

CRAIG PROMENADE

655 - 755 W. Craig Road, North Las Vegas, NV 89032

AVAILABLE
For Lease



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Las Vegas, Nevada 89118
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Property Details



\$2.10 PSF NNN

Lease Rate



\$0.56 PSF

CAM Charges



±1,628 SF

Available Space

Demographics

Population	1 mile	3 miles	5 miles
2026 Population	24,621	172,613	461,911
Ave. Household Income	1 mile	3 miles	5 miles
2026 Ave. Household Income	\$99,589	\$98,896	\$94,803

Property Highlights

- Prime North Las Vegas Location along the high-traffic West Craig Road corridor
- Excellent Visibility with prominent monument and building signage opportunities
- High Traffic Counts providing steady customer exposure throughout the day
- Diverse Tenant Mix including retail, dining, and service-oriented businesses
- Dense Residential Population and strong demographics in the immediate trade area
- Easy Access with multiple ingress/egress points and ample surface parking
- Established Retail Trade Area surrounded by national brands and complementary service providers
- Well-Maintained Center offering functional layouts and strong curb appeal
- Ideal for Retail, Service, and Food Users seeking a proven neighborhood center.



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CRAIG PROMENADE 655 - 755 W. Craig Road

+ Parcel ID	139-03-314-009
+ Zoning	General Commercial (C-2)
+ Year Built	2005
+ Property Size	±81,054 SF
+ Lot Size	±7.6 AC
+ Cross Streets	Craig Road & Revere Street
+ Submarket	North Las Vegas
+ Traffic Counts	Craig Road ±42,500 VPD Revere Street ±9,900 VPD

Property Overview

Craig Promenade is a highly visible neighborhood retail center strategically positioned along the bustling West Craig Road corridor in North Las Vegas. Offering strong daily traffic counts and easy accessibility, the center serves a dense and growing residential population supported by established commercial and civic anchors in the surrounding area. The property features a diverse mix of retail, service, and dining tenants, creating a dynamic environment that attracts consistent local and commuter activity. Ample parking, multiple convenient ingress and egress points, and prominent monument signage enhance visibility and customer flow. With its prime location, stable tenant base, and excellent exposure on one of North Las Vegas's major thoroughfares, Craig Promenade presents an exceptional opportunity for retailers seeking a well-established and high-performing trade area.

Area Overview

North Las Vegas is rapidly evolving into Southern Nevada's premier industrial and residential engine, anchored by the massive 18,000-acre Apex Industrial Park. For CRE investors, the submarket offers a strategic "live-work" synergy: abundant developable land fuels logistics and manufacturing growth (attracting major tenants like Amazon and Kroger), while master-planned communities like Valley Vista and The Villages at Tule Springs provide attainable housing inventory (median ~\$405k) for a growing workforce.

Connectivity remains a primary value driver. The I-15 corridor functions as a vital logistics artery, offering a straightforward commute of approximately 8 miles to the Las Vegas Strip and 12 miles to Harry Reid International Airport, ensuring seamless access for both freight and executive travel.



