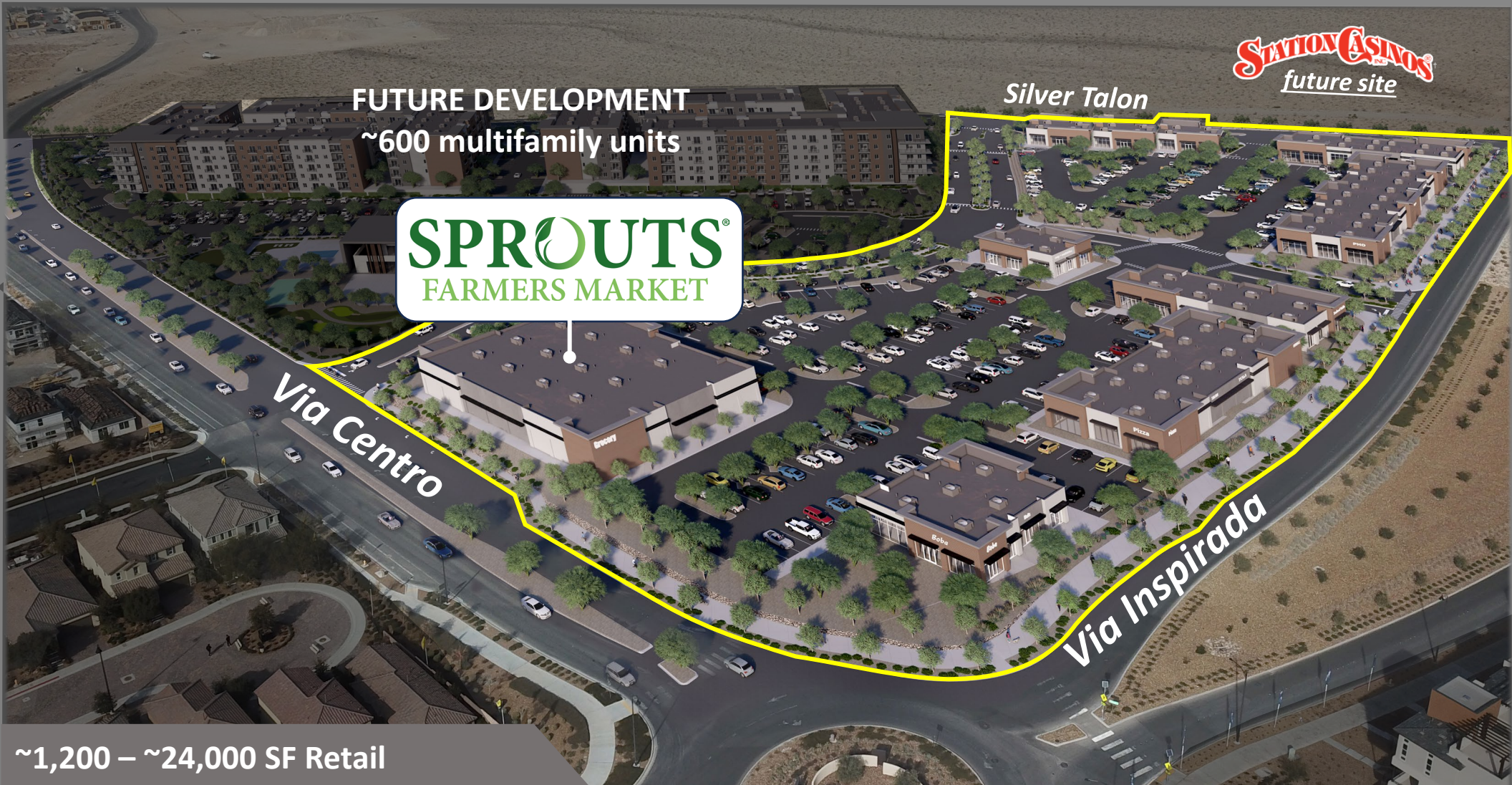


NOW PRE-LEASING



STATION CASINOS
future site

Silver Talon

FUTURE DEVELOPMENT
~600 multifamily units

SPROUTS
FARMERS MARKET

Via Centro

Via Inspirada

~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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SANSONE
COMPANIES



