

RETAIL | OFFICE SPACE FOR LEASE



**6462 Losee Rd
Suite 135**

North Las Vegas, NV 89086



±4,371 SF end-cap suite | retail pad at Centennial Village



Mostly open floor plan with perimeter offices



Lobby/reception area with check-in/check-out stations



Base Rent: \$3.60 PSF | CAM: \$0.65 PSF



Men's and Women's restrooms



Prominent signage opportunity directly facing Losee Rd



Ideal for medical, professional office, or retail users



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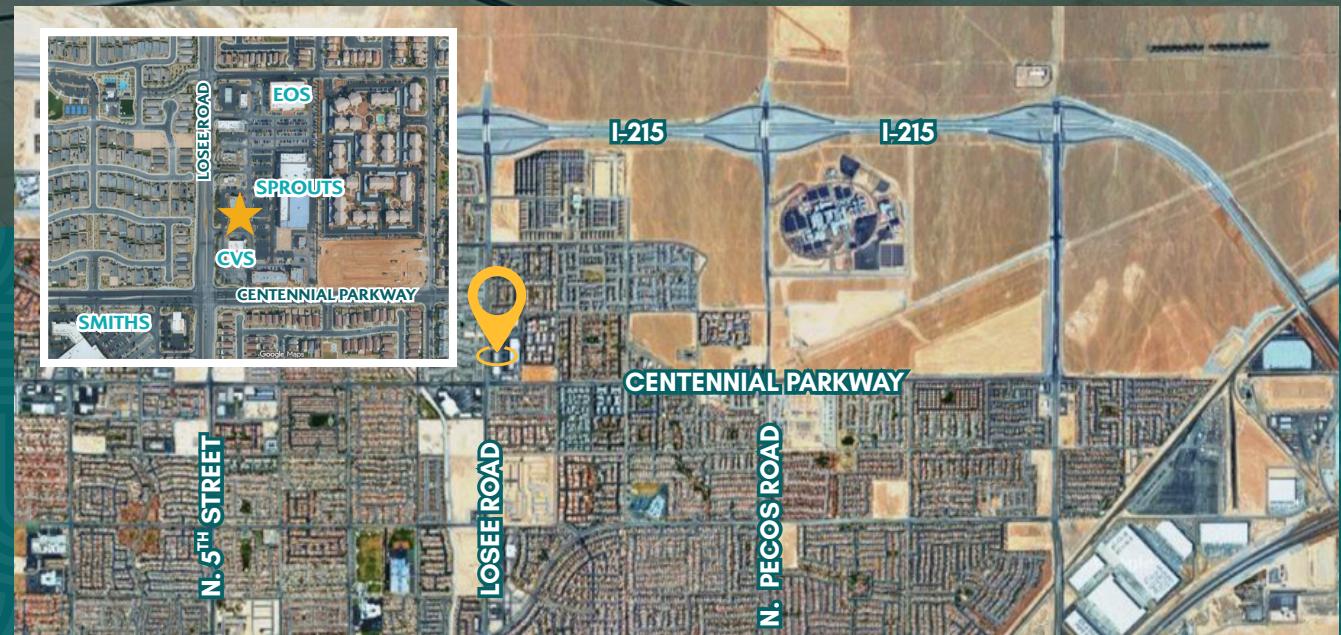
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Located within Centennial Village along busy Losee Road ($\pm 26,000$ VPD), this property offers excellent street visibility and access in one of North Las Vegas's most active retail corridors. Surrounded by strong residential growth and nearby communities such as Aliante and Eldorado, the area benefits from a dense and expanding rooftop base. Tenants enjoy proximity to major retailers including Sprouts, EOS Fitness, and CVS, with quick access to the 215 Beltway and I-15 for easy connectivity throughout the valley.



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