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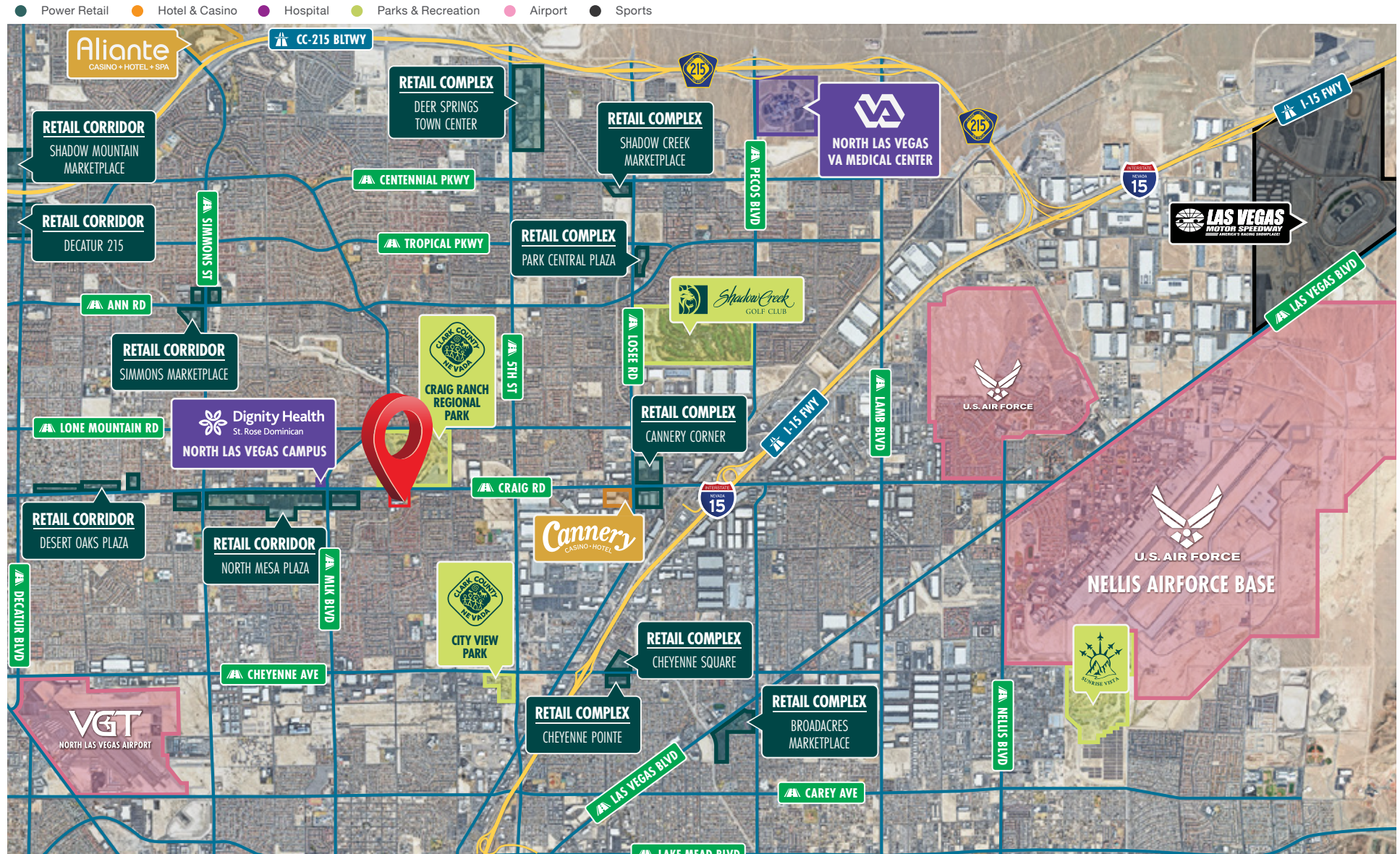


