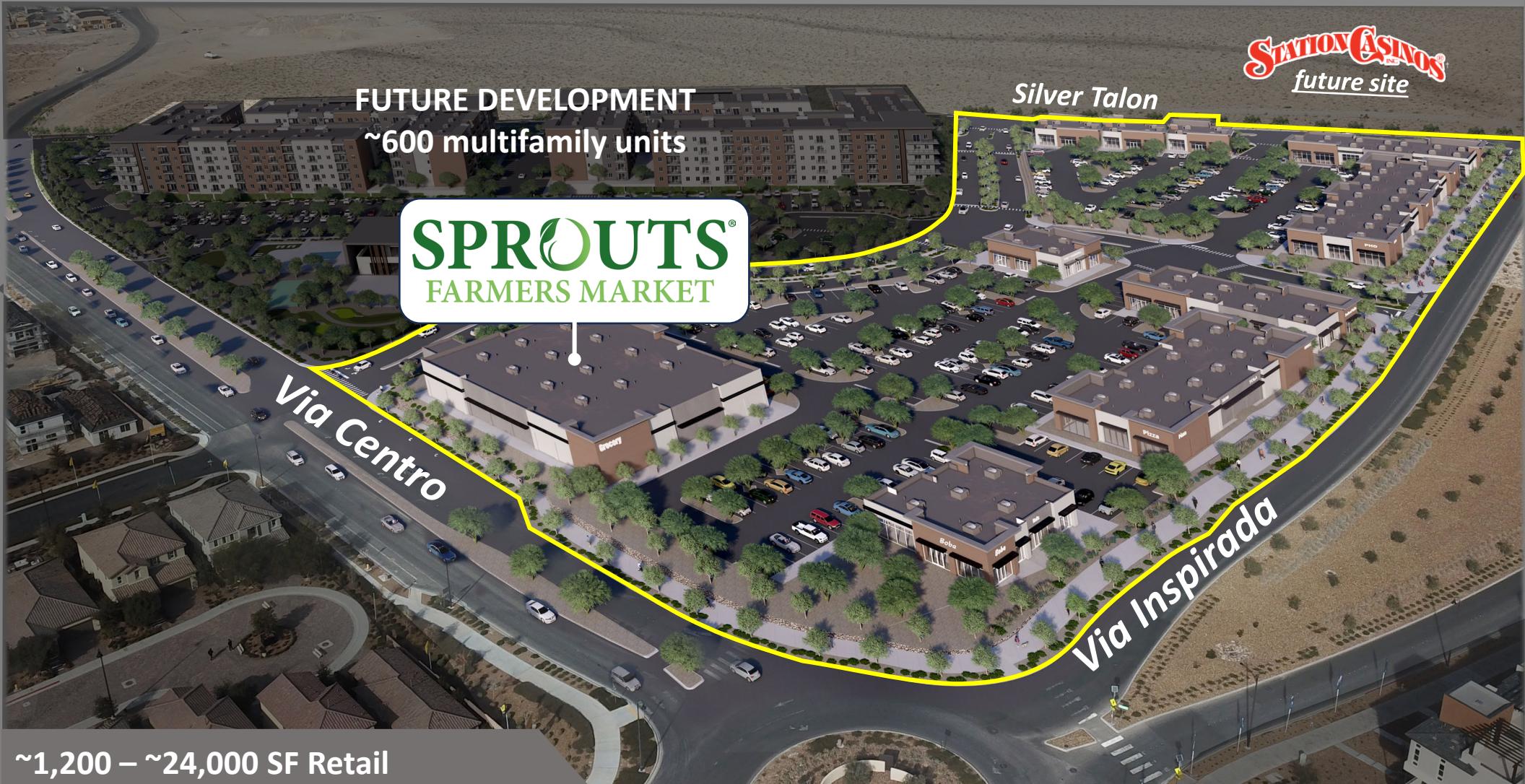


NOW PRE-LEASING



~1,200 – ~24,000 SF Retail

CENTURION @ INSPIRADA TOWN CENTER: 2585 – 2613 Via Inspirada, Henderson, NV 89044

Miles Sansone

📞 (702) 321-8241

✉️ Leasing@SansoneCompanies.com

🌐 www.SansoneCompanies.com

2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

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LEASING DETAILS

IN-LINE & PAD SPACE AVAILABLE

1,200+ SQFT

IN-LINE LEASE RATE

\$4.50 PSF NNN

JR BOX SPACE

SPROUTS FARMERS MARKET

- Adjacent to future Station Casino
- Located at the Heart of the Inspirada Town Center
- One of the fastest residential growth communities in the country
- Over 600 apartments being developed on site with 400+ in immediate vicinity in development

DEMOGRAPHICS

	POPULATION	1-mile	3-mile	5-mile
2024 Population	10,259	47,854	142,228	
	HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,944	20,167	55,772	
	INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$123,009	\$121,080	\$117,719	

CENTURION @ INSPIRADA TOWN CENTER:

2585 – 2613 Via Inspirada, Henderson, NV 89044

AREIAL MAP



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CENTURION @ INSPIRADA TOWN CENTER:

2585 – 2613 Via Inspirada, Henderson, NV 89044

AREIAL MAP



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AREIAL MAP



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MASTER PROJECT RENDERING



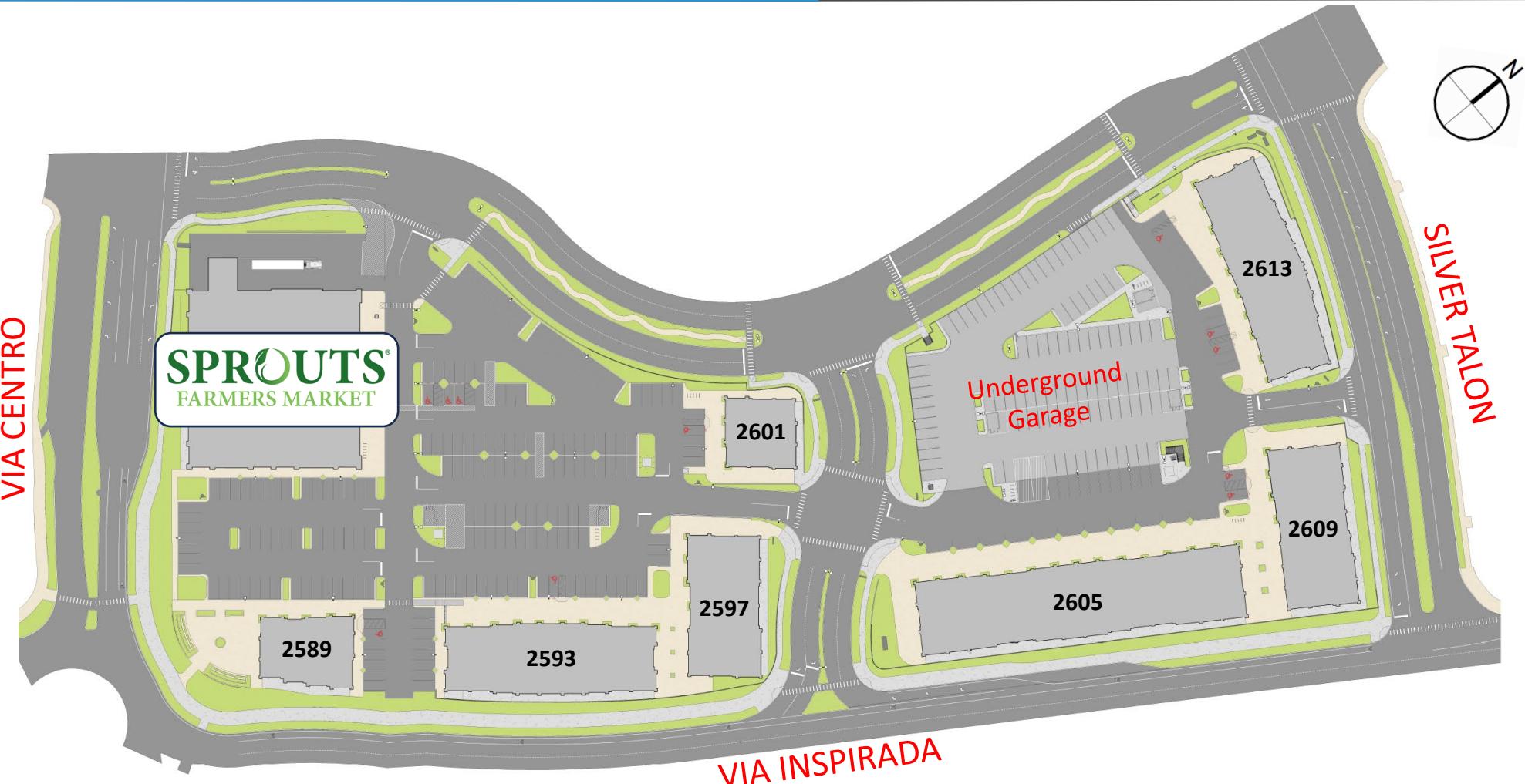
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CENTURION @ INSPIRADA TOWN CENTER:

2585 – 2613 Via Inspirada, Henderson, NV 89044

SITE PLAN



<u>2585 Via Inspirada</u>	23,825	RSF	<u>2601 Via Inspirada</u>	3,641	RSF
<u>2589 Via Inspirada</u>	4,612	RSF	<u>2605 Via Inspirada</u>	17,613	RSF
<u>2593 Via Inspirada</u>	10,608	RSF	<u>2609 Via Inspirada</u>	8,593	RSF
<u>2597 Via Inspirada</u>	7,447	RSF	<u>2613 Via Inspirada</u>	10,793	RSF

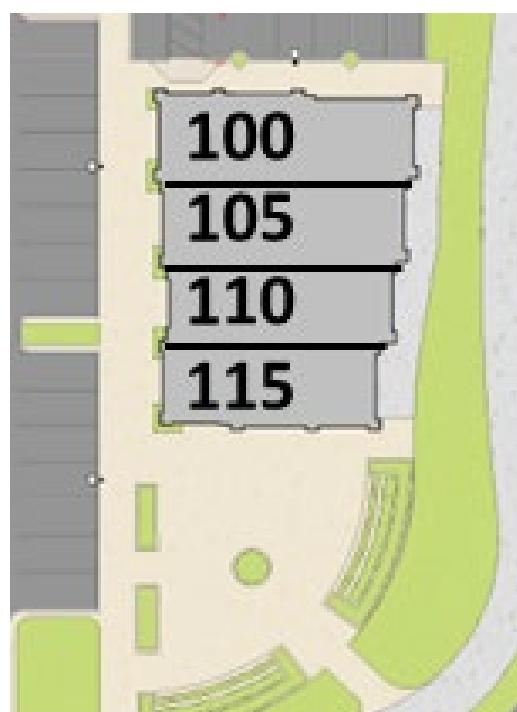
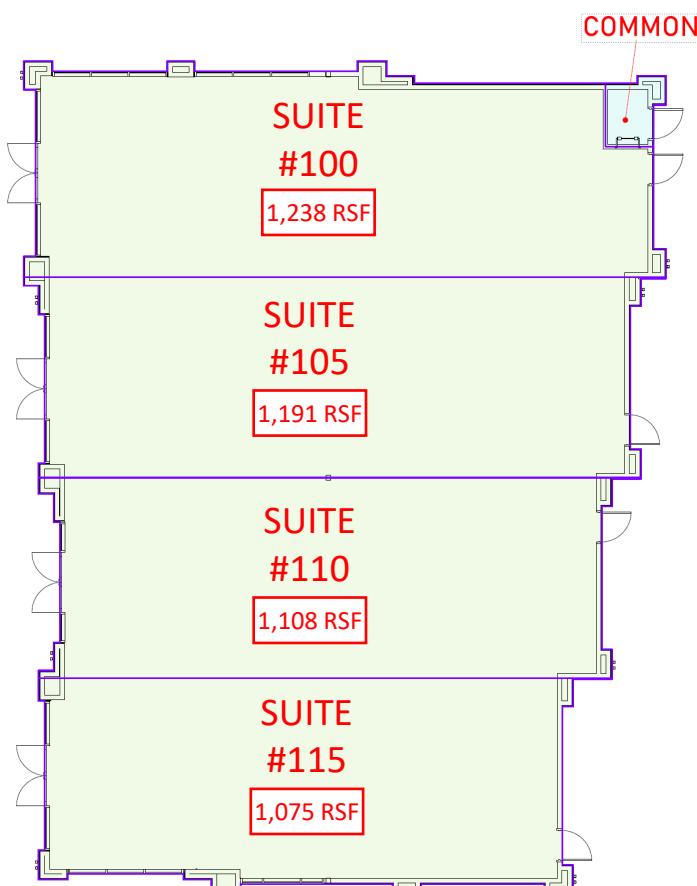


