

NOW PRE-LEASING



FUTURE DEVELOPMENT
~600 multifamily units

SPROUTS[®]
FARMERS MARKET

SANTON CASINOS[®]
future site

Silver Talon

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
- Adjacent to new 2.5 million SqFt Haas Automation facility
- 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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AREIAL MAP



HARRY REID
INTERNATIONAL
LAS VEGAS



LAS VEGAS BLVD



ST ROSE PKWY



ascaya



VIA INSPIRADA



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AREIAL MAP



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SPROUTS
FARMERS MARKET





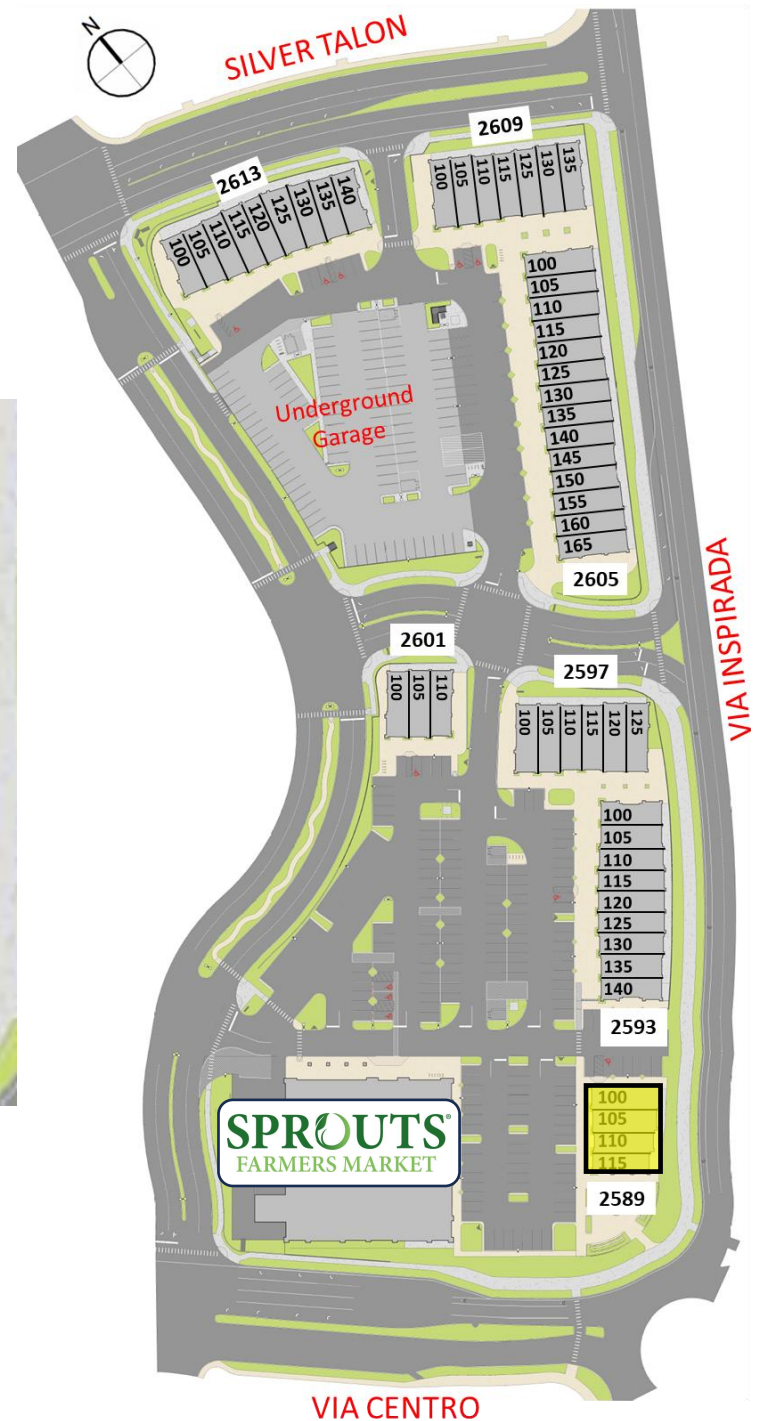
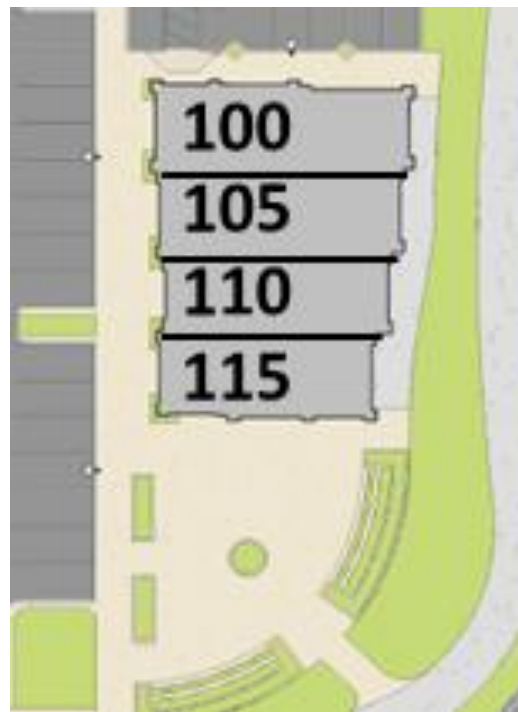
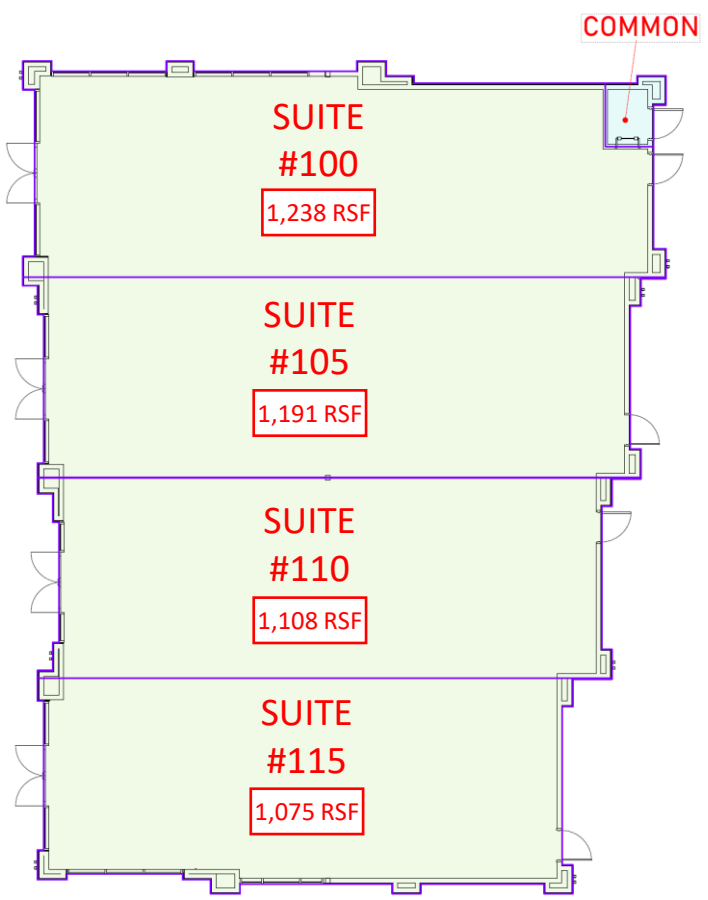
<u>2585 Via Inspirada</u>	<u>23,825</u>	<u>RSF</u>	<u>2601 Via Inspirada</u>	<u>3,641</u>	<u>RSF</u>
<u>2589 Via Inspirada</u>	<u>4,612</u>	<u>RSF</u>	<u>2605 Via Inspirada</u>	<u>17,613</u>	<u>RSF</u>
<u>2593 Via Inspirada</u>	<u>10,608</u>	<u>RSF</u>	<u>2609 Via Inspirada</u>	<u>8,593</u>	<u>RSF</u>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