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

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

AREIAL MAP



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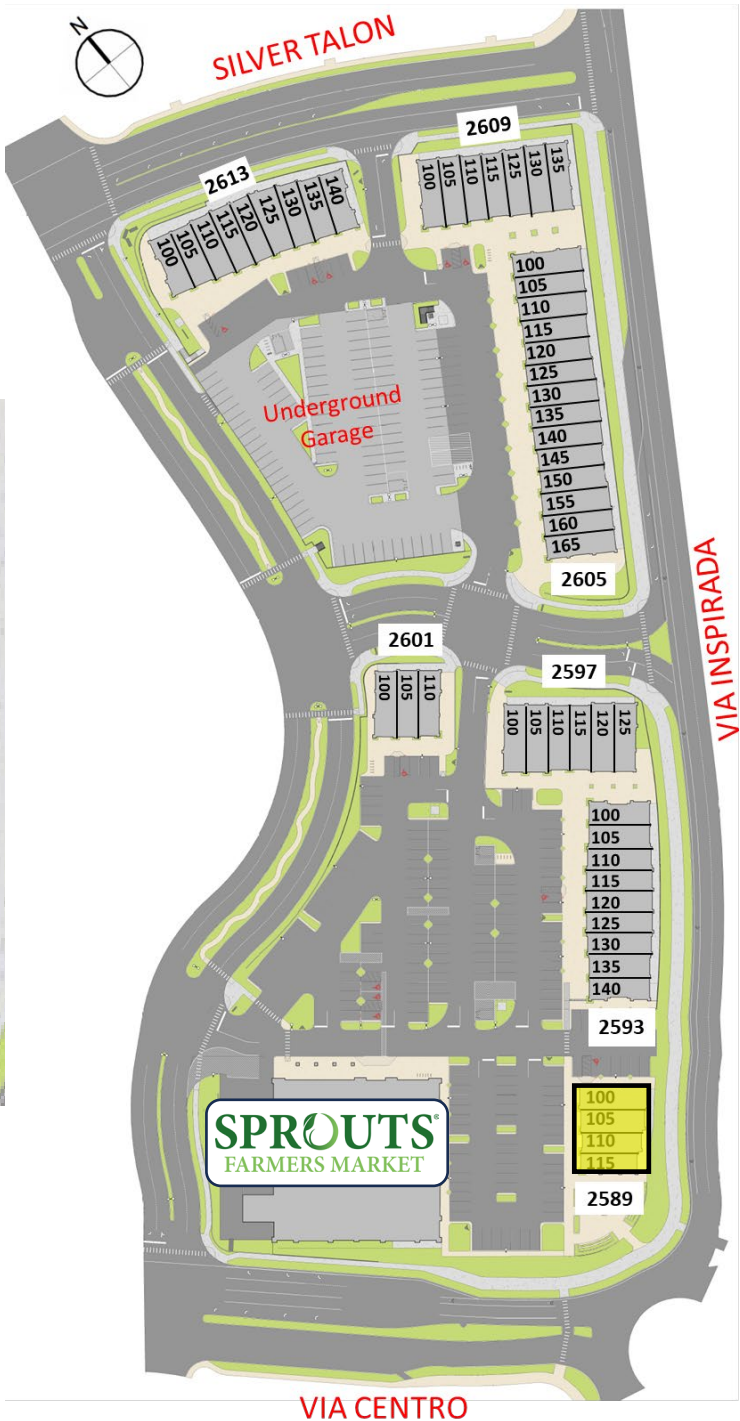
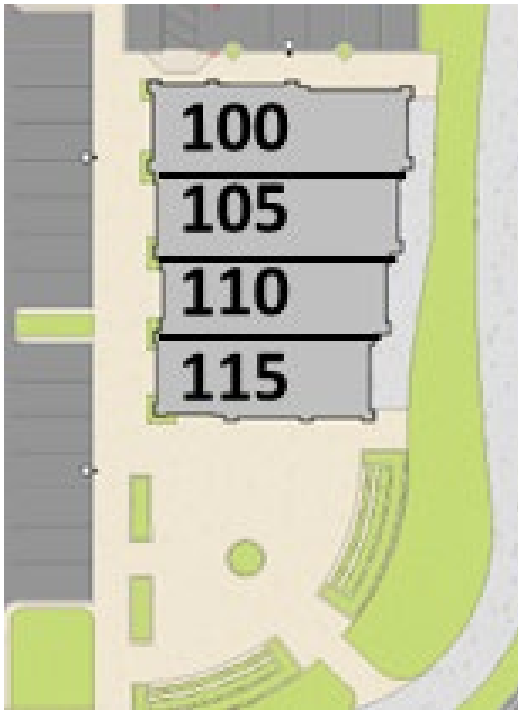
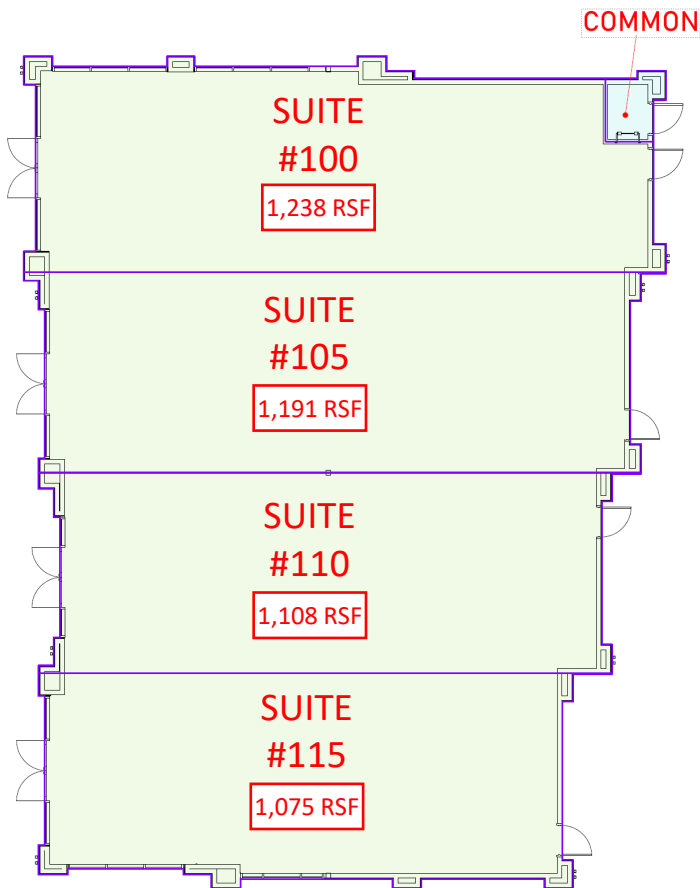
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2589 Via Inspirada	4,612	RSF	2605 Via Inspirada	17,613	RSF
2593 Via Inspirada	10,608	RSF	2609 Via Inspirada	8,593	RSF
2597 Via Inspirada	7,447	RSF	2613 Via Inspirada	10,793	RSF