<u>2585 Via Inspirada</u>	23,825	RSF	<u>2601 Via Inspirada</u>	3,641	RSF
<u>2589 Via Inspirada</u>	4,612	RSF	<u>2605 Via Inspirada</u>	17,613	RSF
<u>2593 Via Inspirada</u>	10,608	RSF	<u>2609 Via Inspirada</u>	8,593	RSF
<u>2597 Via Inspirada</u>	7,447	RSF	<u>2613 Via Inspirada</u>	10,793	RSF

CENTURION @ INSPIRADA TOWN CENTER:

2585 – 2613 Via Inspirada, Henderson, NV 89044

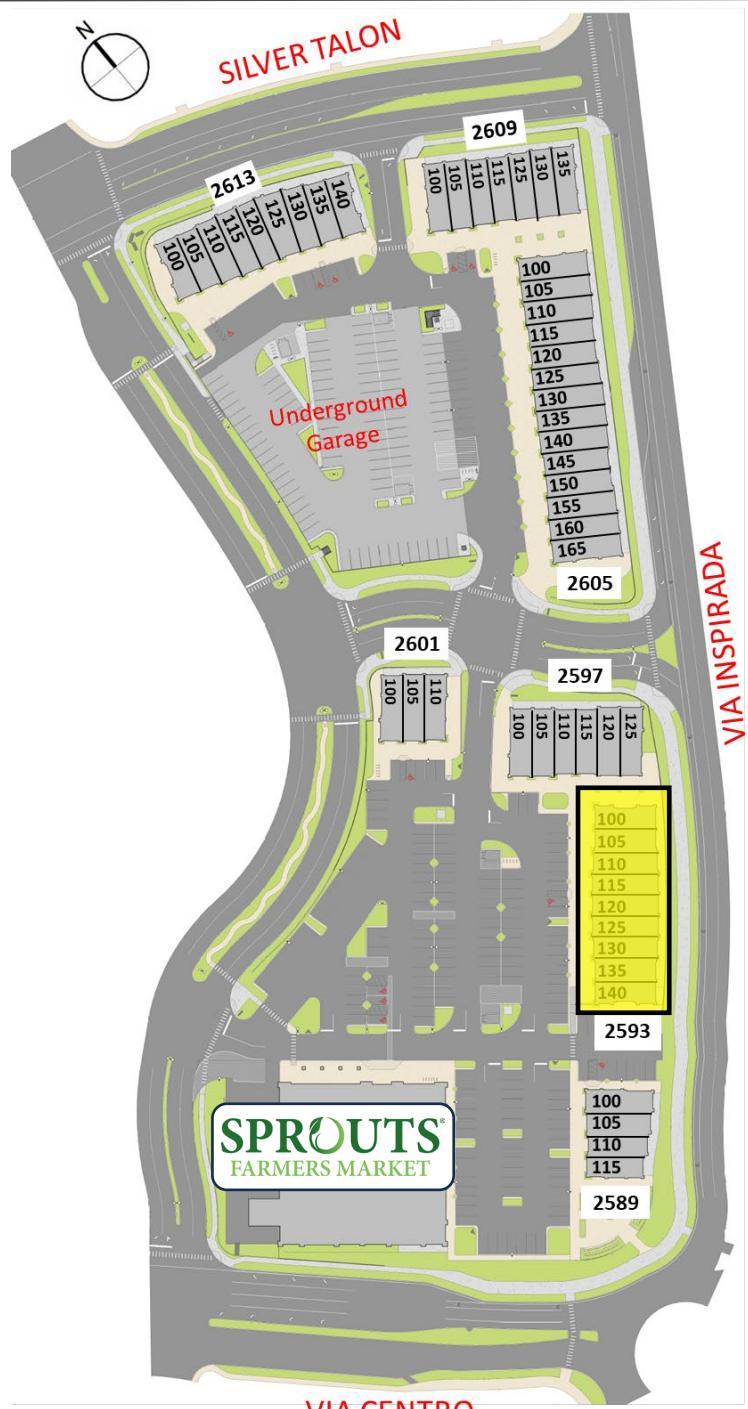
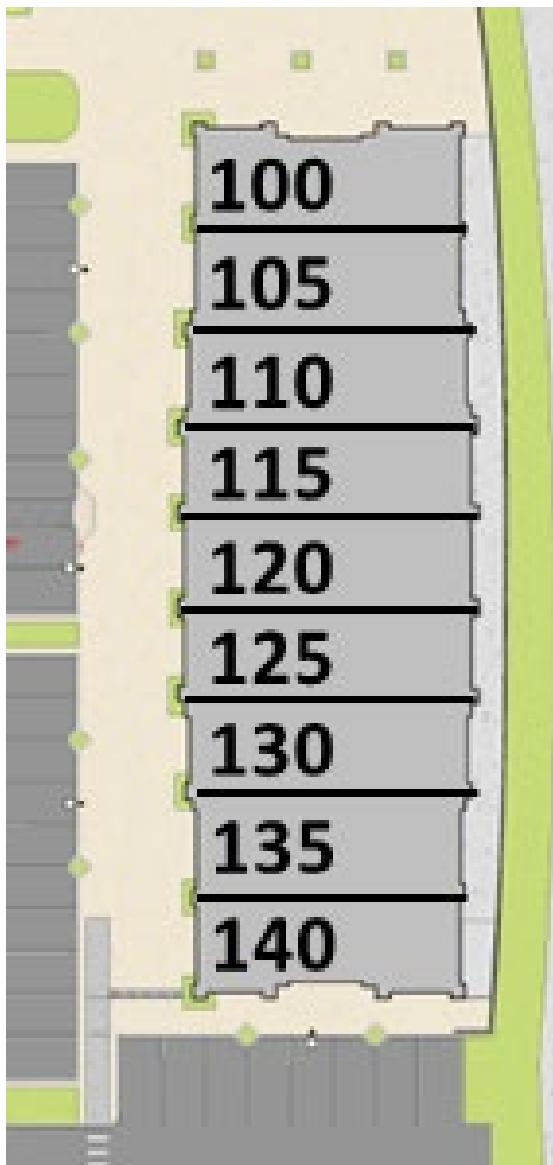
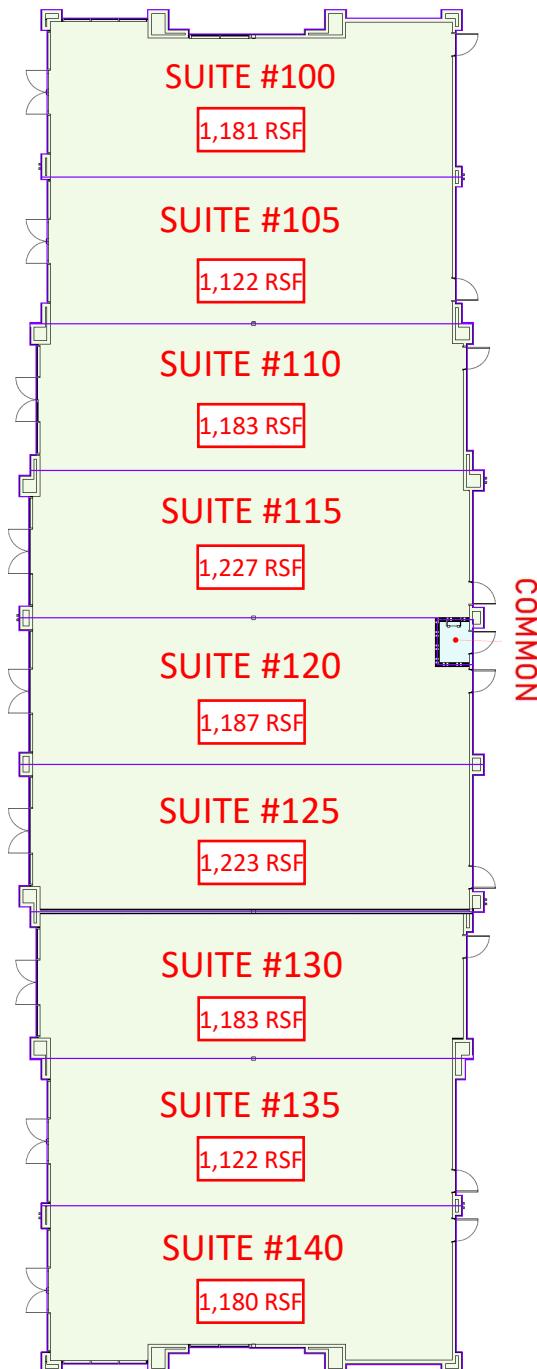
2589 Via Inspirada Henderson, NV 89044



