

For Lease

Craig Rd. Junior Anchor Opportunity ± 12,000 - 28,119 SF



4116 - 4280 W. Craig Rd.
N. Las Vegas, NV 89032

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Listing Snapshot



\$1.25 - \$2.25 PSF NNN
Lease Rate



± 1,348 - 28,119 SF
Available Square Footage

Property Highlights

- Flexible junior anchor opportunity: ± 12,000–28,119 SF available
- ± 4,224 SF second-generation preschool/learning center featuring a ± 1,100 SF outdoor play area, with expansion potential up to a ± 6,627 SF freestanding building
- ± 2,850 SF second-generation hair/nail salon available
- ± 435' of linear frontage on W. Craig Rd.
- Strong traffic counts exceeding 34,900 CPD at the intersection of W. Craig Rd and Valley Dr.
- Dynamic co-tenancy within the trade area; retailers include Walmart, Lowe's, Blvd Home, Home Depot, PetSmart, Burlington and more
- Join notable co-tenants including: Denny's, Domino's Pizza, Mighty Smiles Dentistry, Money Tree, Nevada State High School, and more

Demographics

	1-mile	3-mile	5-mile
2025 Population	16,549	170,777	455,405
2025 Average Household Income	\$99,633	\$99,899	\$100,740
2025 Total Households	6,134	60,074	159,672





Retail

CONOCO Rally's
CHARLEYS Bojangles

Valley Dr. // 5,400 CPD

AVAILABLE

Suite 4220 - 101
± 4,224 SF

AVAILABLE

Suite 4220 - 100
± 2,403 SF

AVAILABLE

Suite 4210 - 110
± 2,850 SF

AVAILABLE

Suite 4180
12,000 - 28,119 SF
(Can be demised)