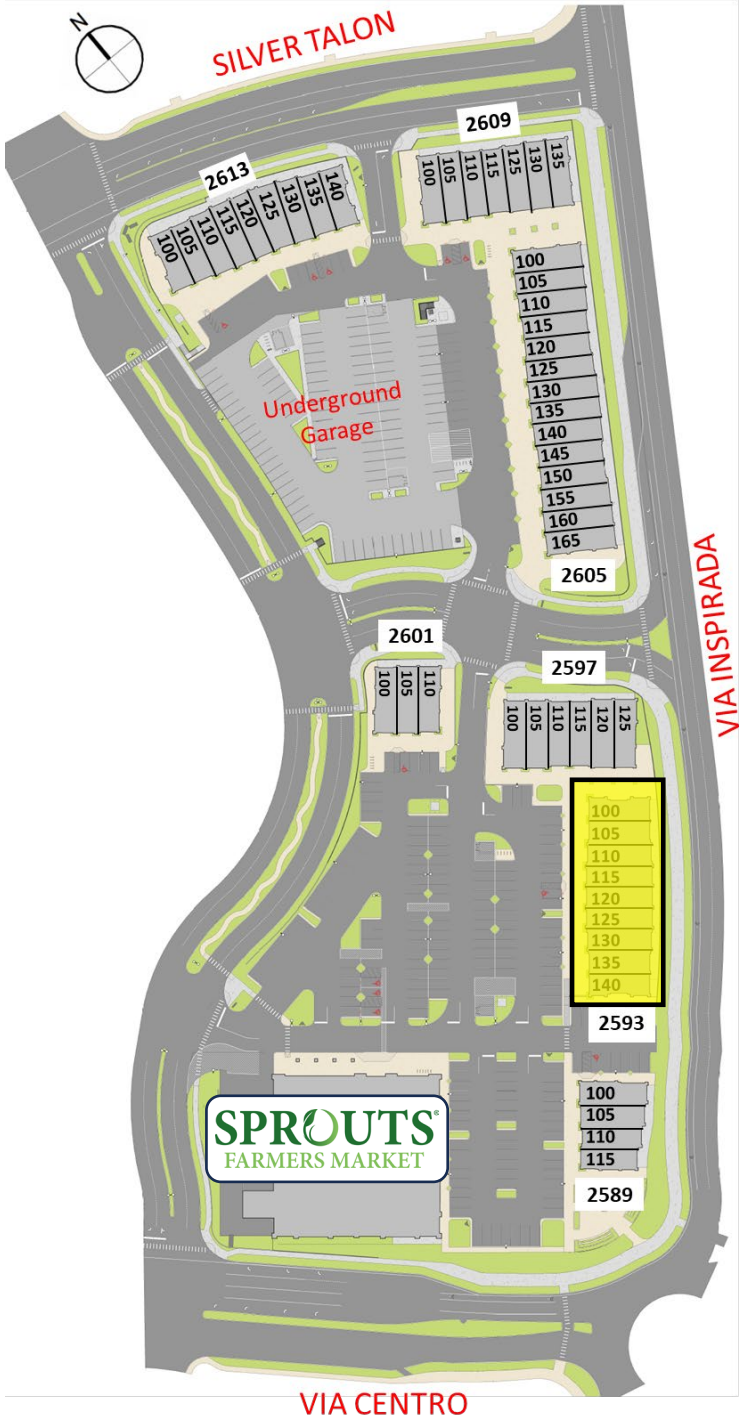
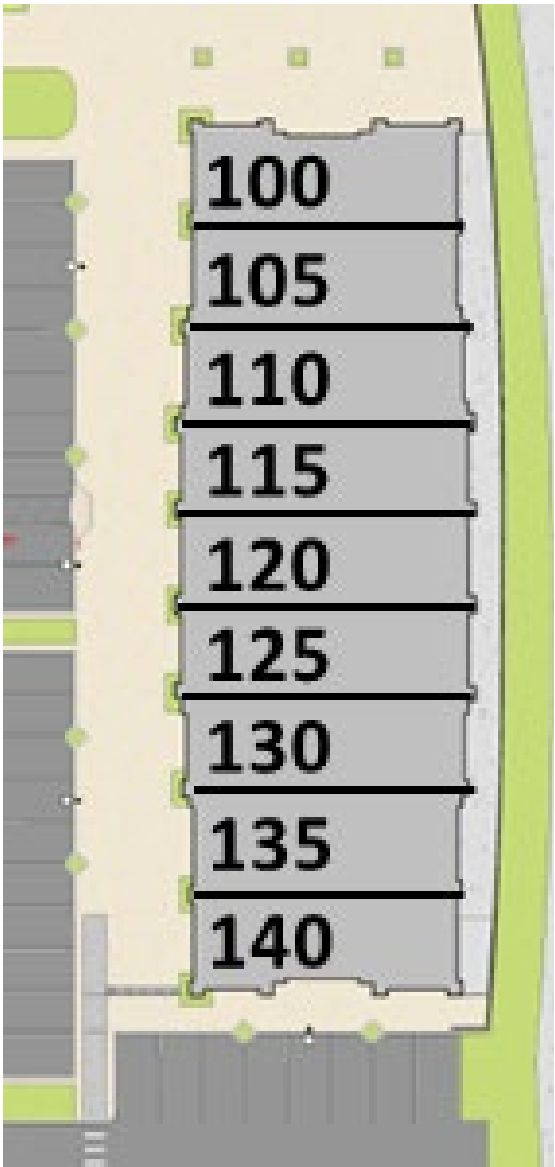
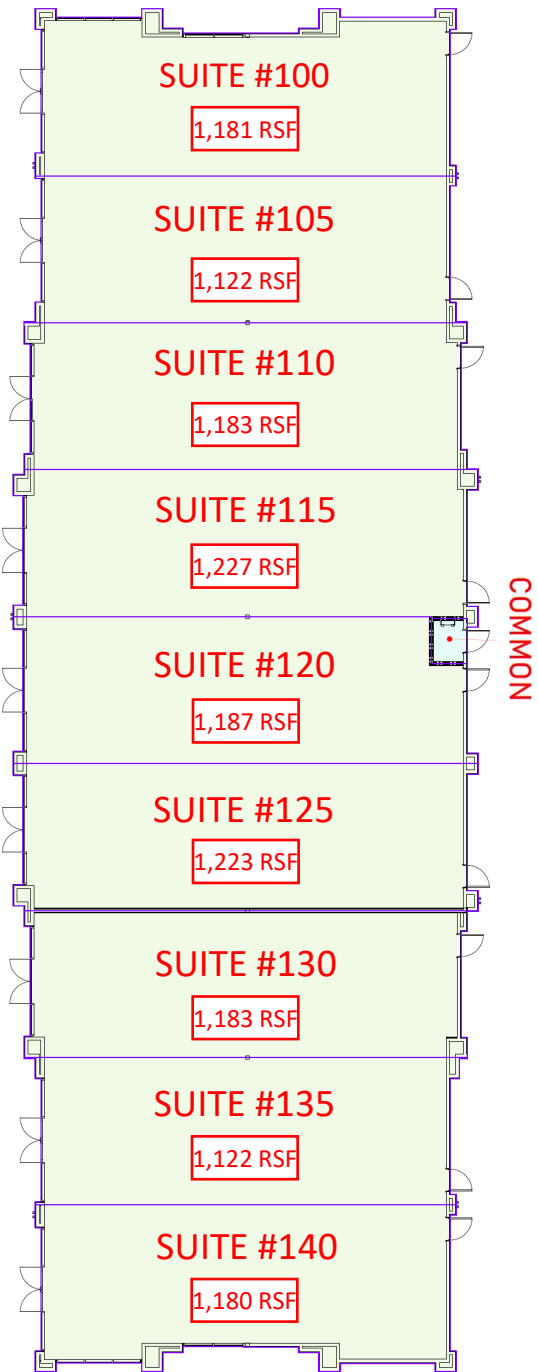
