



Est. 1987

CAMBRIDGE GROUP LTD

CRAIG ASHER PROMENADE

3073 W Craig Rd, North Las Vegas, NV 89032



THIS WELL-LOCATED INLINE RETAIL BUILDING IS POSITIONED DIRECTLY ADJACENT TO SMITH'S FOOD & DRUG, PROVIDING EXCELLENT DAILY TRAFFIC AND STRONG NEIGHBORHOOD VISIBILITY. SITUATED ALONG A MAJOR EAST-WEST ARTERIAL, THE PROPERTY BENEFITS FROM CONSISTENT VEHICULAR COUNTS AND CONVENIENT ACCESS FOR BOTH LOCAL RESIDENTS AND COMMUTERS. THE CENTER IS SURROUNDED BY ESTABLISHED RESIDENTIAL NEIGHBORHOODS AND COMPLEMENTARY RETAIL, CREATING A STEADY CUSTOMER BASE THROUGHOUT THE DAY. THE PROXIMITY TO SMITH'S ANCHORS THE SITE WITH A NATIONALLY RECOGNIZED GROCER, DRIVING REPEAT VISITS AND ENHANCING OVERALL FOOT TRAFFIC FOR INLINE TENANTS. THE BUILDING OFFERS VERSATILE RETAIL SPACE SUITABLE FOR A WIDE RANGE OF USES INCLUDING FOOD SERVICE, PERSONAL SERVICES, MEDICAL, AND NEIGHBORHOOD RETAIL CONCEPTS. AMPLE ON-SITE PARKING, CLEAR STOREFRONT VISIBILITY, AND PROMINENT SIGNAGE OPPORTUNITIES FURTHER ENHANCE TENANT EXPOSURE. THIS LOCATION PRESENTS AN EXCELLENT OPPORTUNITY FOR RETAILERS SEEKING A HIGH-TRAFFIC, NEIGHBORHOOD-SERVING LOCATION IN A GROWING NORTH LAS VEGAS CORRIDOR

LOCATION: 3073 W CRAIG RD.
CROSS STREETS: CRAIG AND SIMMONS
PROPERTY TYPE: SMITHS ANCHORED STRIP CENTER
ZONING DESCRIPTION: GENERAL COMMERCIAL C-2

HIGHLIGHTS:

- HIGH TRAFFIC COUNTS ON CRAIG RD
- HEAVY FOOT TRAFFIC
- SMITHS GROCERY ANCHOR
- FORMER INSURANCE OFFICE
- OPEN LAYOUT, ONE PRIVATE ROOM WITH ONE BATHROOM



AVAILABLE SPACE	Lease Rate	Lease Type	Size
Suite #: 4 Former Insurance Office	\$3.00/SF	NNN (.80/sf)	1,300+/- SF

FOR MORE INFORMATION:

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