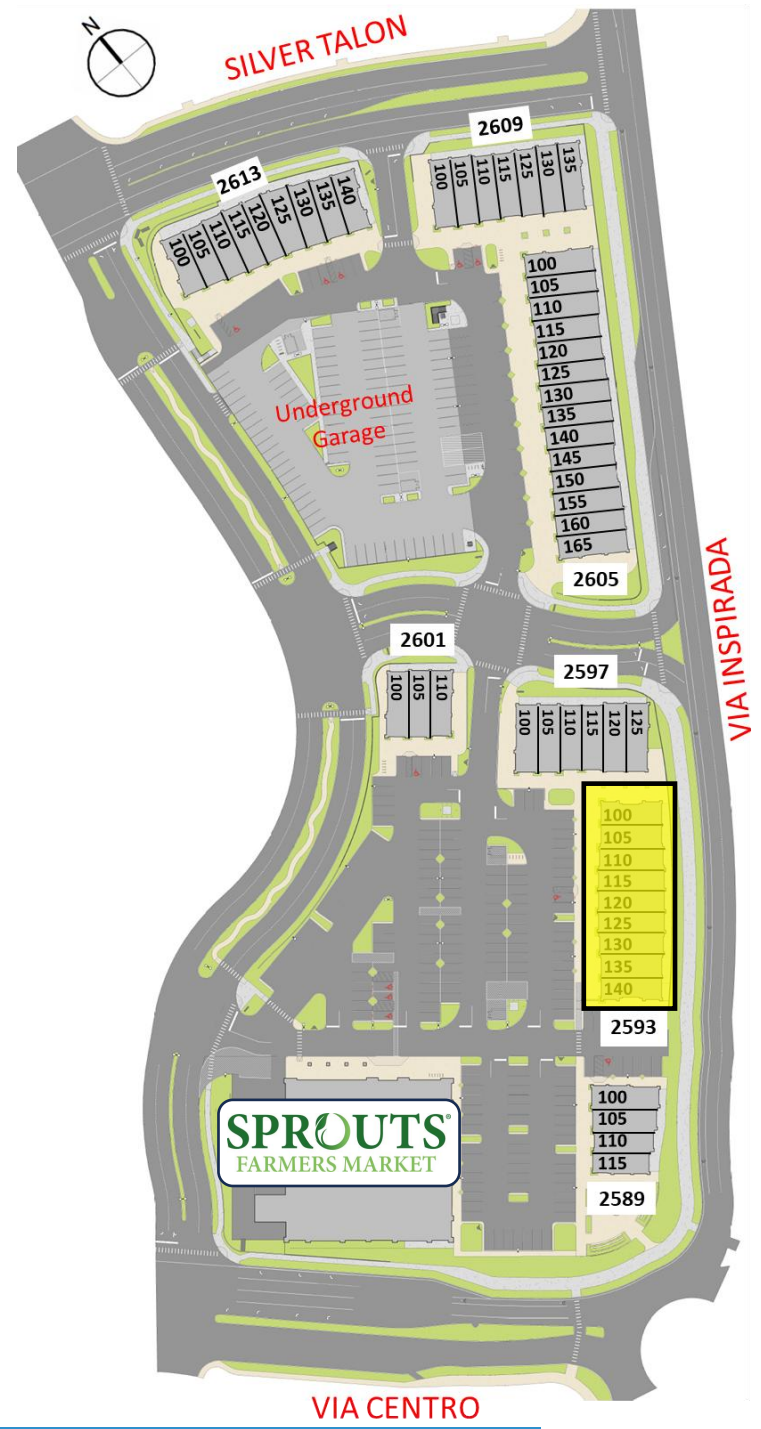
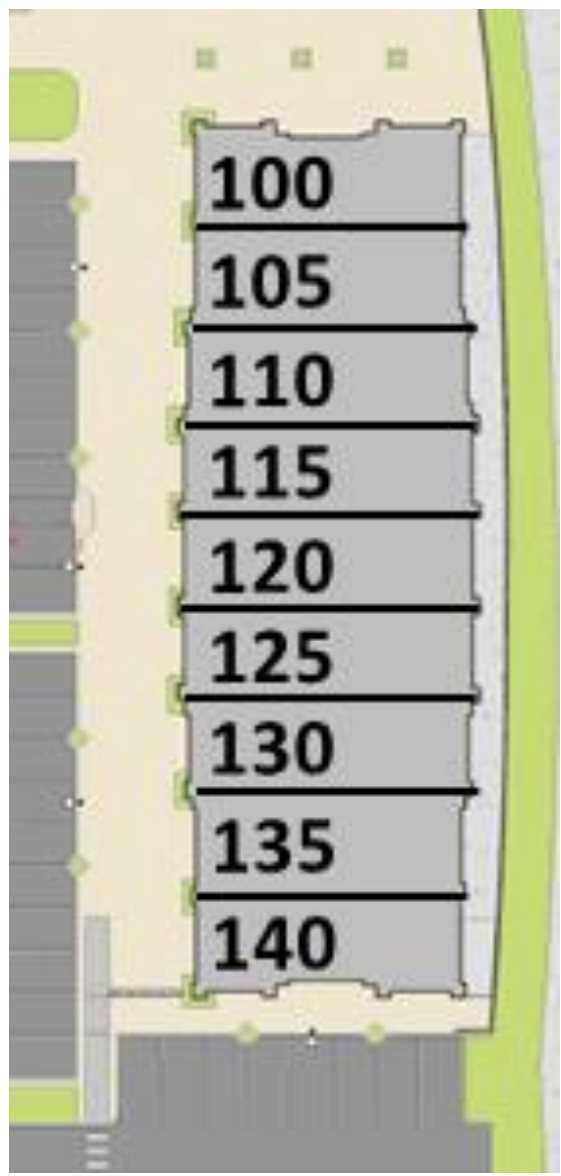
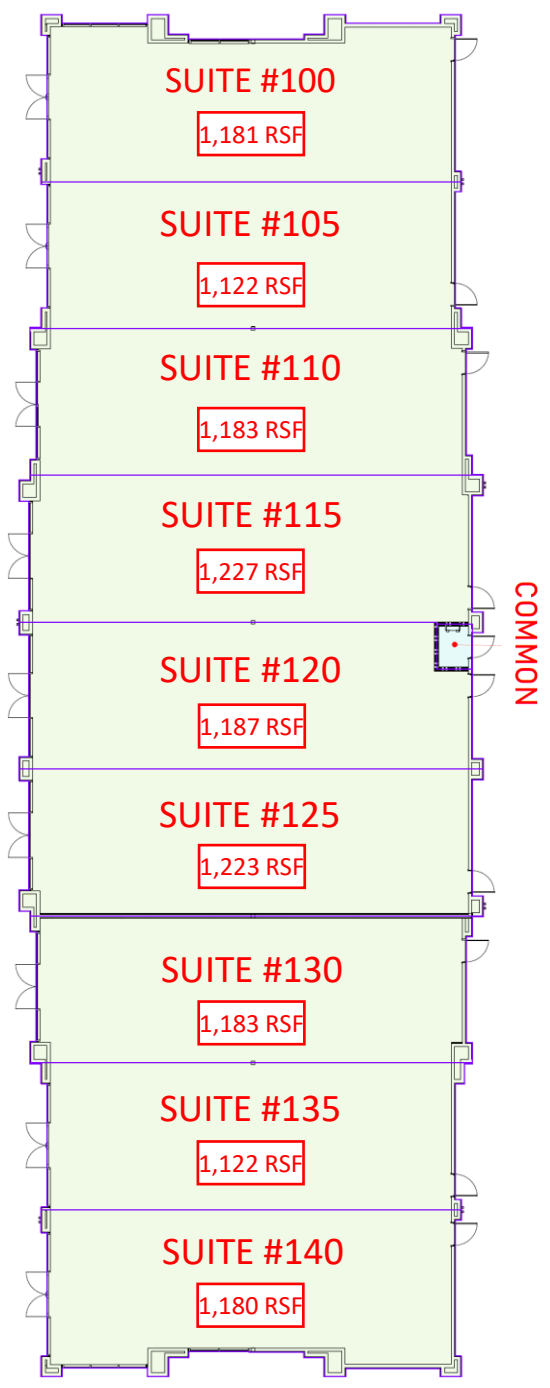