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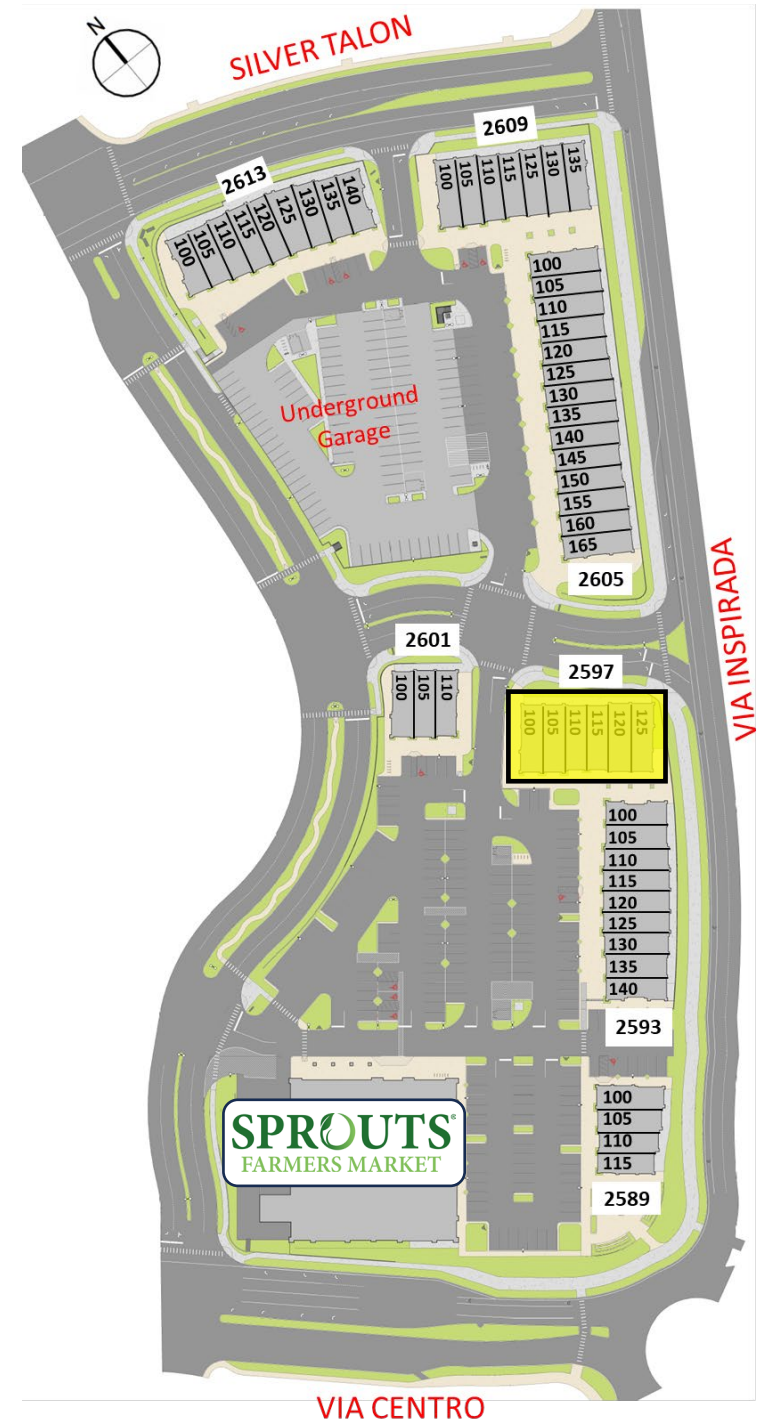
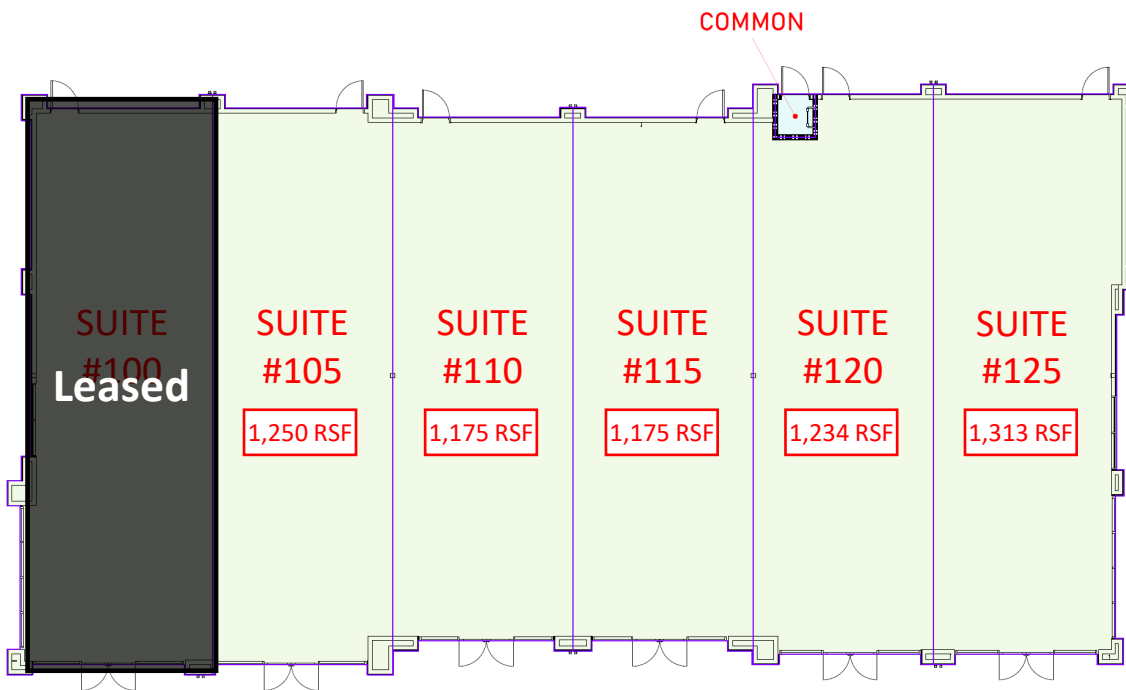




