

CENTENNIAL VILLAGE

6440-6480 N. Losee Rd., North Las Vegas, NV 89086

- Grocery & Fitness Anchored Center
- Brand-New Construction
- Jr. Box / Freestanding Pad Opportunity
- Rapidly Growing Submarket



New Construction Retail Space For Lease

OFIR BEN-MOSHE

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MYD REAL ESTATE

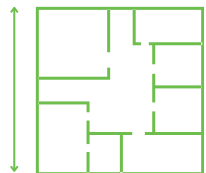


OFFERING SUMMARY

New Construction Retail Shops For Lease

Available Space

±1,365 SF (Suite 105)
 ±0.95 AC Pad (BTS/GL)



Lease Rate

Contact Broker
 TIA Available



Location

North Las Vegas
 Losee Rd / Centennial Pkwy





PROEPRTY HIGHLIGHTS

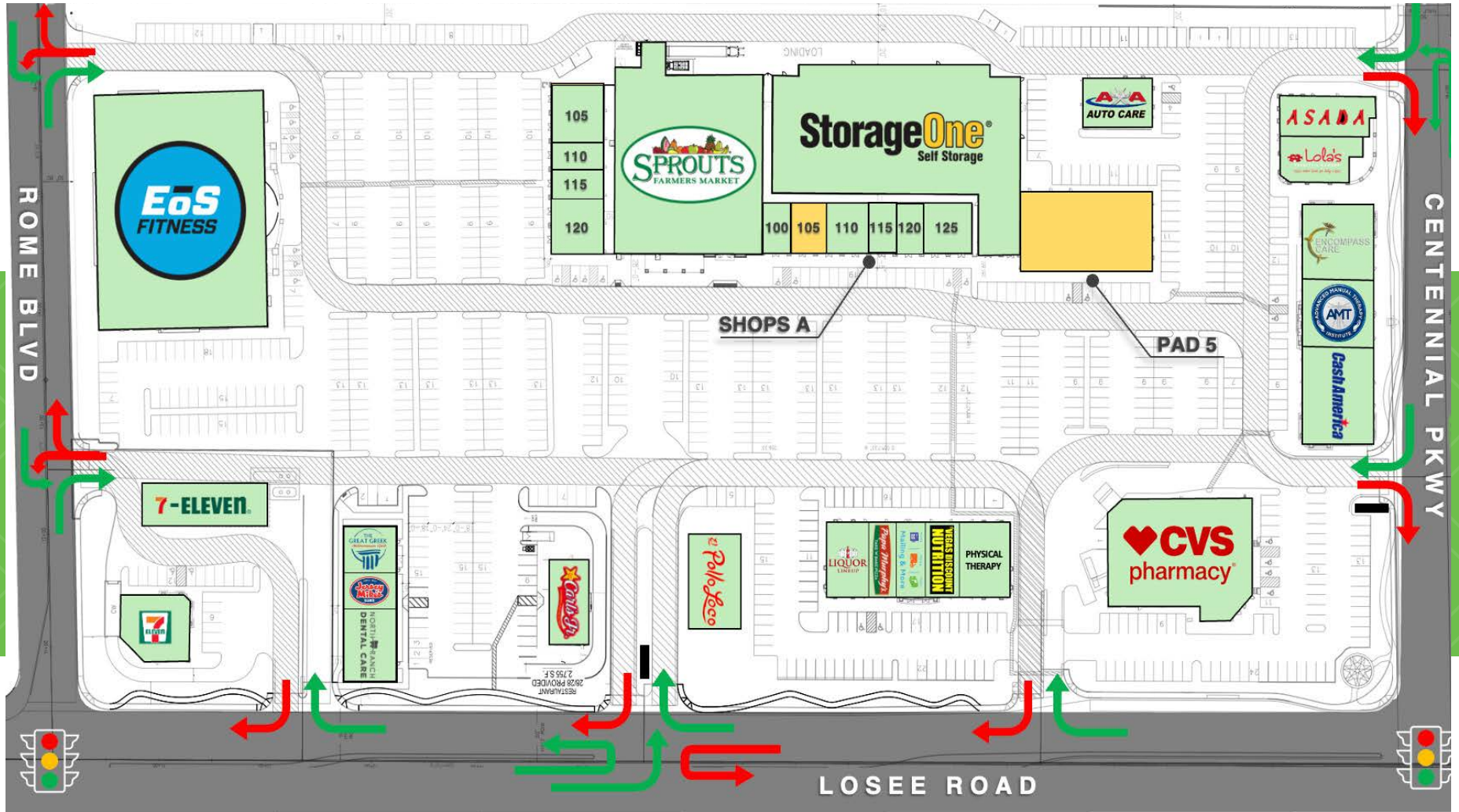
- **±250,000 SF dual-anchored shopping center** with strong national co-tenancy & ample parking
- **Brand-new construction retail shops** adjacent to the Anchors providing excellent exposure & visibility
- Located less than ±0.5-mile from the CC-215 Freeway seeing over ±36,000 CPD & **surrounded by ±10,000 new homes & apartments** within the Villages at Tule Springs

KEY DEMOGRAPHICS

	1-mile	3-miles	5-miles
2023 Population	25,559	109,093	274,748
2023 AHHI	\$90,203	\$95,420	\$87,083
2023 Households	7,275	32,272	83,087

SITE PLAN

LEASED
 AVAILABLE
 PYLON SIGNS



AVAILABILITY

SHOPS A 6480 N LOSEE RD	SUITE 105 ±1,365 SF
PAD 5 6440 N LOSEE RD	BTS / GL ±0.95 AC

AREA MAP

■ Retail Centers
 ■ New Residential
 ■ Medical/Education
 ■ Golf Course



The information contained herein was obtained from sources deemed reliable; however, MYD Real Estate does not make any representation to the accuracy or correctness thereof. Prospective buyers or tenants are required to conduct their own due diligence and verification.

PROPERTY PHOTOS



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