CENTURION @ INSPIRADA TOWN CENTER:

2585 – 2613 Via Inspirada, Henderson, NV 89044

2593 Via Inspirada Henderson, NV 89044



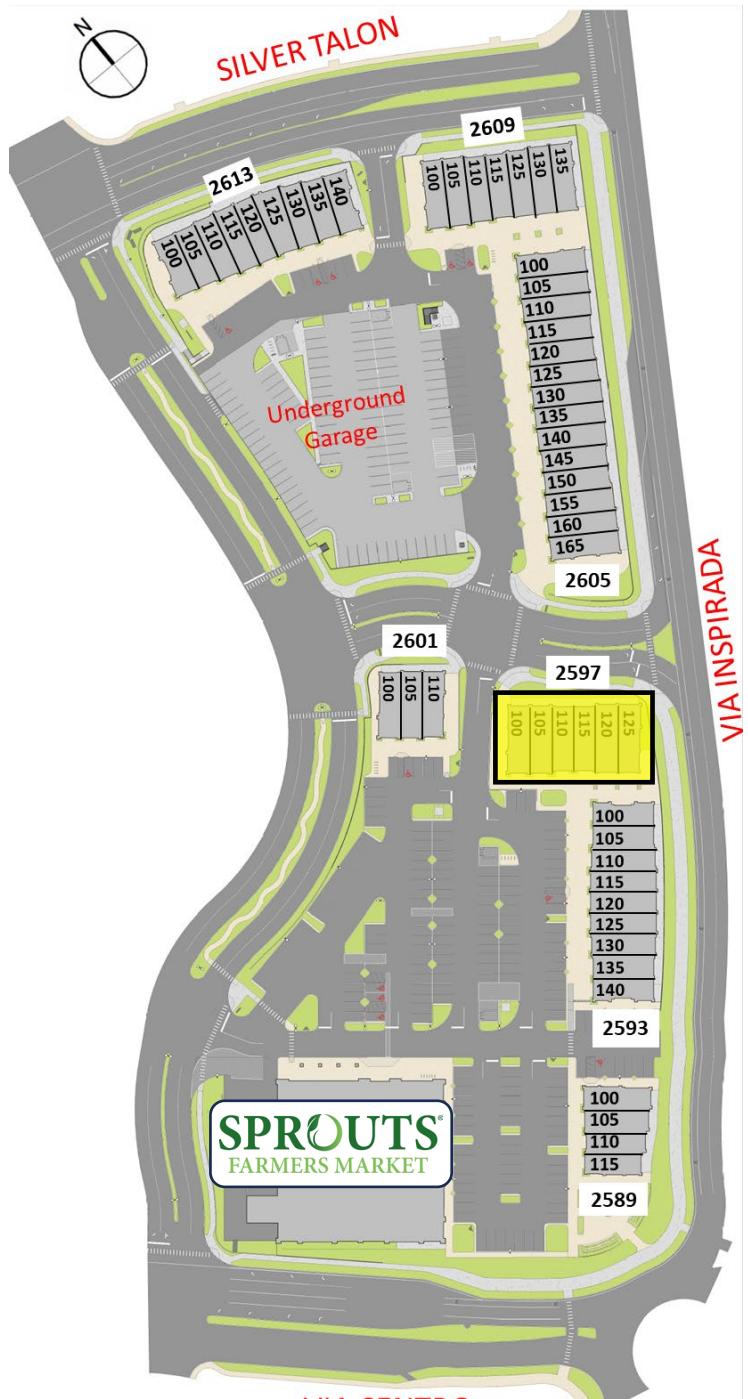