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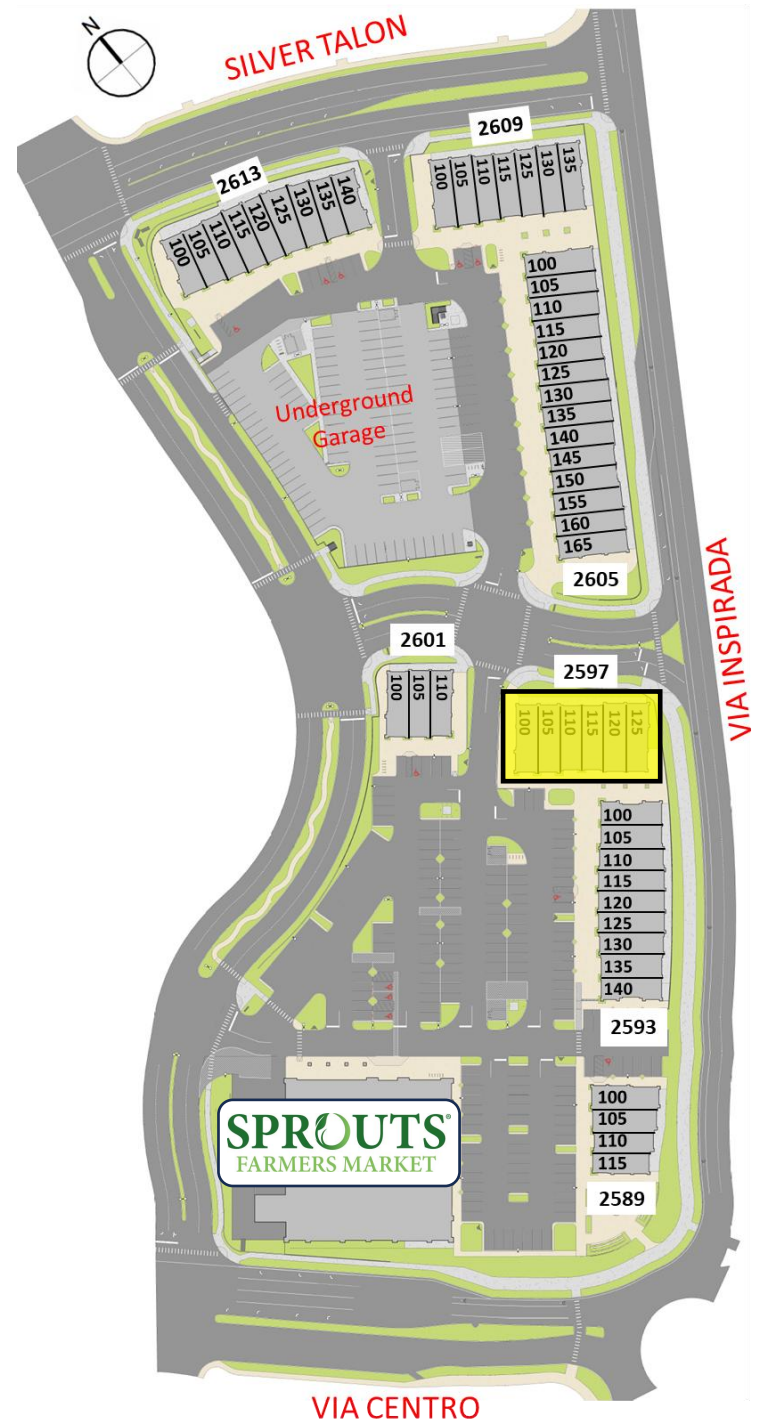
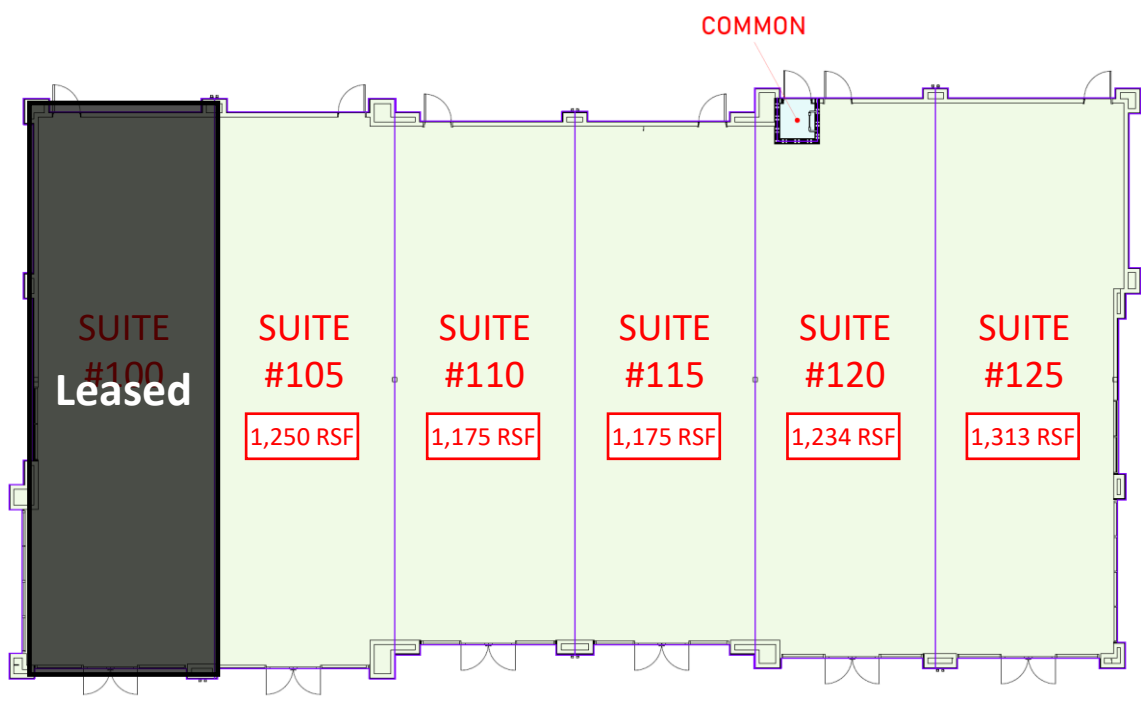
