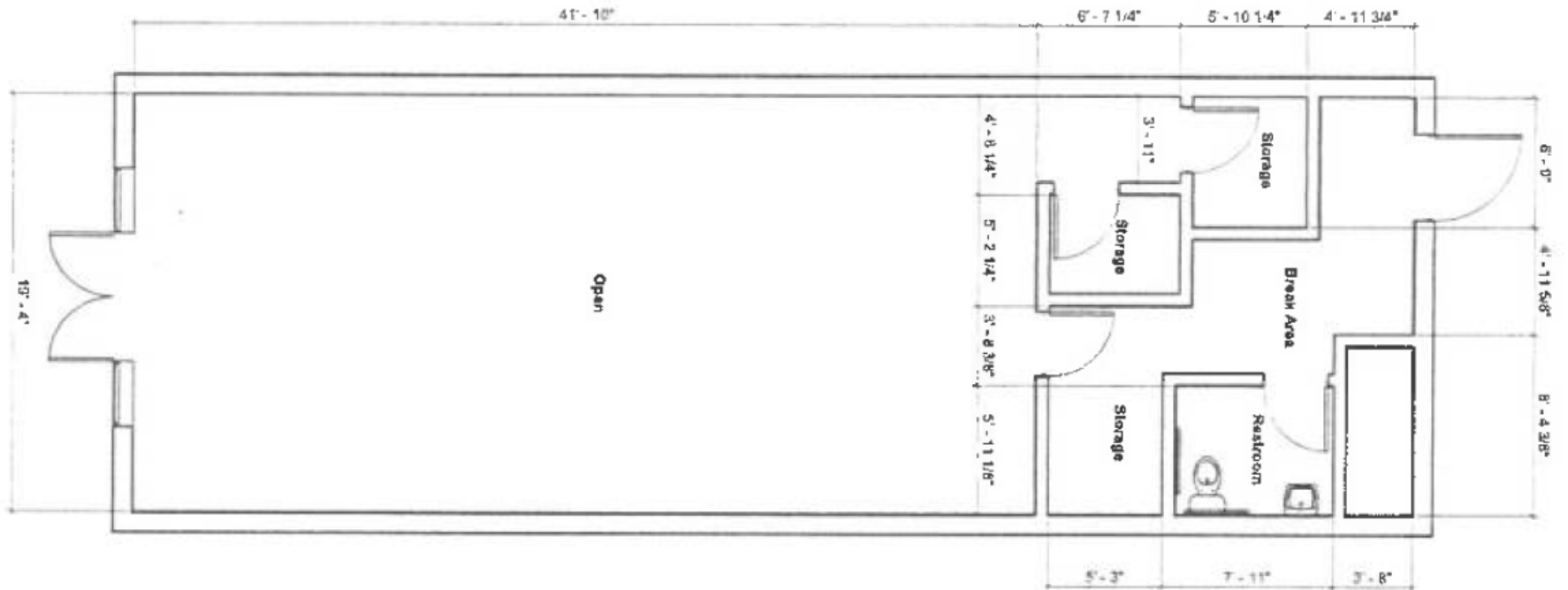
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345 W. Craig Rd. #127 | North Las Vegas, NV 89032



FORMER HAIR SALON



1 Suite 127
SCALE: 3/16" = 1'-0"

Rev#	Description	Revision
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Seal		
Date: September 8, 2022		
Nick Antrillo Architect 2355 N Christy Lane Las Vegas Nevada 89156 (702)592-3767 fax (702)453-1875		
Suite 127 345 W Craig Rd North Las Vegas, NV 89032		
Sheet A1.01 Floor Plan		

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FORMER JAZZ CLUB/CIGAR LOUNGE