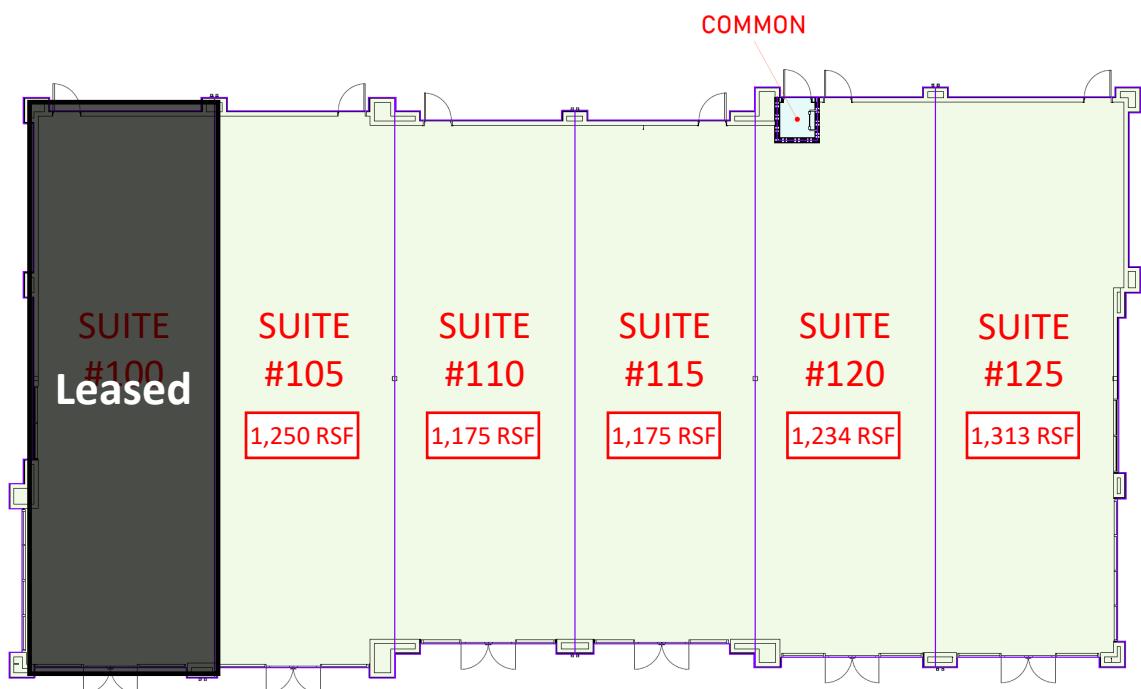
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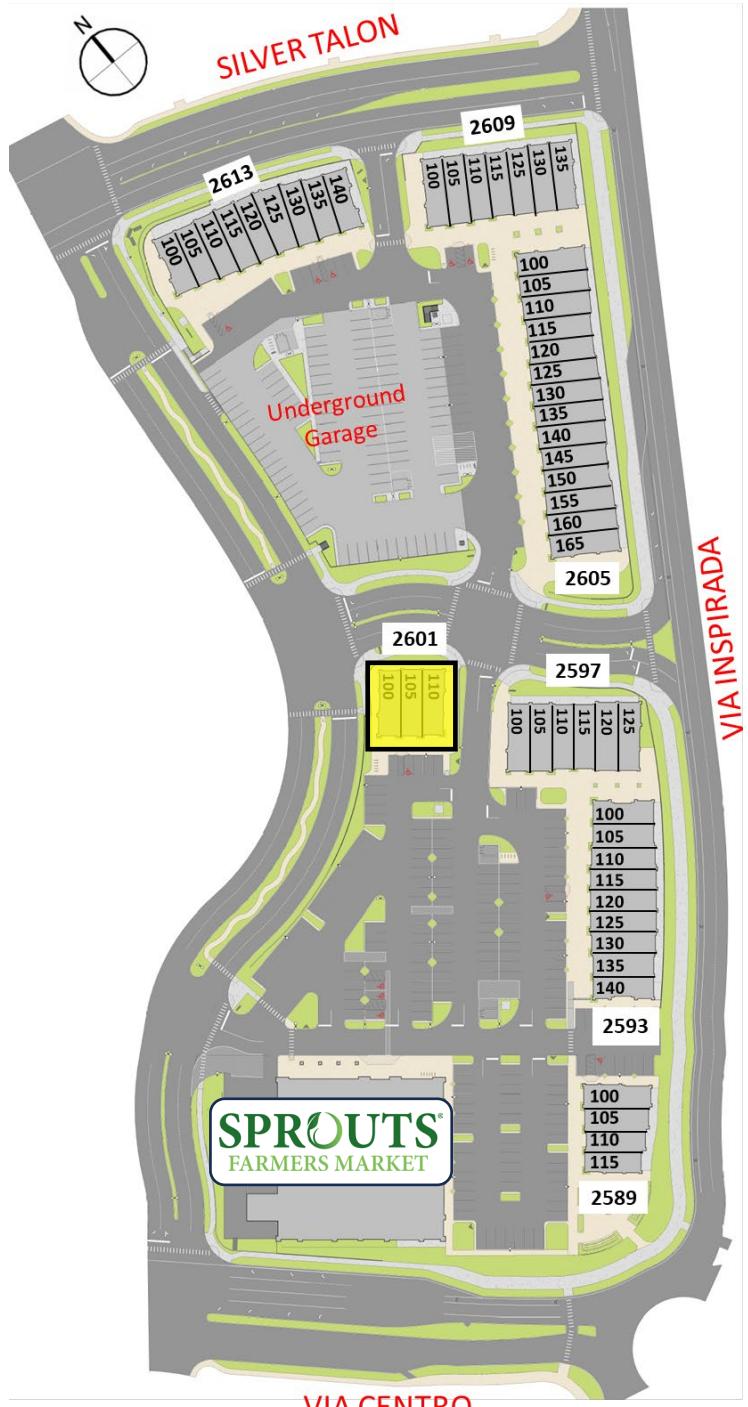
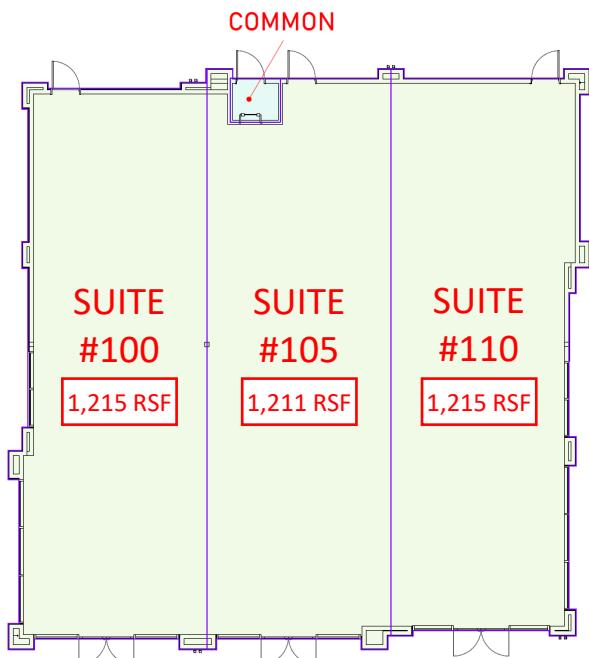