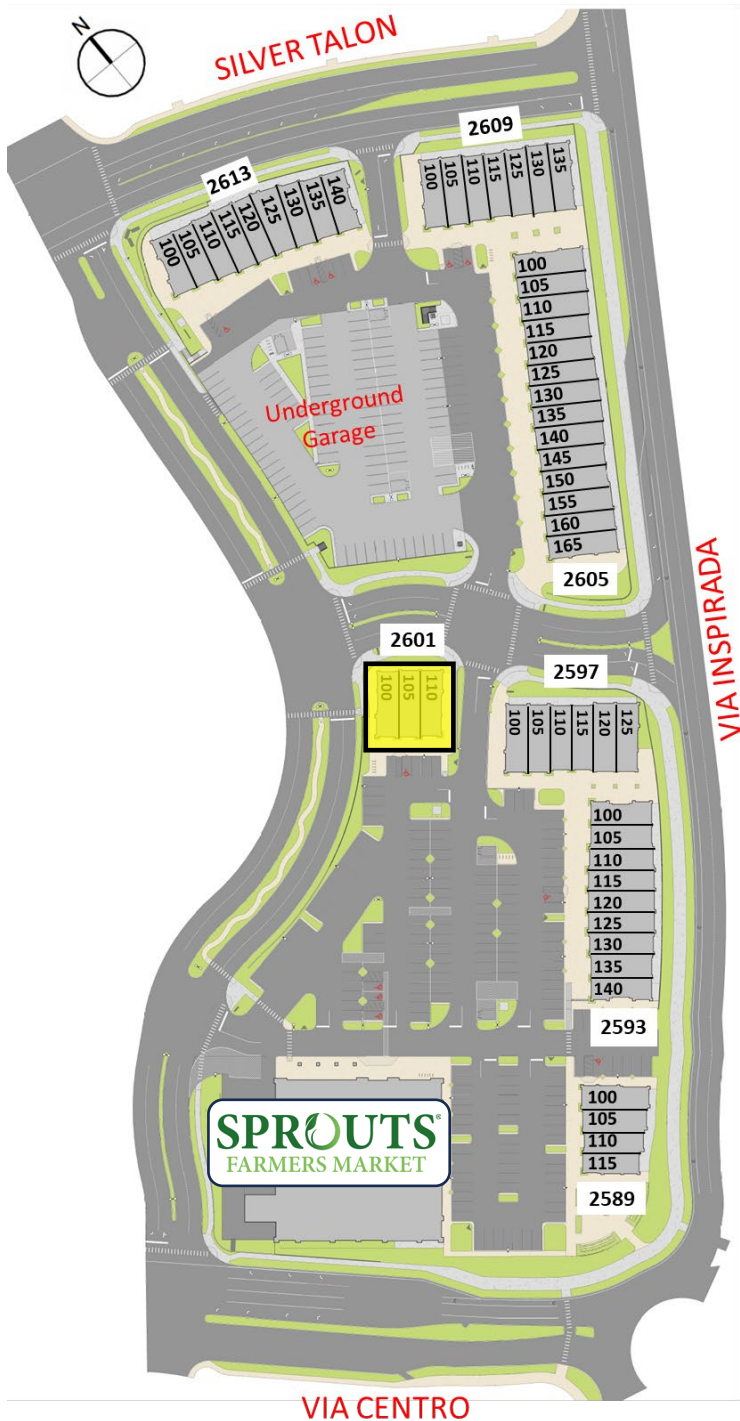
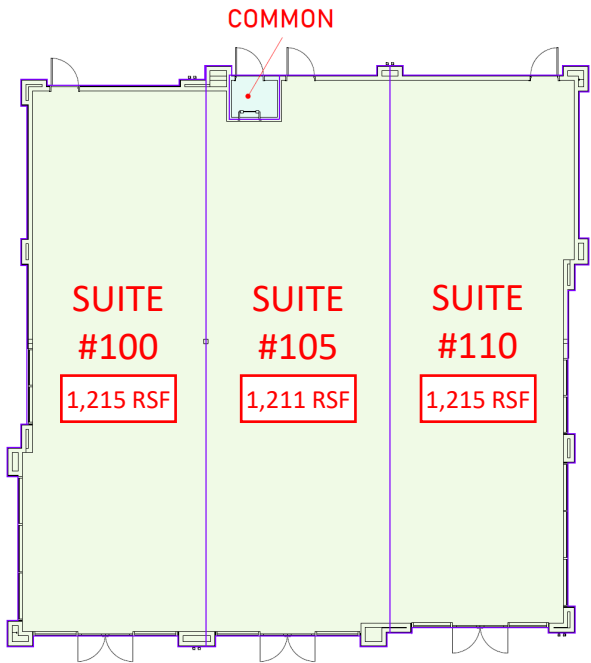
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