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LAS VEGAS STRIP

REVERE ST

CRAIG RD



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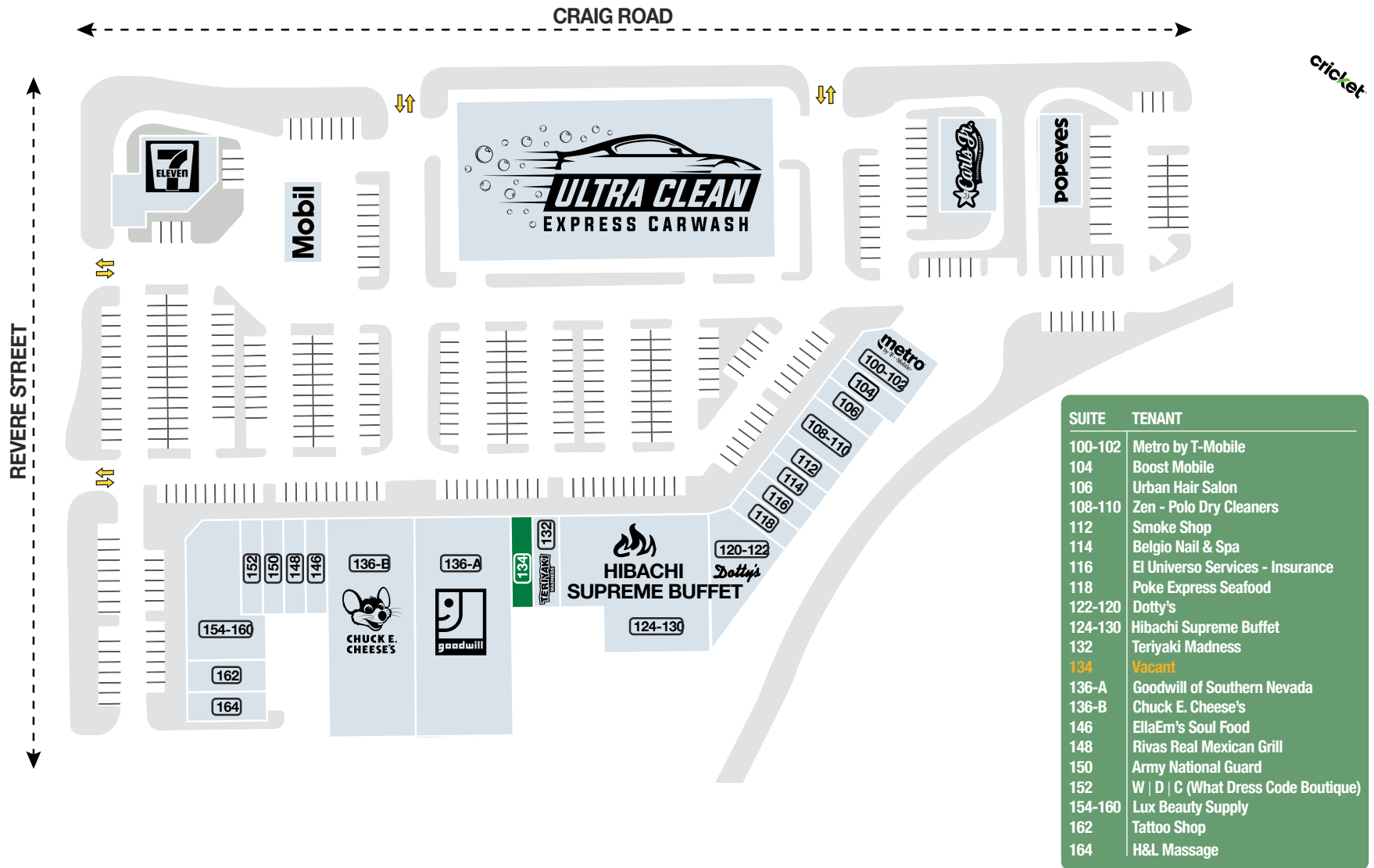
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Site Plan



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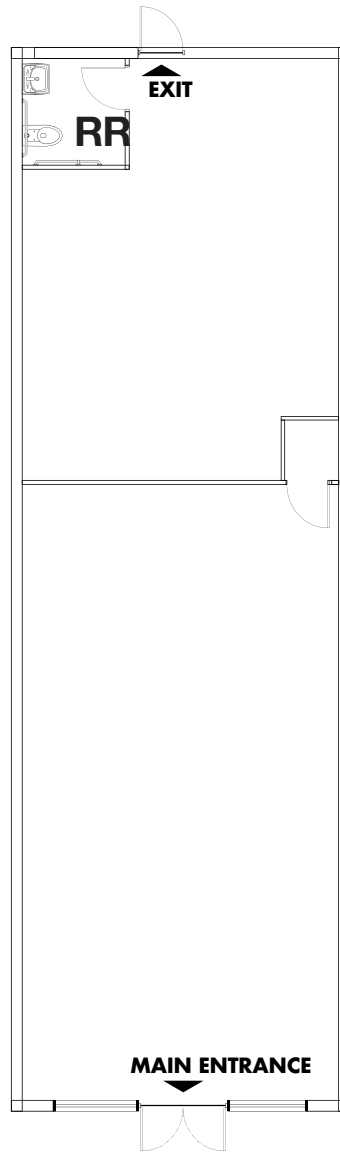
● Available ● Leased