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2601 Via Inspirada Henderson, NV 89044



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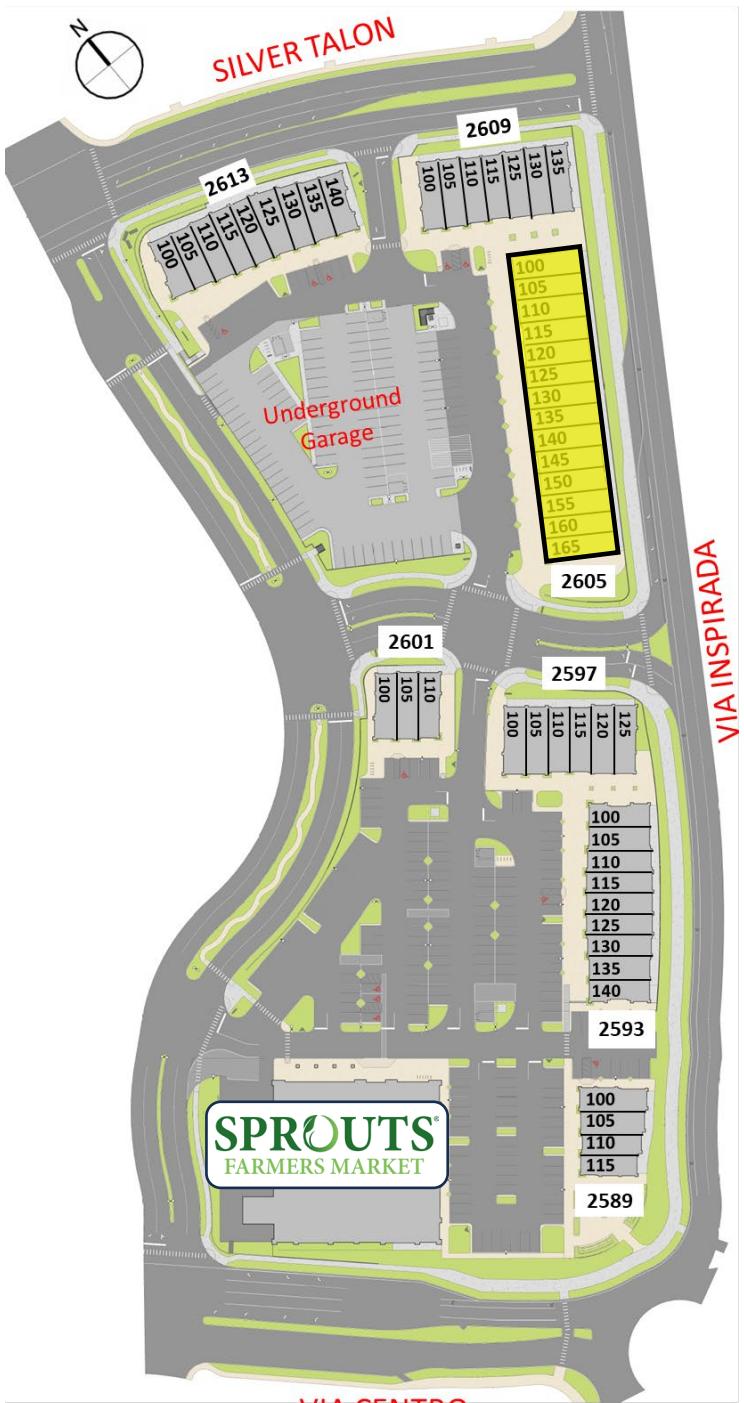
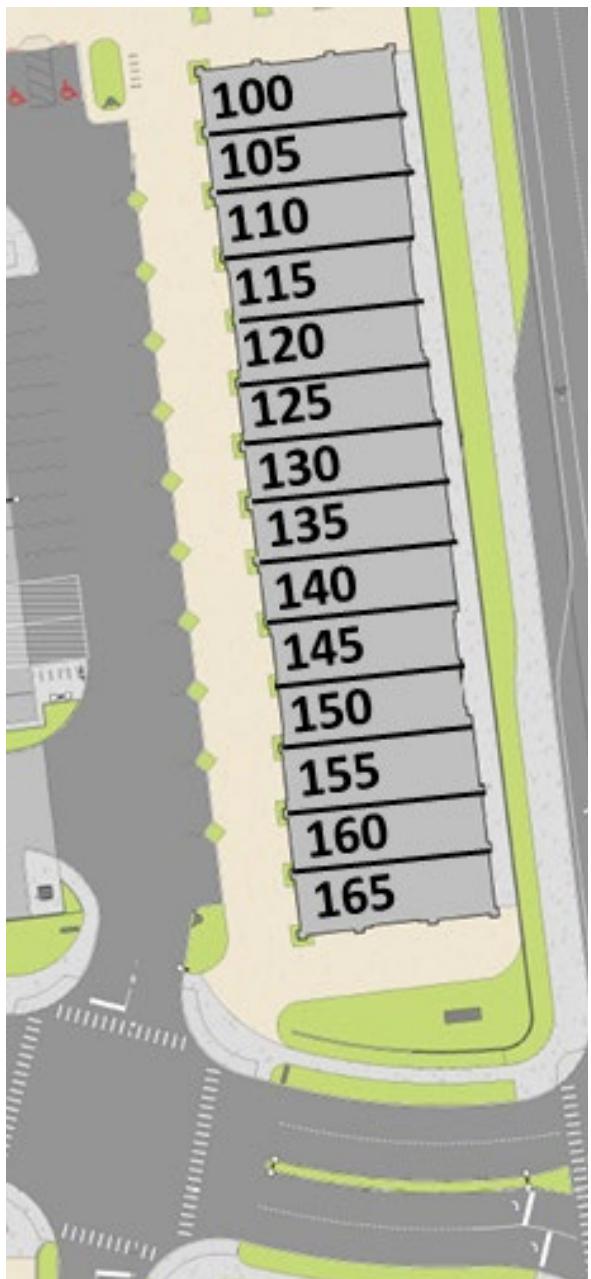
CENTURION @ INSPIRADA TOWN CENTER:

2585 – 2613 Via Inspirada, Henderson, NV 89044

2605 Via Inspirada Henderson, NV 89044

SUITE #100	1,382 RSF
SUITE #105	1,277 RSF
SUITE #110	1,245 RSF
SUITE #115	1,193 RSF
SUITE #120	1,193 RSF
SUITE #125	1,245 RSF
SUITE #130	1,285 RSF
SUITE #135	1,285 RSF
SUITE #140	1,245 RSF
SUITE #145	1,193 RSF
SUITE #150	1,193 RSF
SUITE #155	1,218 RSF
SUITE #160	1,277 RSF
SUITE #165	1,382 RSF

COMMON



VIA CENTRO

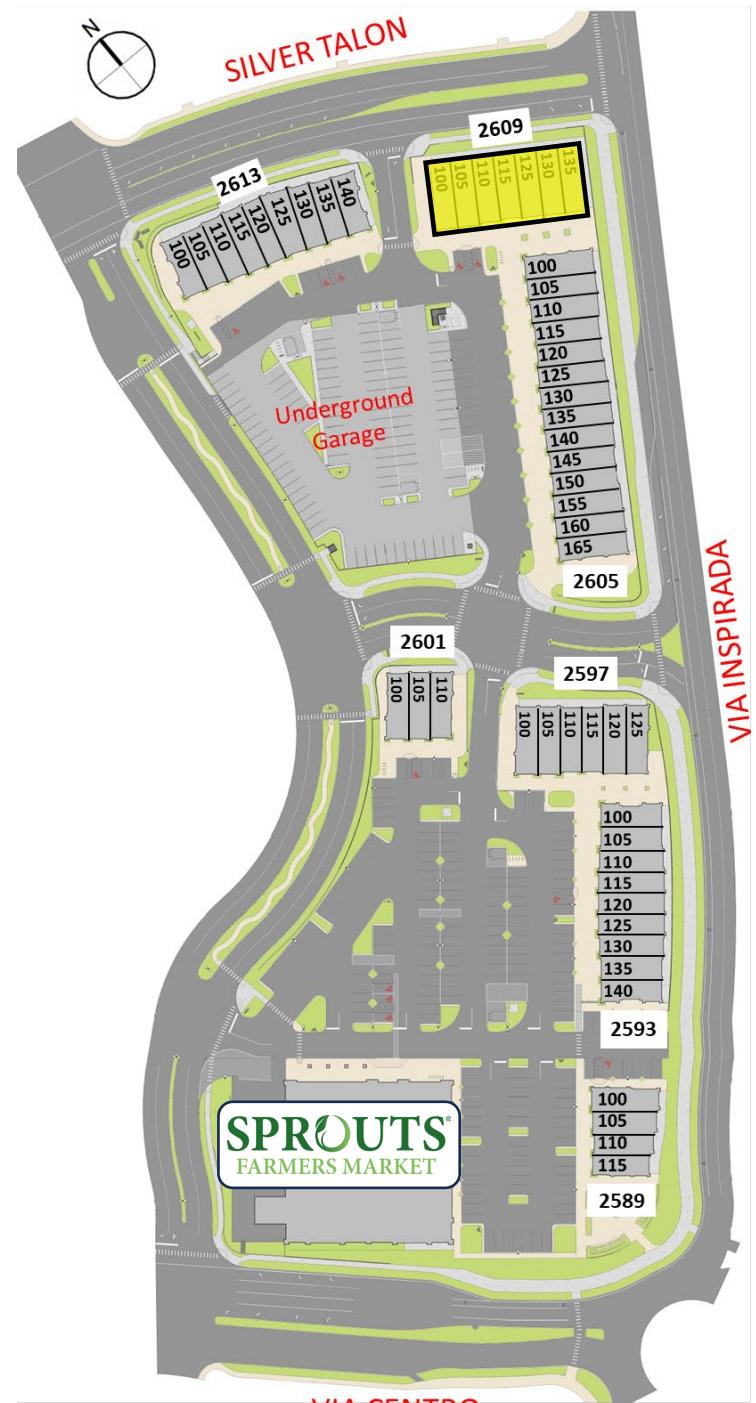
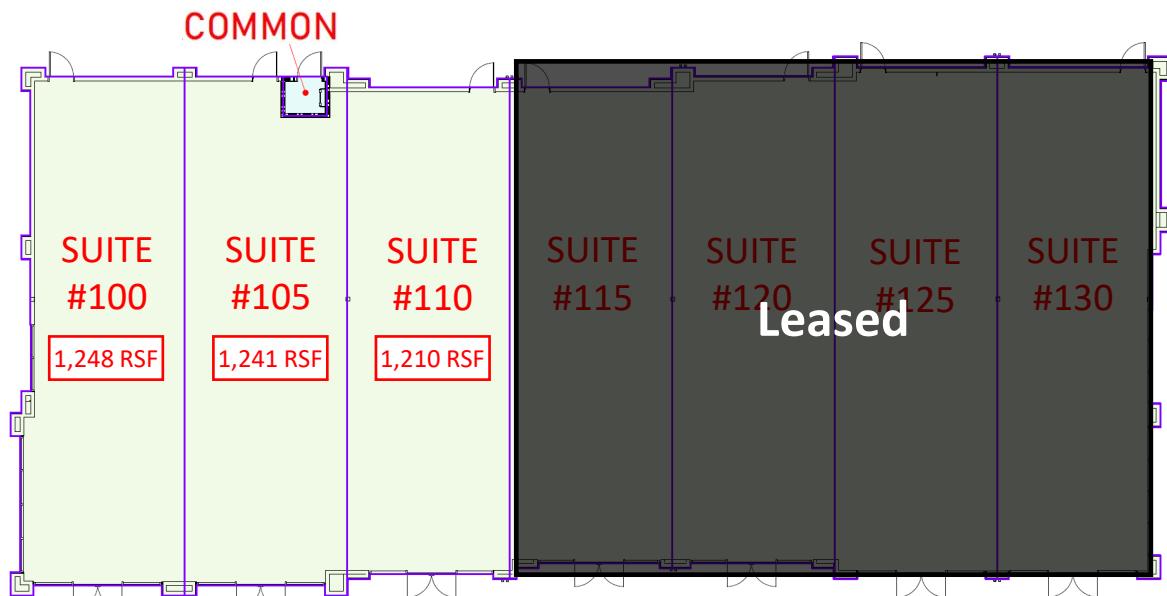
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2609 Via Inspirada Henderson, NV 89044



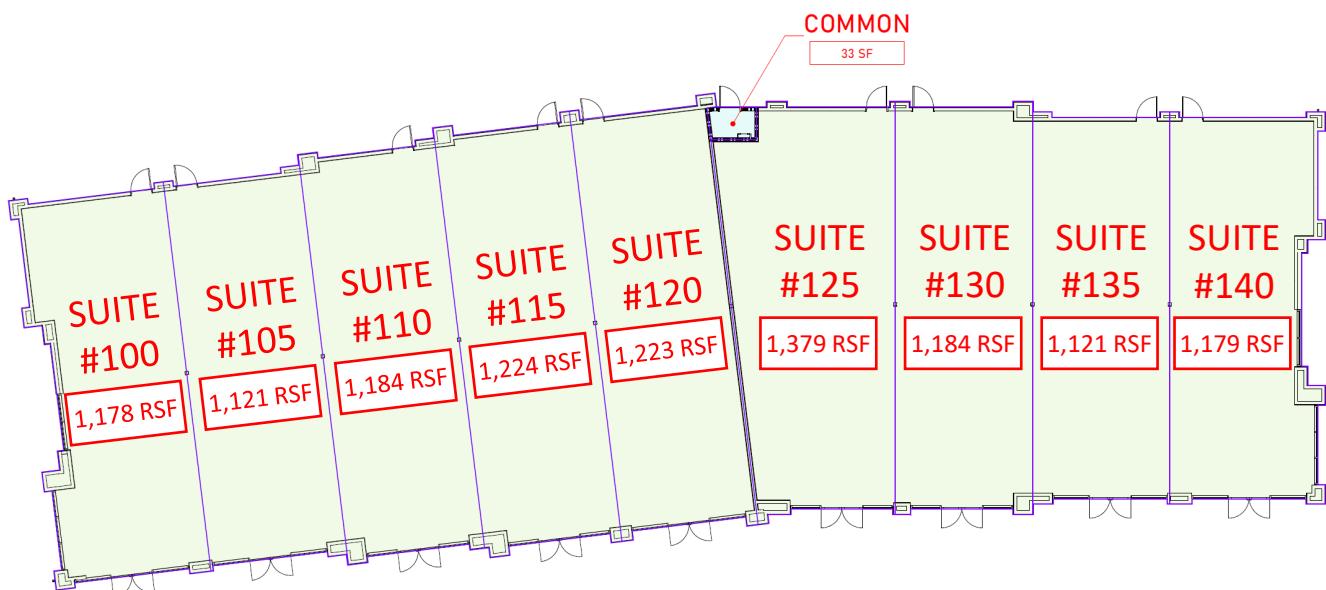
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