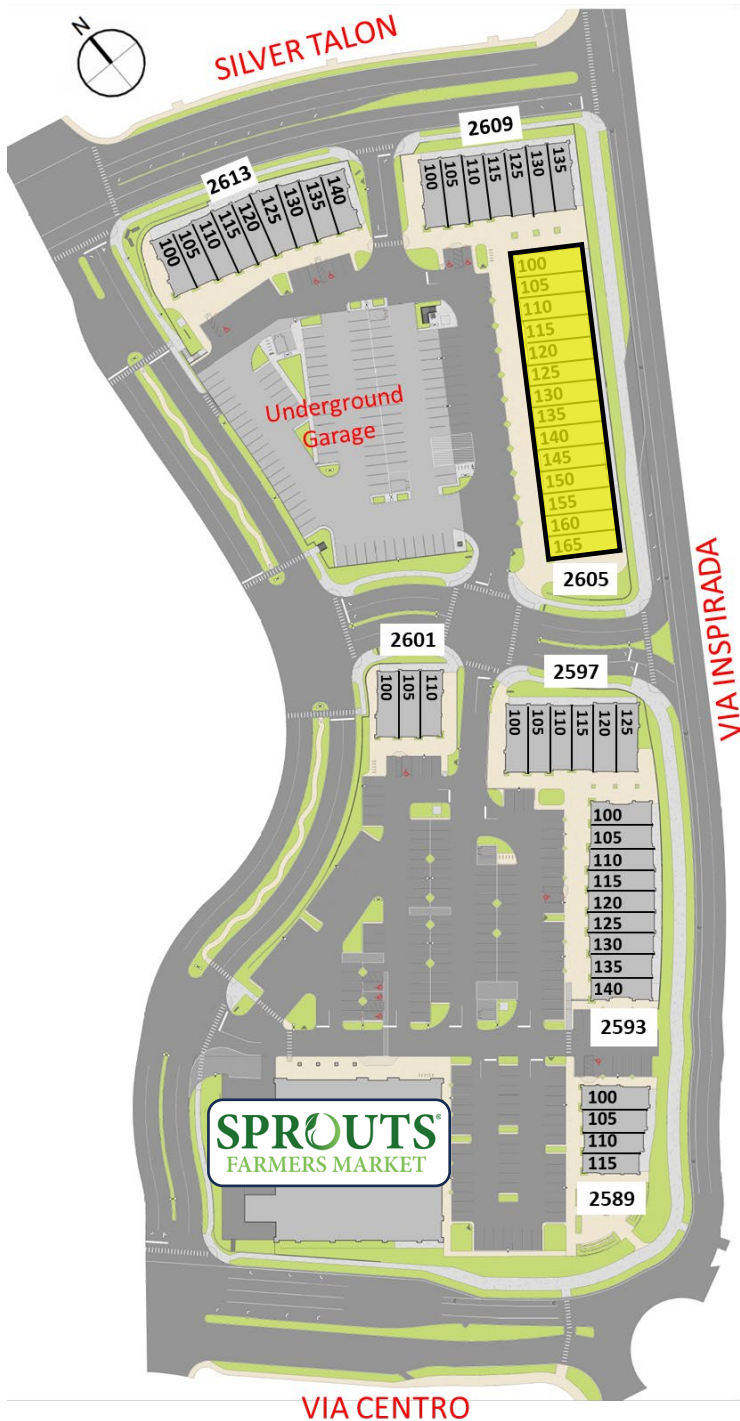
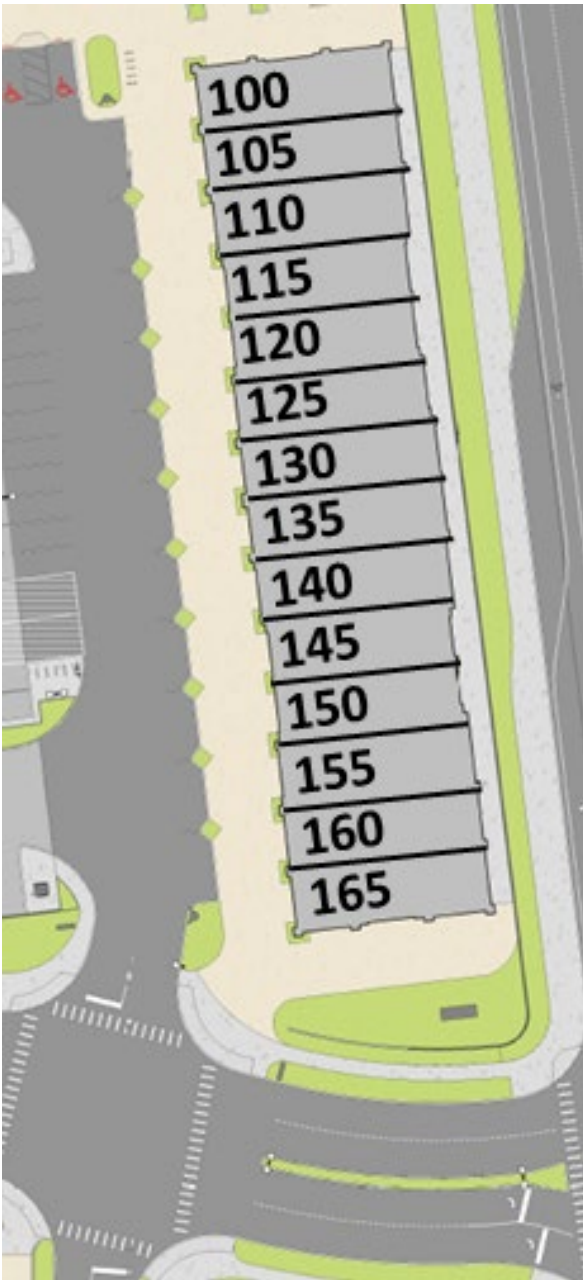
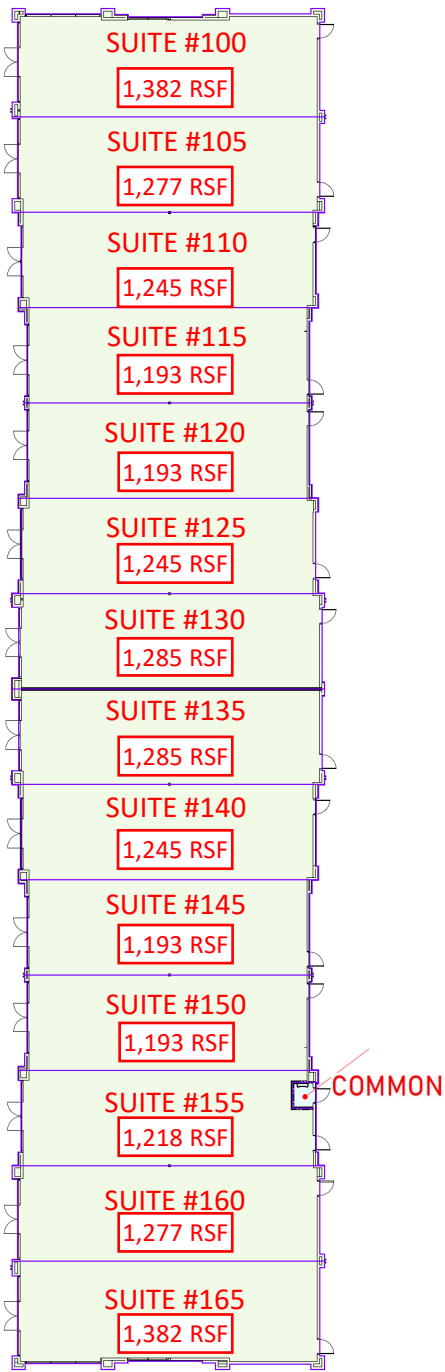