Suite #	Tenant	SF	Lease Rate	Available
100 - 102	Metro PCS	2,888	-	Not Available
104	Boost Mobile	1,517	-	Not Available
106	Cricket Wireless	1,300	-	Not Available
108 - 110	Zen Dry Cleaner	2,600	-	Not Available
112	Smoke Shop	1,321	-	Not Available
114	Belgio Nail & Spa	1,321	-	Not Available
116	Insurance	1,301	-	Not Available
118	Poke Express	1,354	-	Not Available
120 - 122	Dotty's	4,158	-	Not Available
124 - 130	Hibachi Supreme Buffet	14,454	-	Not Available
132	Teriyaki Madness	1,635	-	Not Available
134	Vacant	1,628	\$2.10 PSF	Immediately
136-A	Goodwill	15,154	-	Not Available
136-B	Chuck E. Cheese	15,069	-	Not Available
146	Ella Ems Soulfood	1,615	-	Not Available
148	Rivas Mexican Grill	1,600	-	Not Available
150	Army National Guard	2,000	-	Not Available
152	What Dress Code	1,546	-	Not Available
154 - 160	Lux Beauty	5,617	-	Not Available
162	Tattoo Shop	1,625	-	Not Available
164	H&L Spa	1,300	-	Not Available

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\$2.10 PSF NNN

Monthly Lease Rate



\$0.56 PSF

CAM Charges



\$4,330.48

Monthly Rent

Suite 134 Details

+ Total SF

±1,628

+ Availability

Immediately

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



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Plaza Photos



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Suite 134 Photos



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of $\pm 2,505,000$ for 2026. Most of the county's population resides in and around the Las Vegas urban core. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers roughly 7% of the state's land area but holds about 73% of the state's population, making Nevada one of the most centralized states in the country.

With jurisdiction over the world-famous Las Vegas Strip and covering an area roughly the size of New Jersey, Clark County is the nation's 22nd-largest county by area. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people across nearly 40 departments. The County has an annual budget of approximately \$12.9 billion, which surpasses that of the state government.

Quick Facts



$\pm 7,892$

Land Area
(Square Miles)



2,265,461

Population
(County Data per Census)



308

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

North Las Vegas

Synopsis

North Las Vegas, NV, offers a premier, business-friendly environment known for its “fast and faster” development approach. This commitment has positioned the city as one of the nation’s top locations for development opportunities and job creation. The city is a magnet for global brands, innovative industries, and large-scale manufacturing, e-commerce, and distribution centers, driving significant economic diversification. Strategically located with unparalleled logistics advantages, North Las Vegas provides swift access to major transportation corridors, rail lines, and two key airports (North Las Vegas Airport and Harry Reid International). Its proximity to interstates, rail, and Southern California ports has cemented its status as the epicenter for e-commerce and logistics in the Southwestern U.S. This critical connectivity, coupled with high demand from cold storage and food production users, ensures easy and efficient access to the massive, growing markets of California, Arizona, and Utah. North Las Vegas is the strategic choice for investors and businesses seeking growth, efficiency, and a competitive edge in the Western United States.