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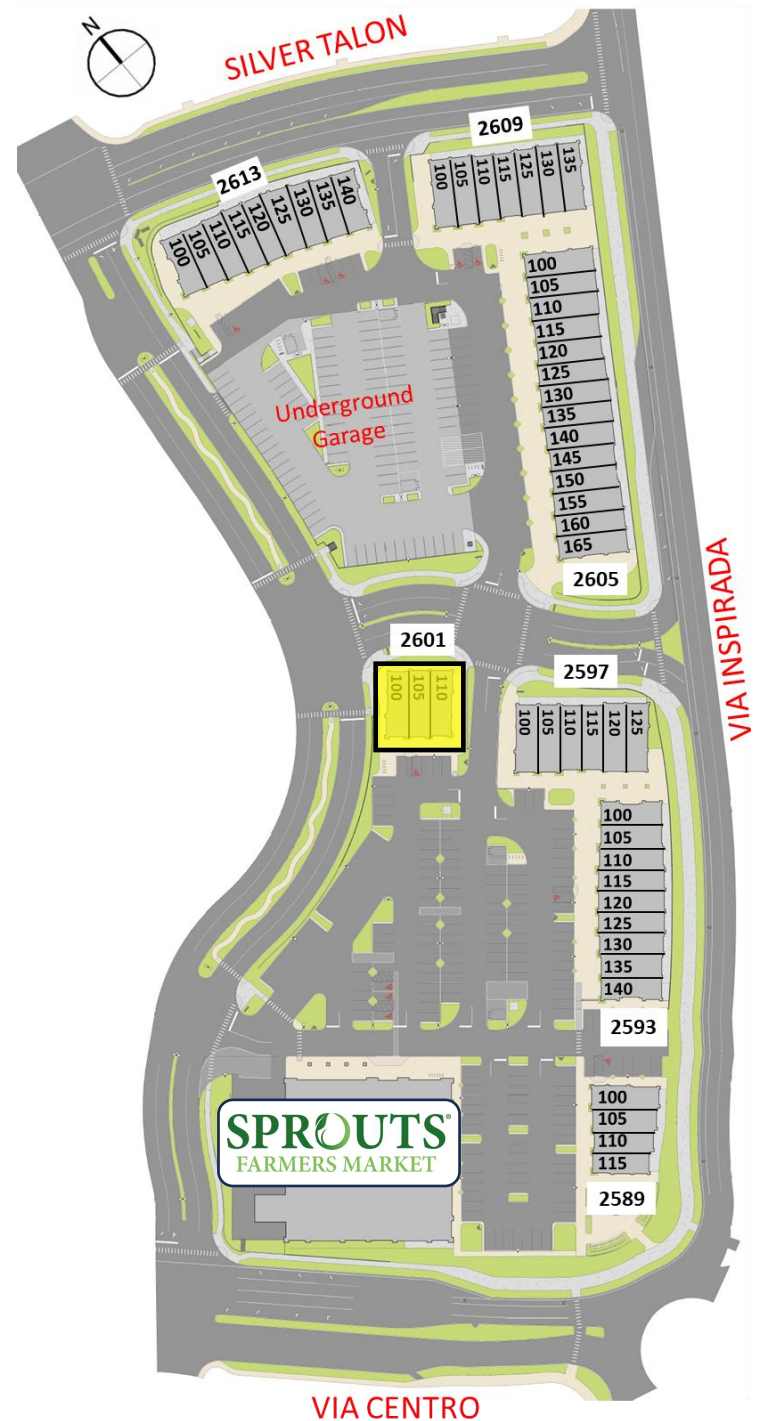
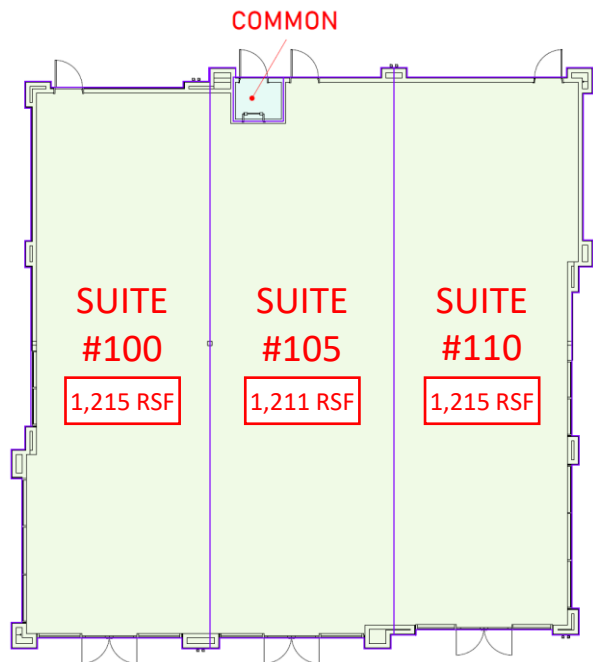