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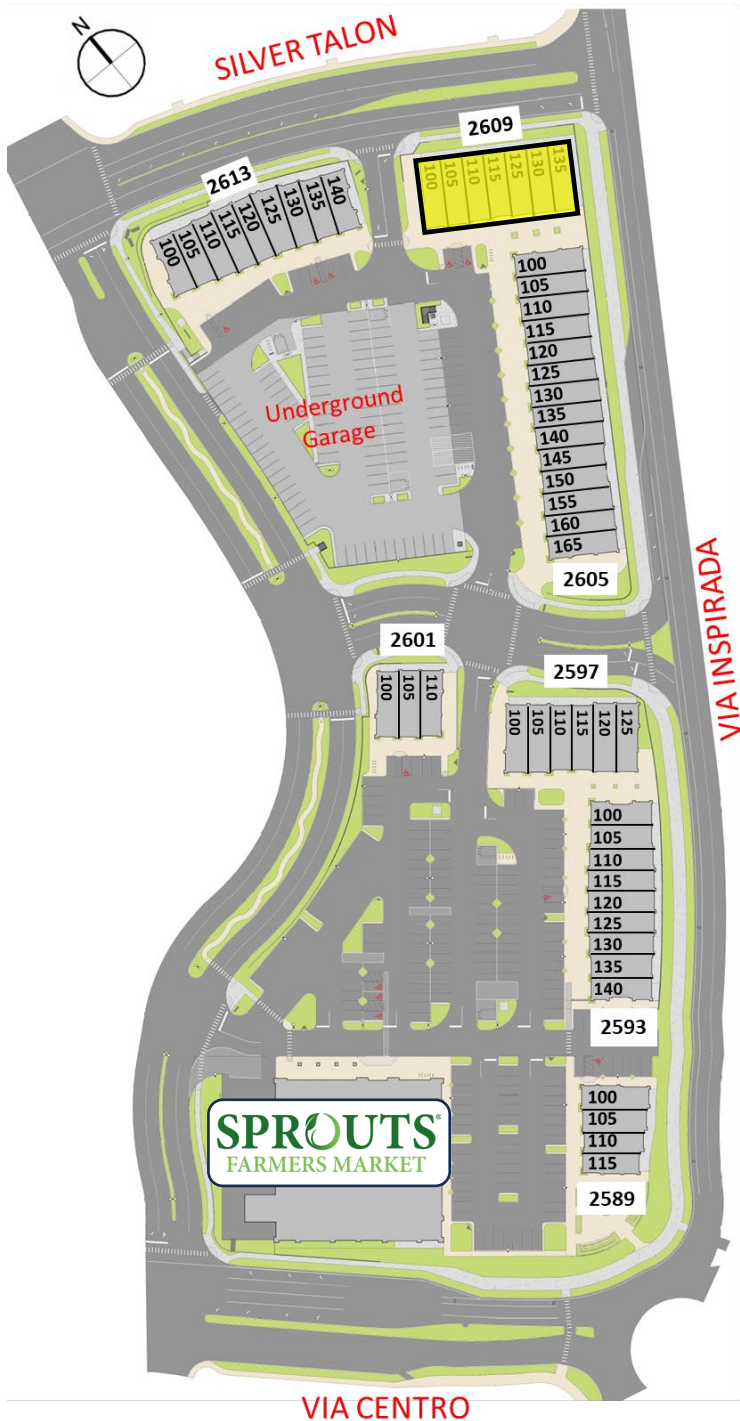
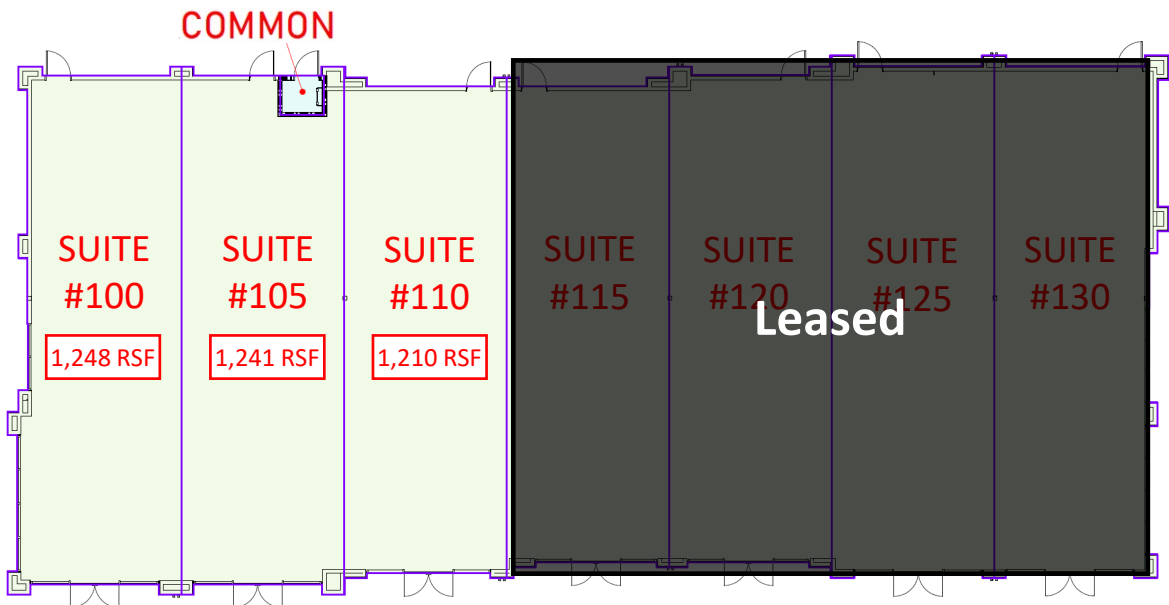


