

7575 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA 89143

THE VILLAGE OF CENTENNIAL SPRINGS



110,000 CPD

95

Pop Squires Park
Now Property of
The City of Las Vegas

B
BROWNSTONE
APARTMENTS

StateFarm

±1,964 SF
Retail/Office

34,500 CPD

N. DURANGO DRIVE

LACASA
JULIETTE

8,700 CPD

EGG WORKS
EGG & I

TULE SPRINGS ROAD

NORTHWEST SUBMARKET

RETAIL SPACE FOR LEASE:
1,964 SF - \$3.50 PSF (\$0.96 NNN)

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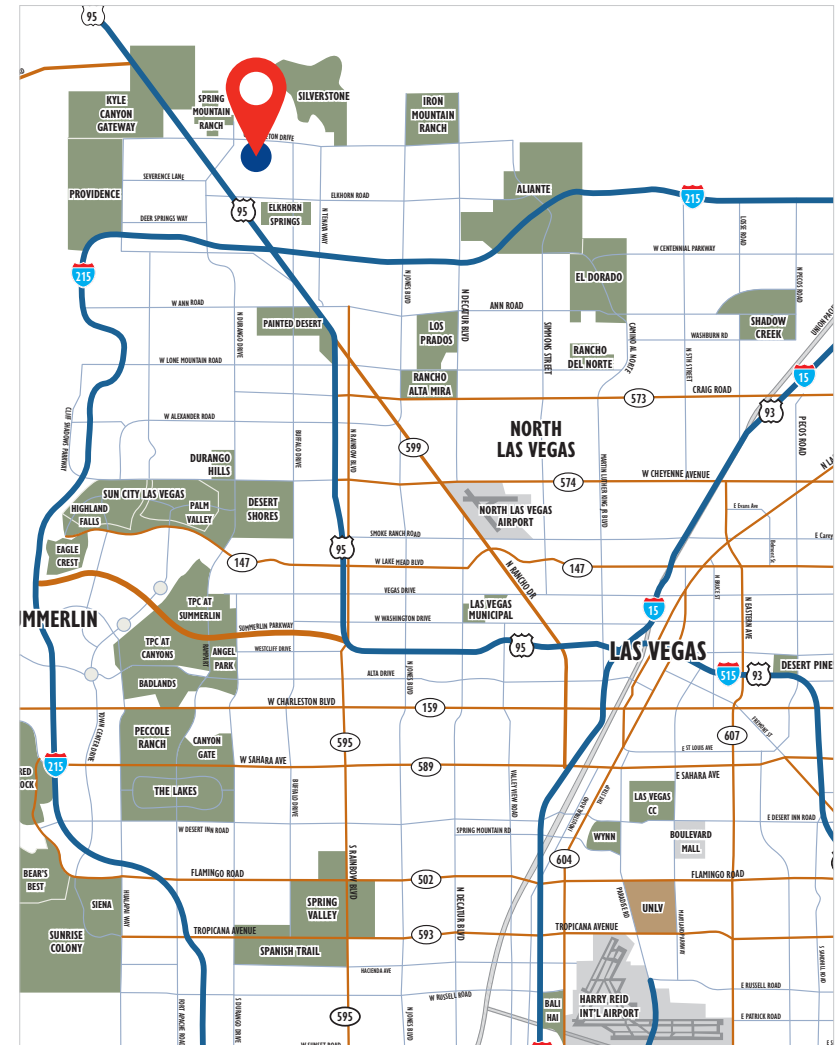
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PROPERTY HIGHLIGHTS

- Welcome Tenants La Casa de Juliette, Sunstone Master Community Association, and Featherblade!
- Easy access to the US-95 & I-215 Beltway
- Unique mixed-use community featuring retail, restaurants, office, second story condo's, and Pop Squires Park
- Unique [monthly artisanal market](#)
- 143-unit multifamily development, Brownstones, at 95% occupancy
- 363 homes directly surrounding the property
- New ±2,000 acre Masterplanned Community by Lennar known as Sunstone, 1 exit away from property

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	19,811	146,939	321,426
HOUSEHOLD	7,522	58,109	125,088
AVG. HH INCOME	\$92,827	\$95,255	\$99,723



SITE PLAN

For Illustration Purposes Only. Not To Scale.