Quick Facts

 294,000	 2,566
Est. Population (as of 2025)	Pop. Density (per square mile)

Professional Sports

Synopsis

The Las Vegas Valley has quickly become a premier sports market, with most teams playing in the communities around the city rather than in Las Vegas itself. The **Vegas Golden Knights**, its first major league franchise, won the Stanley Cup in 2023, and the **Las Vegas Aces** have dominated the WNBA with titles in 2022, 2023, and 2025. The **Las Vegas Raiders** bring three world championships (XI, XV, and XVIII), and the **Las Vegas Athletics** add a legacy of nine.

The valley also supports a deep minor league scene: the Las Vegas Aviators (Triple-A, Athletics affiliate), the Henderson Silver Knights (AHL, Golden Knights affiliate), and Las Vegas Lights FC (USL Championship soccer). Its indoor football and box lacrosse teams (the Vegas Knight Hawks and Las Vegas Desert Dogs, respectively) share Lee's Family Forum in Henderson with the Silver Knights.



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



WORLD CHAMPIONS



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Nevada Tax Advantages

NEVADA

has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

Here are the main tax advantages of this state:

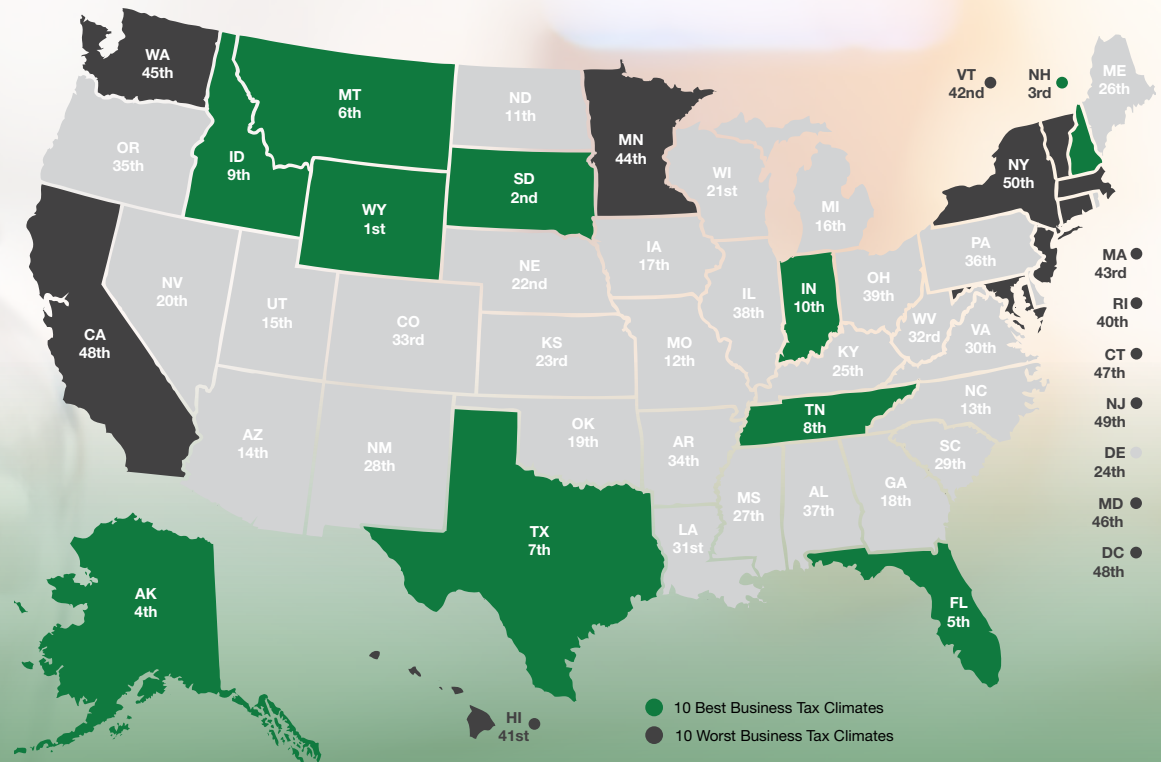
- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2026 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org

2026 State Business Tax Climate Index



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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