

Tenaya Village

7220 - 7290 WEST AZURE DRIVE
LAS VEGAS, NV 89130



Highlights

- **1,519 SF endcap drive-thru space with grease trap; Contact Brokers**
- 49,554 SF strip retail center in the desirable Centennial Hills submarket
- Join daily traffic generators Starbucks, Timbers Bar & Grill, Frijoles & Frescas, Capriotti's and more
- NDOT just completed a new 215 Beltway interchange at Sky Pointe Drive, increasing access to the center from the beltway
- Located within the Town Center District serving the northwest trade area
- Strong surrounding demographics; annual incomes exceed \$126,000 within three miles
- Wing Stop, Milan Laser Hair Removal & Astrana Health now open

Building Type: Strip Retail Center

Available Space: 1,380 - 1,519 SF

Lease Rate: \$2.50 to \$3.50/SF/mo. NNN

NNN: \$0.75/SF/mo.

Zoning: T-C (City of Las Vegas)

Residential Population

One Mile Radius	10,364 residents
Three Mile Radius	121,521 residents

Total Daytime Population

One Mile Radius	5,096
Three Mile Radius	20,857

Annual Household Income

One Mile Radius	\$98,899
Three Mile Radius	\$126,458

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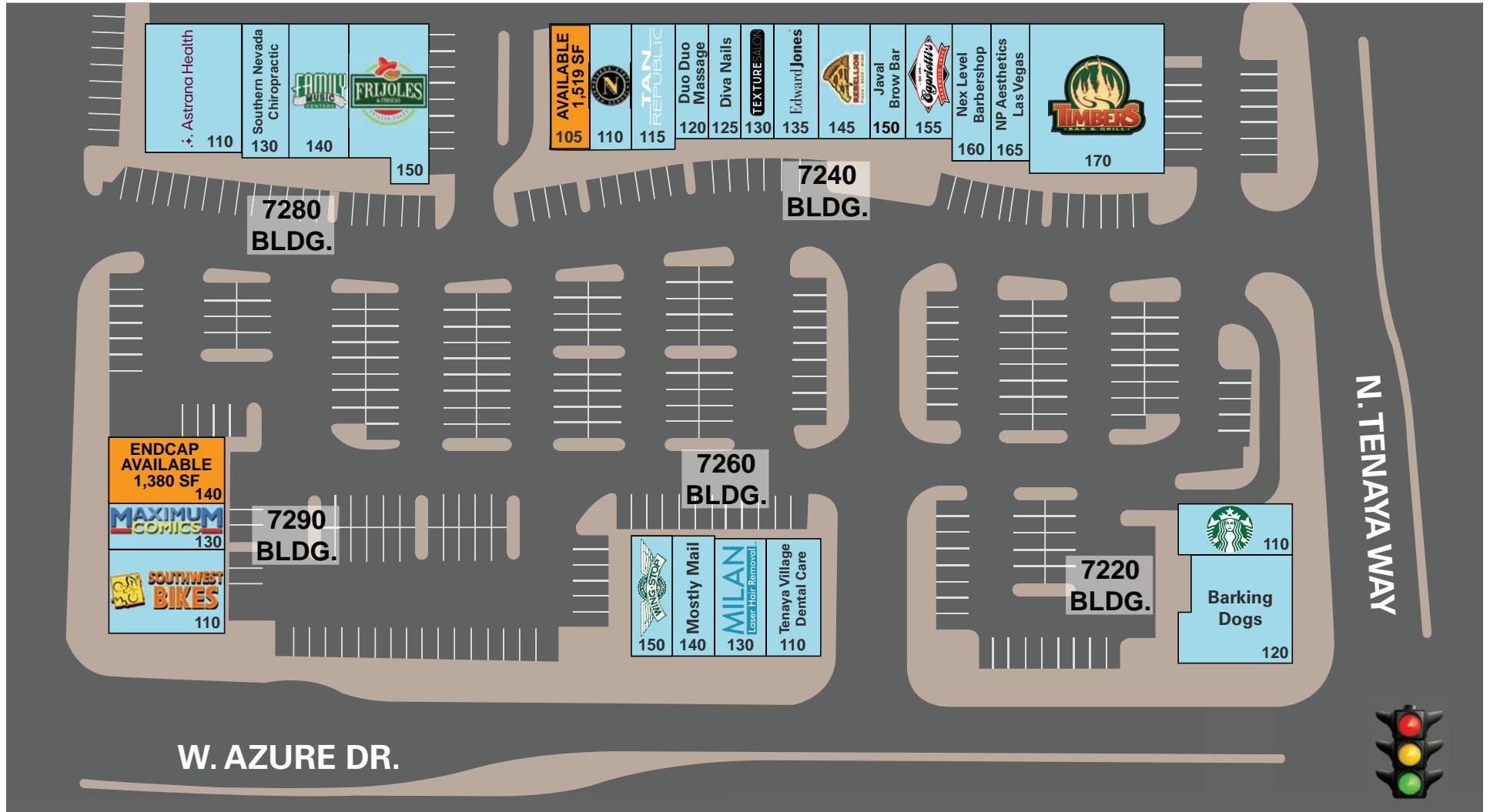
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NEWMARK

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Site Plan



Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Click here for an interactive drone aerial