SANSONE
C O M P A N I E S

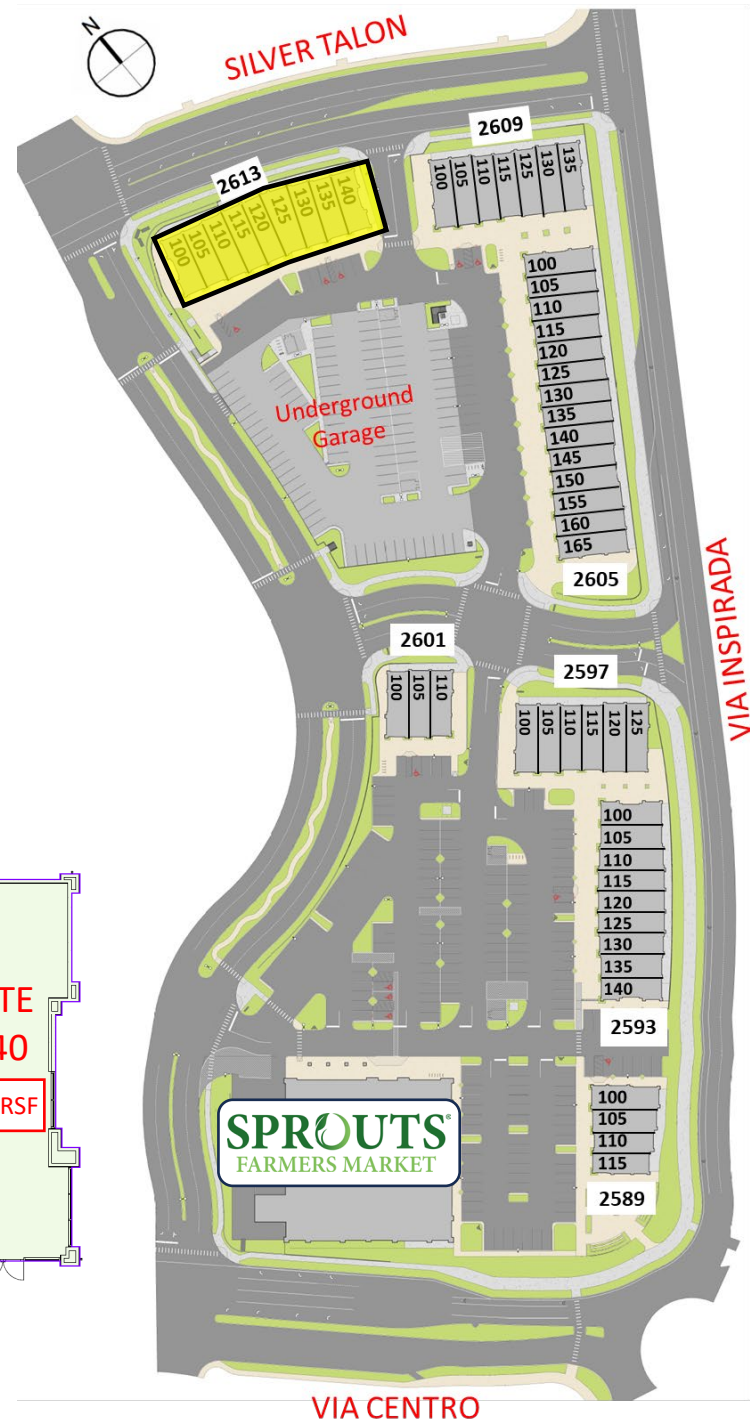
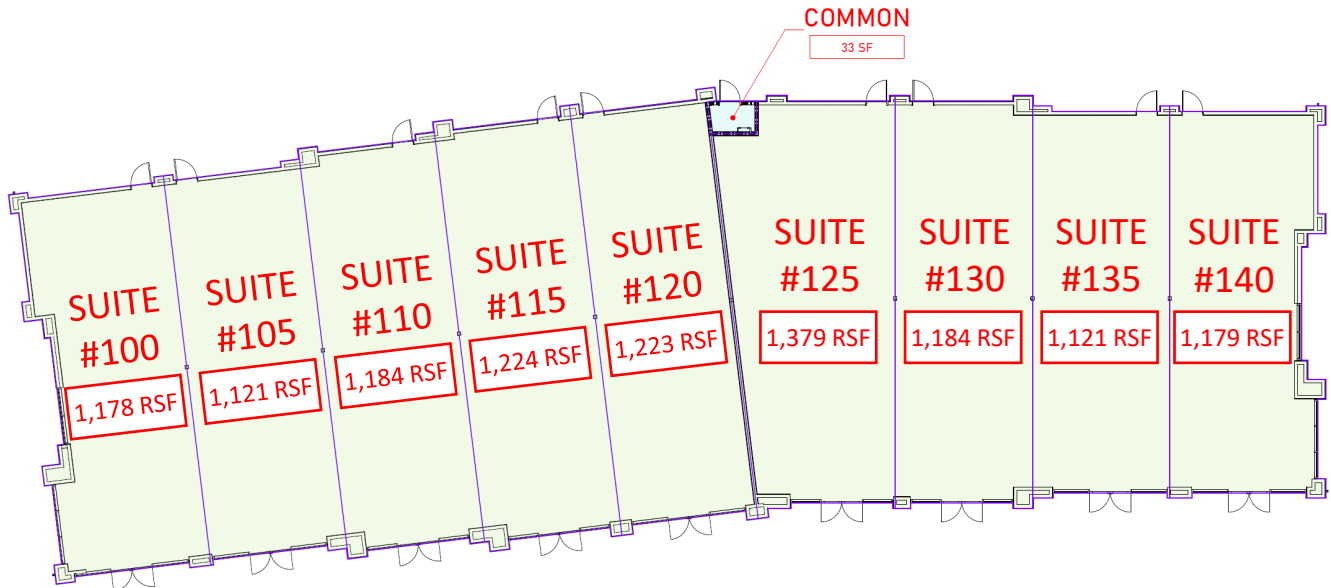




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