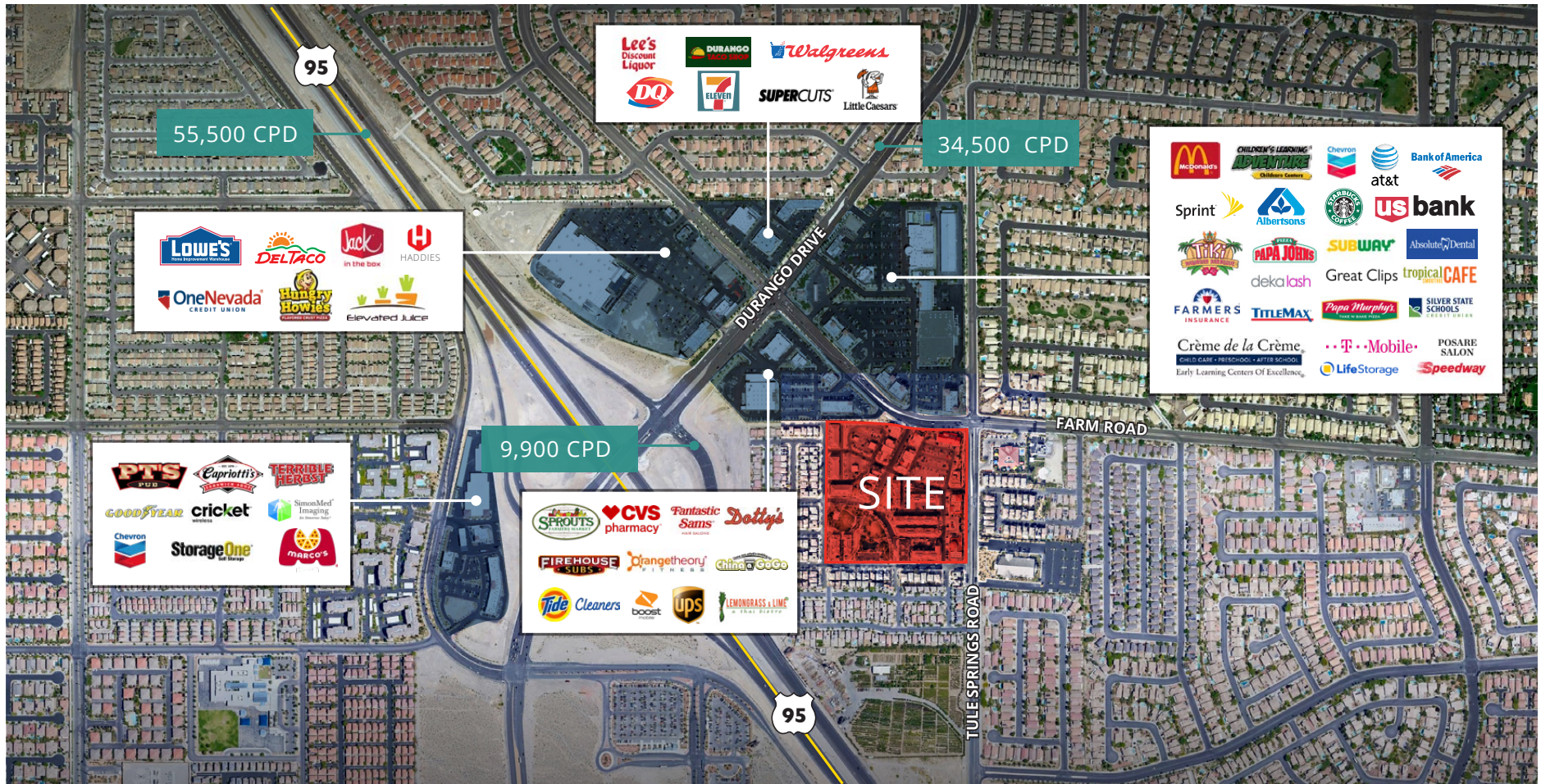


PROPERTY TYPE			TENANT
BLDG 1			
7585	-	-	La Casa De Juliette
BLDG 2			
Suite 140	-	-	Nittaya's Little Kitchen
Suite 130	-	-	Featherblade Craft Butchery
Suite 120	-	-	Vibes DIY Studio
Suite 110	-	-	Sunstone Master Community Association
BLDG 3			
Suite 110	-	-	Coffee Religion
Suite 120	-	-	Coffee Religion Mochi
Suite 130	-	-	Gear Up By Design
BLDG 7			
Suite 110-130	-	-	Streets of New York
Suite 140	-	-	The Vault Bike Shop
Suite 170	-	-	Sara's Threading
Suite 210	-	-	SW Injury Attorney
Suite 230	-	-	SW Injury Attorney
Suite 250	-	-	The Math Corner
Suite 270	-	-	Brilliant Behavior
BLDG 13			
Suite 110	Office/Retail	±1,964 SF	Available
Suite 130	-	-	Precision Chiropractic Center
Suite 150	-	-	Omniluminous
BLDG 15			
7571	-	-	Brilliant Behavior

PROPERTY PHOTOS



AMENITIES AERIAL





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