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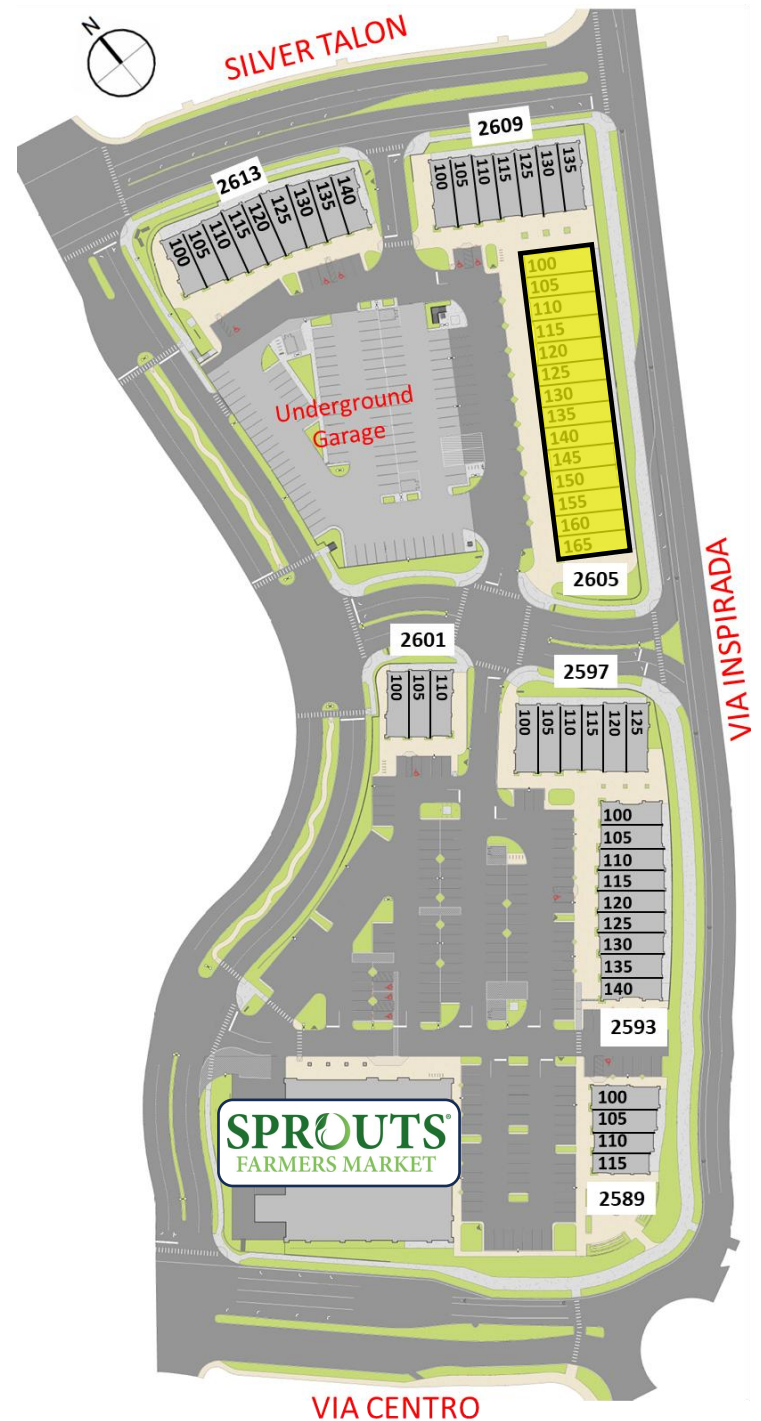
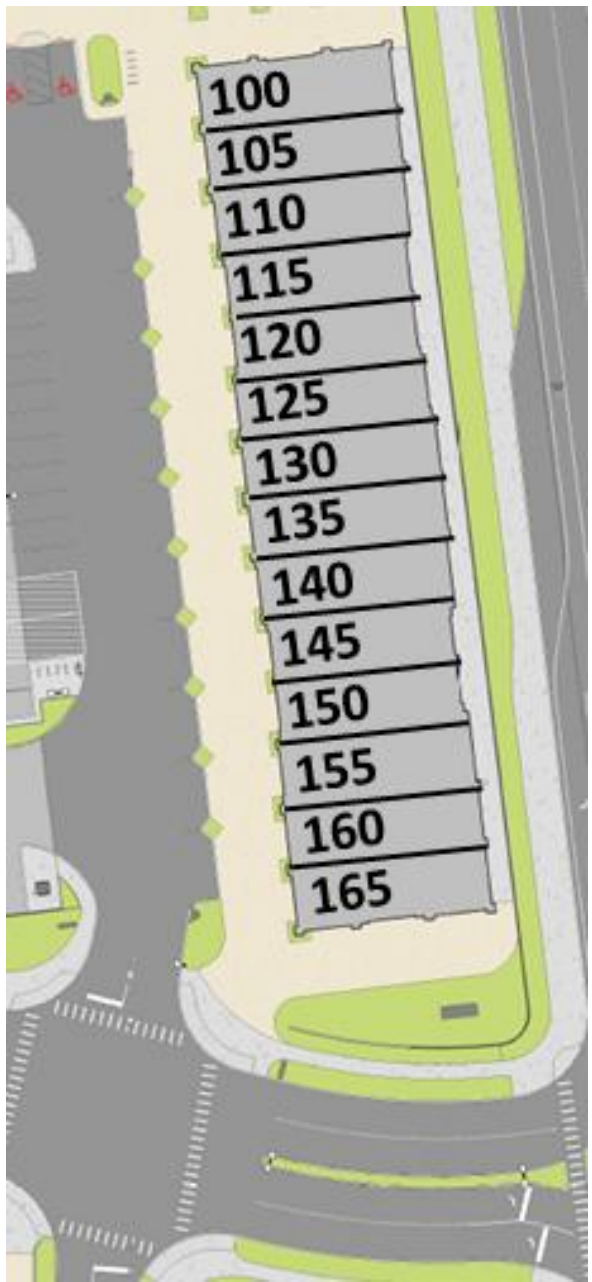
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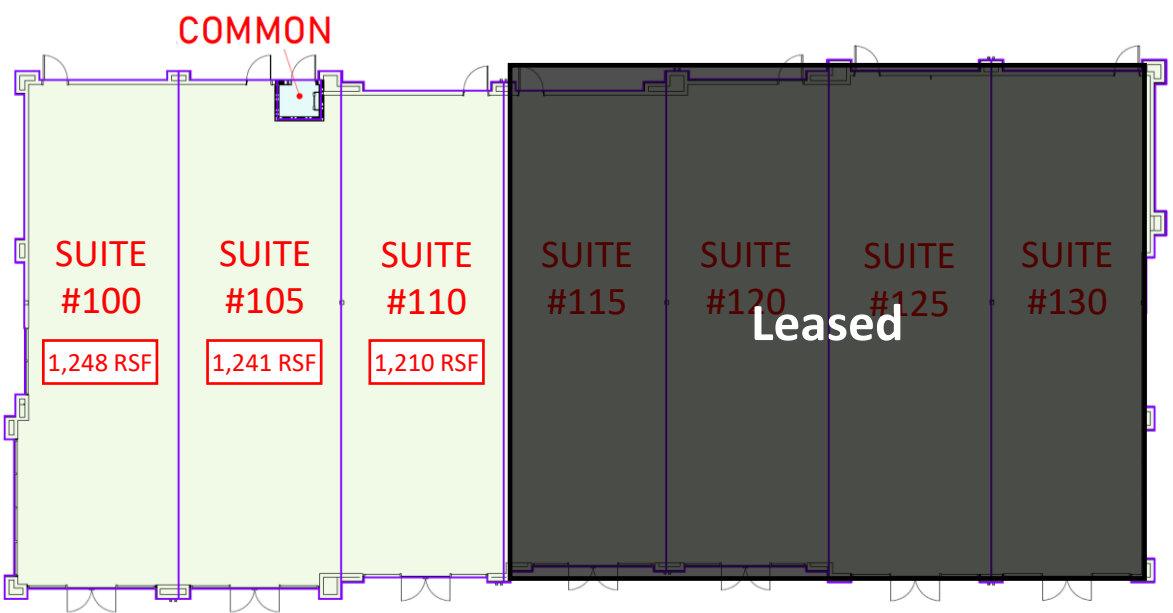
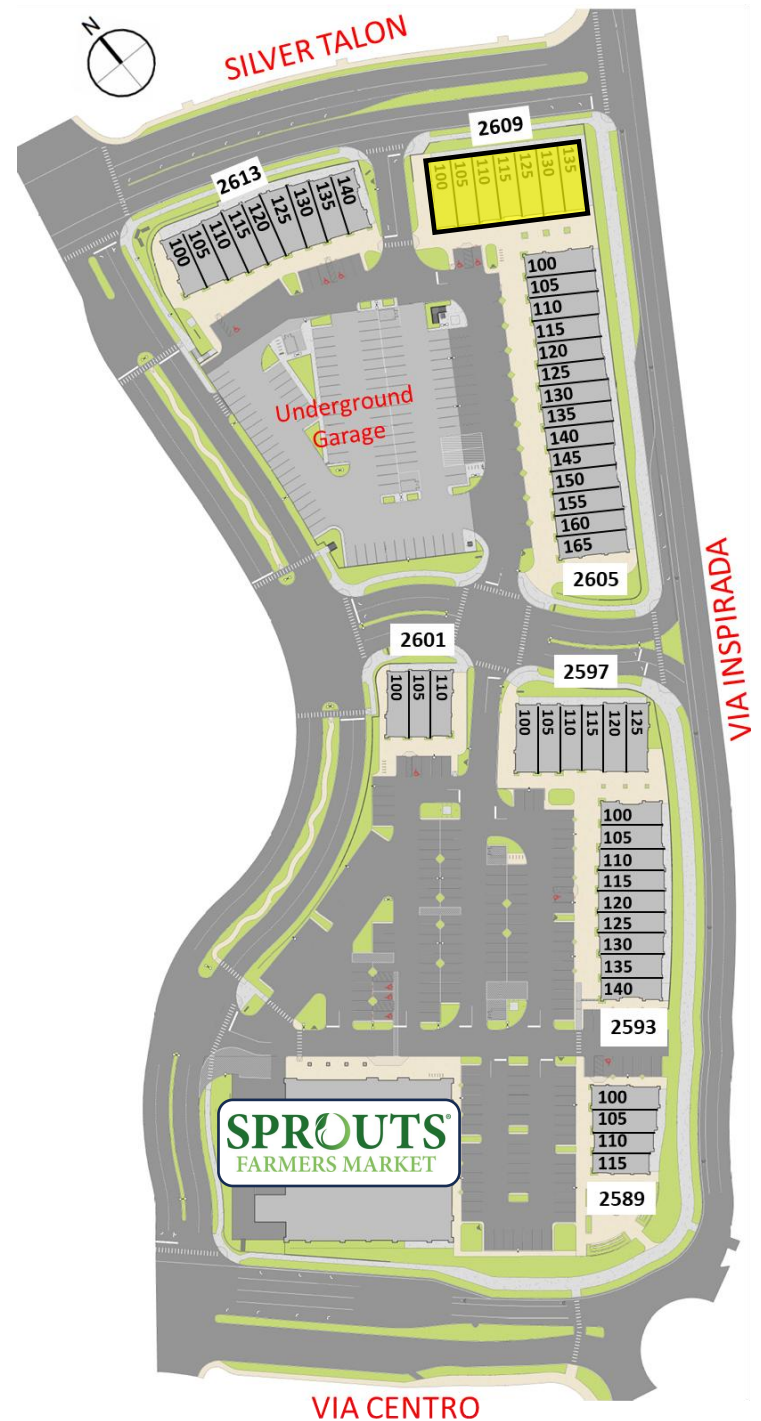
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SUITE #100	1,382 RSF
SUITE #105	1,277 RSF
SUITE #110	1,245 RSF
SUITE #115	1,193 RSF
SUITE #120	1,193 RSF
SUITE #125	1,245 RSF
SUITE #130	1,285 RSF
SUITE #135	1,285 RSF
SUITE #140	1,245 RSF
SUITE #145	1,193 RSF
SUITE #150	1,193 RSF
SUITE #155	1,218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

