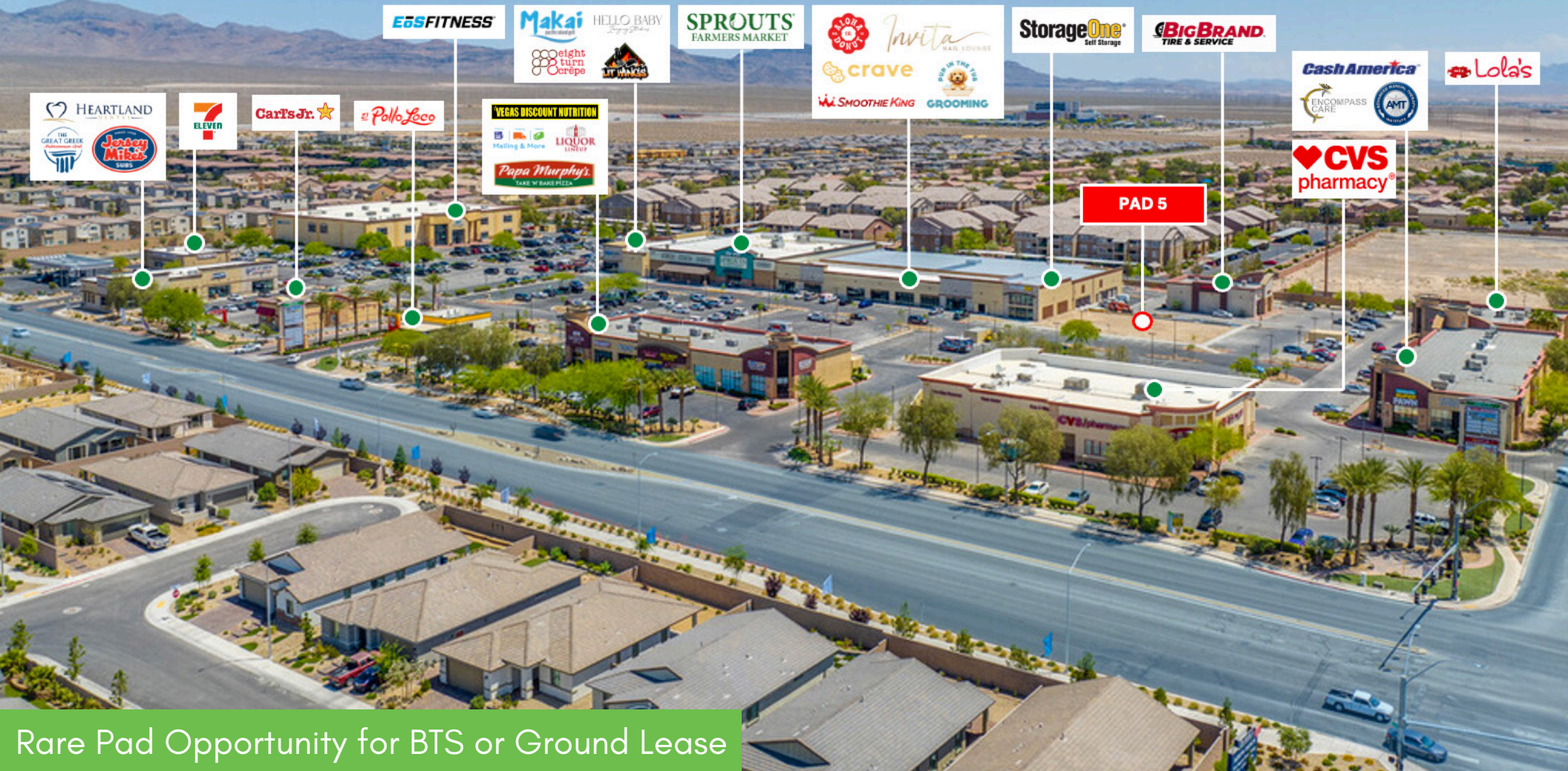


# CENTENNIAL VILLAGE

6440 N. Losee Rd., North Las Vegas, NV 89086

- Grocery & Fitness Anchored Center
- Brand-New Construction
- Jr. Box / Freestanding Pad Opportunity
- Rapidly Growing Submarket



Rare Pad Opportunity for BTS or Ground Lease

**OFIR BEN-MOSHE**

+1 (702) 471-1118  
OFIR@MYDCOMPANIES.COM  
B.1002540.LLC

**MYD** REAL ESTATE



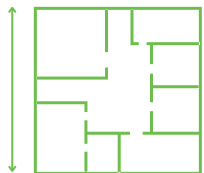


## OFFERING SUMMARY

Pad Opportunity for BTS or Ground Lease

## Available Space

±0.95 AC Pad  
BTS/GL



## Lease Rate

Contact Broker  
TIA Available



## Location

North Las Vegas  
Losee Rd / Centennial Pkwy







## PROEPRTY HIGHLIGHTS

- **±250,000 SF dual-anchored shopping center** with strong national co-tenancy & ample parking
- **Rare pad opportunity** adjacent to the Anchors providing excellent exposure & visibility
- Located less than ±0.5-mile from the CC-215 Freeway seeing over ±36,000 CPD & **surrounded by ±10,000 new homes & apartments** within the Villages at Tule Springs

## KEY DEMOGRAPHICS

	1-mile	3-miles	5-miles
<b>2025 Population</b>	<b>27,771</b>	<b>110,050</b>	<b>272,828</b>
<b>2025 AHHI</b>	<b>\$98,867</b>	<b>\$106,201</b>	<b>\$110,795</b>
<b>2025 Households</b>	<b>9,668</b>	<b>35,663</b>	<b>88,744</b>



# SITE PLAN

LEASED   
  AVAILABLE   
  PYLON SIGNS



## AVAILABILITY

**PAD 5**  
6440 N LOSEE RD

**BTS / RBTS /**  
**GL OPTIONS**

**0.95 AC**  
**±1,200 - 8,000 SF**

Contact for use approvals & test fits\*



# AREA MAP

■ Retail Centers 
 ■ New Residential 
 ■ Medical/Education 
 ■ Golf Course



The information contained herein was obtained from sources deemed reliable; however, MYD Real Estate does not make any representation to the accuracy or correctness thereof. Prospective buyers or tenants are required to conduct their own due diligence and verification.

**MYD REAL ESTATE**



## PROPERTY PHOTOS





# CENTENNIAL VILLAGE



Rare Pad Opportunity for BTS or Ground Lease

**OFIR BEN-MOSHE**

+1 (702) 471-1118  
OFIR@MYDCOMPANIES.COM  
B.1002540.LLC

**MYD** REAL ESTATE