AVAILABLE

Suite 4116-102
± 1,348 SF

Schools

Legacy Traditional School

Schools

Addeliar D Guy III Elementary School

Hotels / Casinos

Aliante
CASINO • HOTEL • SPA

Parks

Goynes Park

Retail

Simmons Center

Albertsons CareNow Urgent Care
Starbucks Pizza Hut BURGER KING

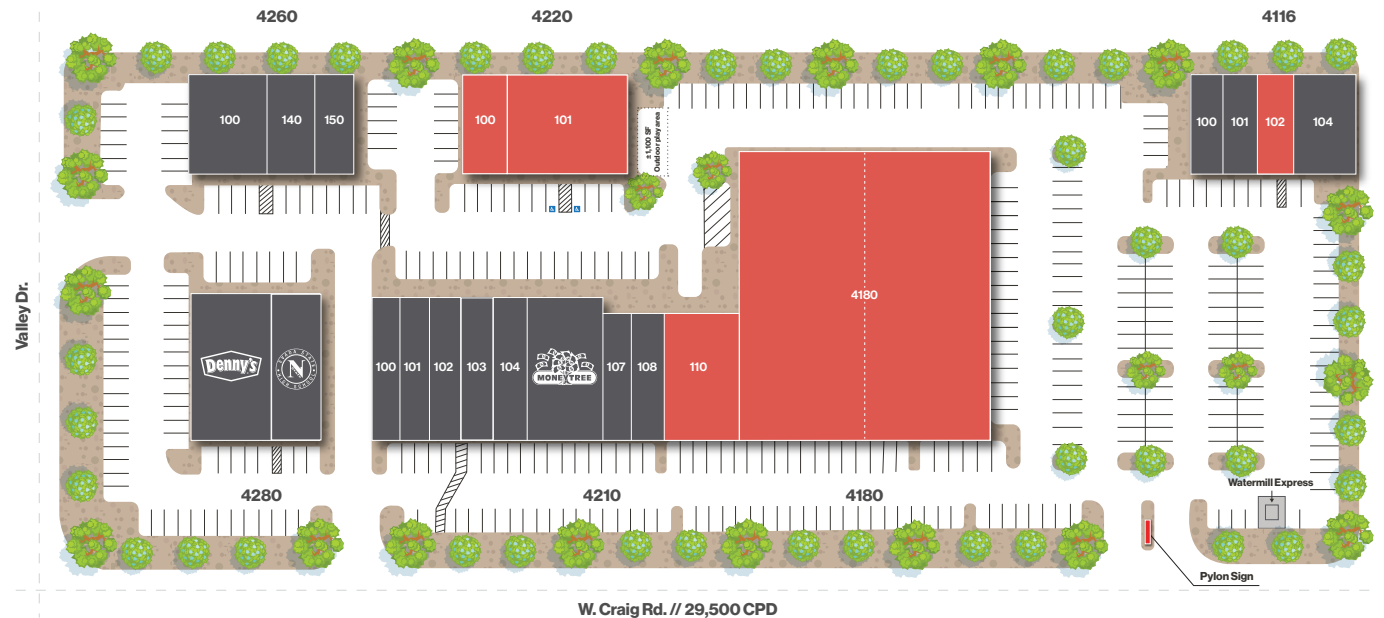
W. Craig Rd. // 29,500 CPD



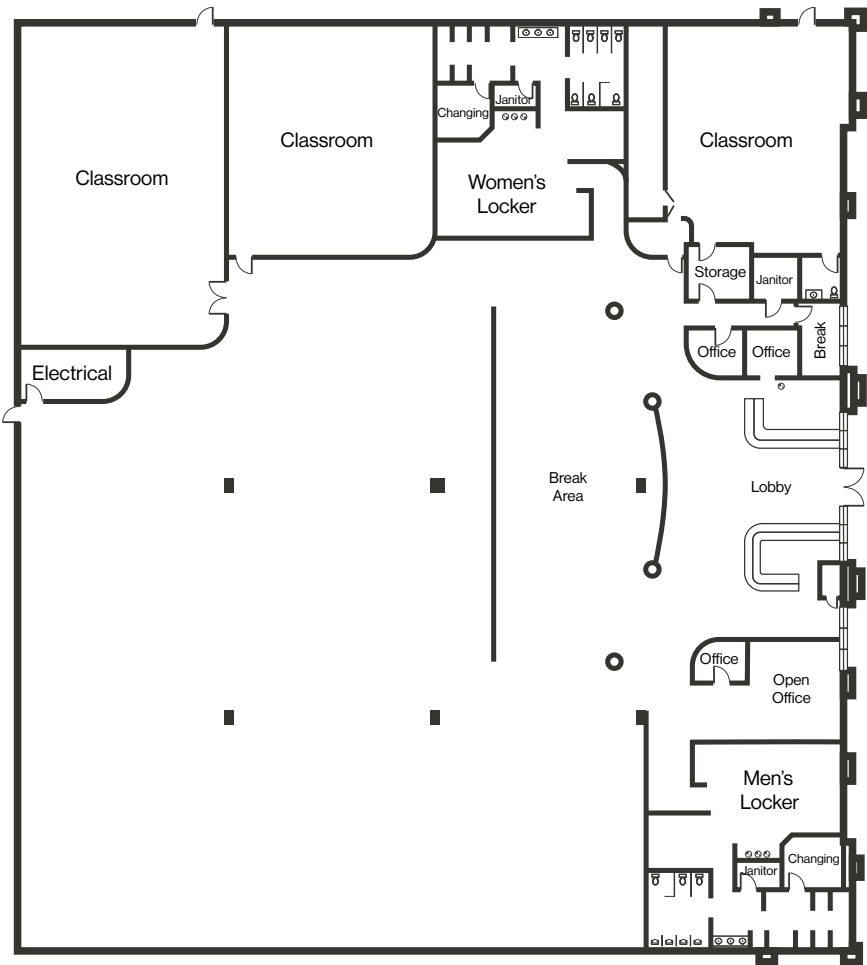
Site Plan

Available NAP

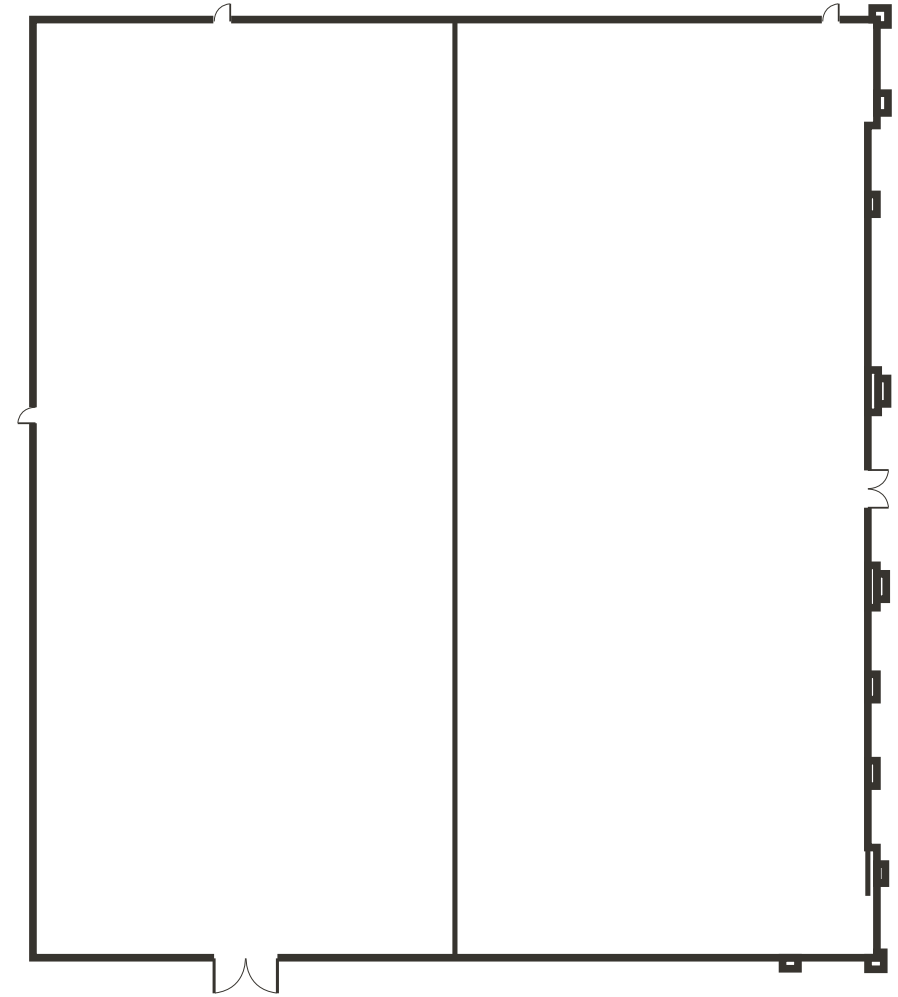
Suite	Tenant	SF
4260 - 100-130	Mighty Martial Arts	± 4,500 SF
4260 - 140	North Las Vegas Apostolic Church	± 1,050 SF
4260 - 150	Farmers Insurance	± 1,050 SF
4220-100	AVAILABLE	± 2,403 SF
4220 - 101	AVAILABLE	± 4,224 SF
4116 - 100	Dr. Brian K. Fife	± 1,360 SF
4116 - 101	Express Employment	± 1,296 SF
4116 - 102	AVAILABLE	± 1,348 SF
4116 - 104	Desert Vision & Eye Care	± 2,696 SF
4280 - 100	Denny's	± 5,000 SF
4280 - 102-103	Nevada State High School	± 1,812 SF
4210 - 100	Pho Corner	± 1,812 SF
4210 - 101	Lino's Pizzeria-Italian Restaurant	± 1,549 SF
4210 - 102	Cookie Cutters	± 1,586 SF
4210 - 103	Yaya Massage	± 2,000 SF
4210 - 104	Mighty Smiles Dentistry	± 1,960 SF
4210 - 105-106	Money Tree	± 3,240 SF
4210 - 107	Domino's Pizza	± 1,528 SF
4210-108	Smoke Shop	± 2,000 SF
4210-110	AVAILABLE	± 2,850 SF
4180	AVAILABLE (Can be demised)	± 12,000 - 28,119 SF



Floor Plan | Suite 4180
Current Floor Plan | ± 28,119 SF



Conceptual Floor Plan
±12,000 - 28,119 SF



W. Craig Rd. // 29,500 CPD

Interior Photos | Suite 4210-110



Property Photos



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For inquiries please reach out to our team.

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