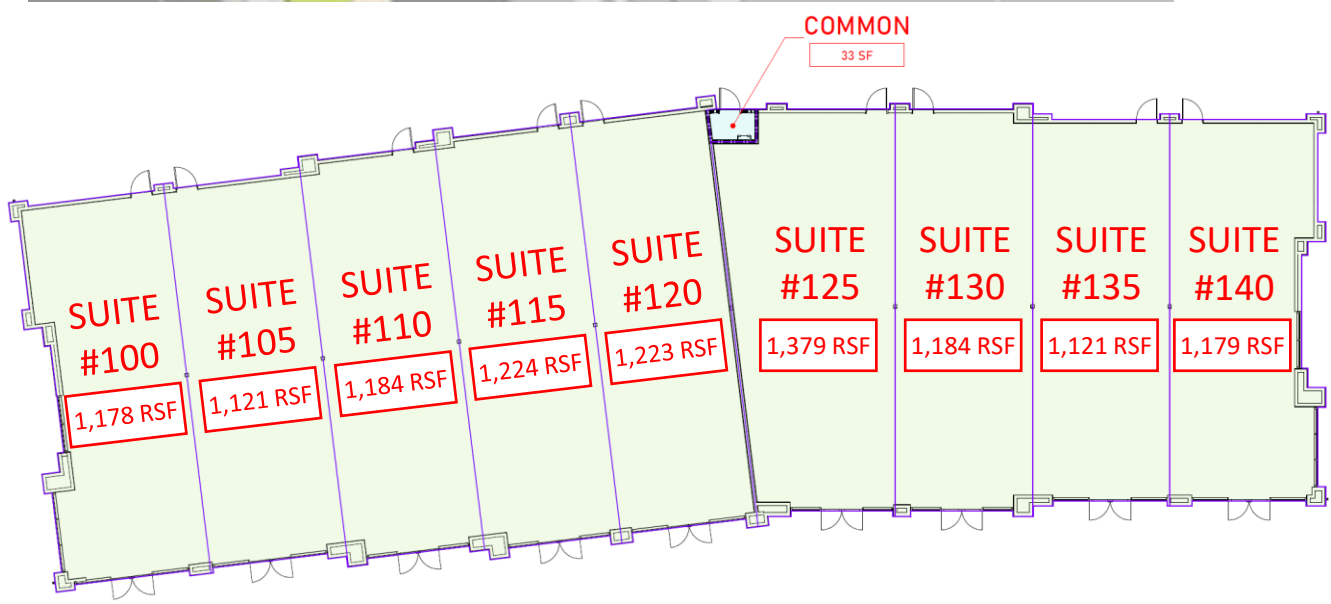
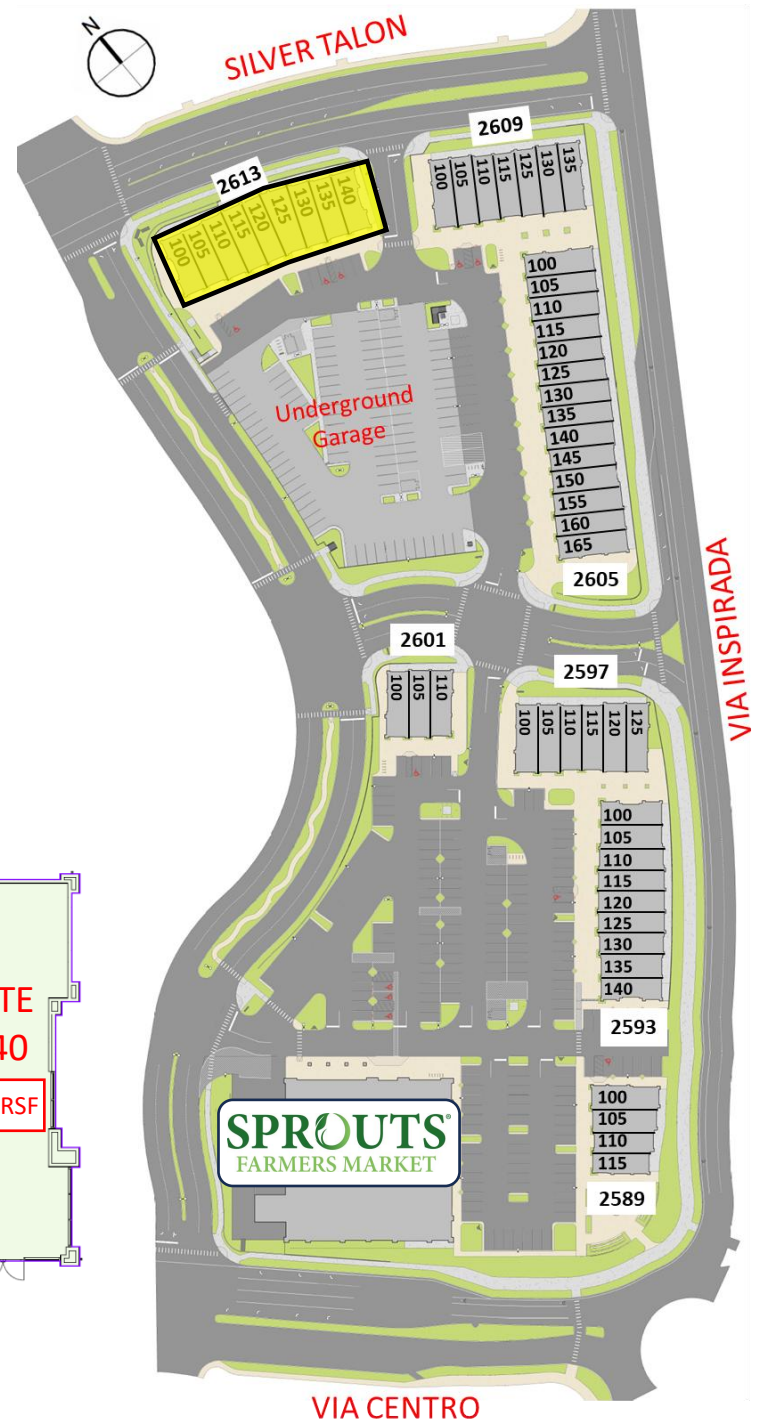
COMMON



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