

For Lease

Craig Rd. Junior Anchor Opportunity ± 12,000 - 28,119 SF



4116 - 4280 W. Craig Rd.
N. Las Vegas, NV 89032

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Listing Snapshot



\$1.25 - \$2.25 PSF NNN
Lease Rate



± 1,348 - 28,119 SF
Available Square Footage

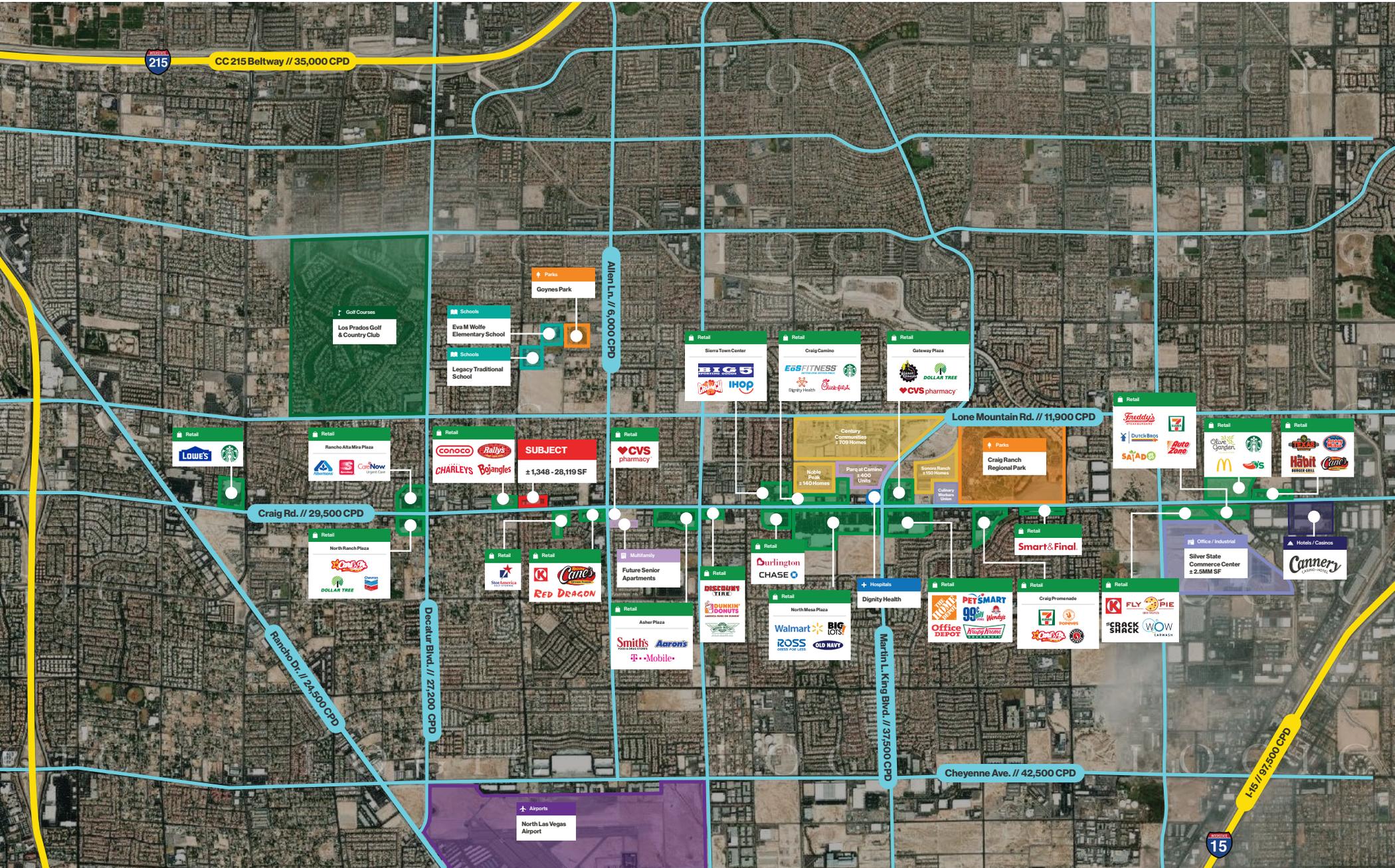
Property Highlights

- Flexible junior anchor opportunity: ± 12,000–28,119 SF available
- ± 4,224 SF second-generation preschool/learning center featuring a ± 1,100 SF outdoor play area, with expansion potential up to a ± 6,627 SF freestanding building
- ± 2,850 SF second-generation hair/nail salon available
- ± 435' of linear frontage on W. Craig Rd.
- Strong traffic counts exceeding 34,900 CPD at the intersection of W. Craig Rd and Valley Dr.
- Dynamic co-tenancy within the trade area; retailers include Walmart, Lowe's, Blvd Home, Home Depot, PetSmart, Burlington and more
- Join notable co-tenants including: Denny's, Domino's, Might Smiles Dentistry, Nevada State High School, and Meadows Eye Care

Demographics

	1-mile	3-mile	5-mile
2025 Population	16,549	170,777	455,405
2025 Average Household Income	\$99,633	\$99,899	\$100,740
2025 Total Households	6,134	60,074	159,672







Retail

Valley Dr. // 5,400 CPD

AVAILABLE

Suite 4220 - 101
± 4,224 SF

AVAILABLE

Suite 4220 - 100
± 2,403 SF

AVAILABLE

Suite 4210 - 110
± 2,850 SF

AVAILABLE

Suite 4180
12,000 - 28,119 SF
(Can be demised)

AVAILABLE

Suite 4116-102
± 1,348 SF

Schools

Legacy Traditional School

Schools

Addeliar D Guy III Elementary School

Hotels / Casinos

Aliante
CASINO • HOTEL • SPA

Parks

Goynes Park

Retail

Simmons Center

W. Craig Rd. // 29,500 CPD



Retail
Asher Plaza
Smith's FOOD & DRUG STORES
Aaron's
Cassidy Clips

Public Storage

Retail
Starbucks

Retail
Cane's
RED DRAGON

Multifamily
Future Multifamily

Multifamily
Tribeca North
Luxury Apartments

Retail
StorAmerica
SELF STORAGE

Retail
Desert Oaks Plaza
RISE DISPENSARY
State Farm

SUBJECT
± 1,348 - 28,119 SF

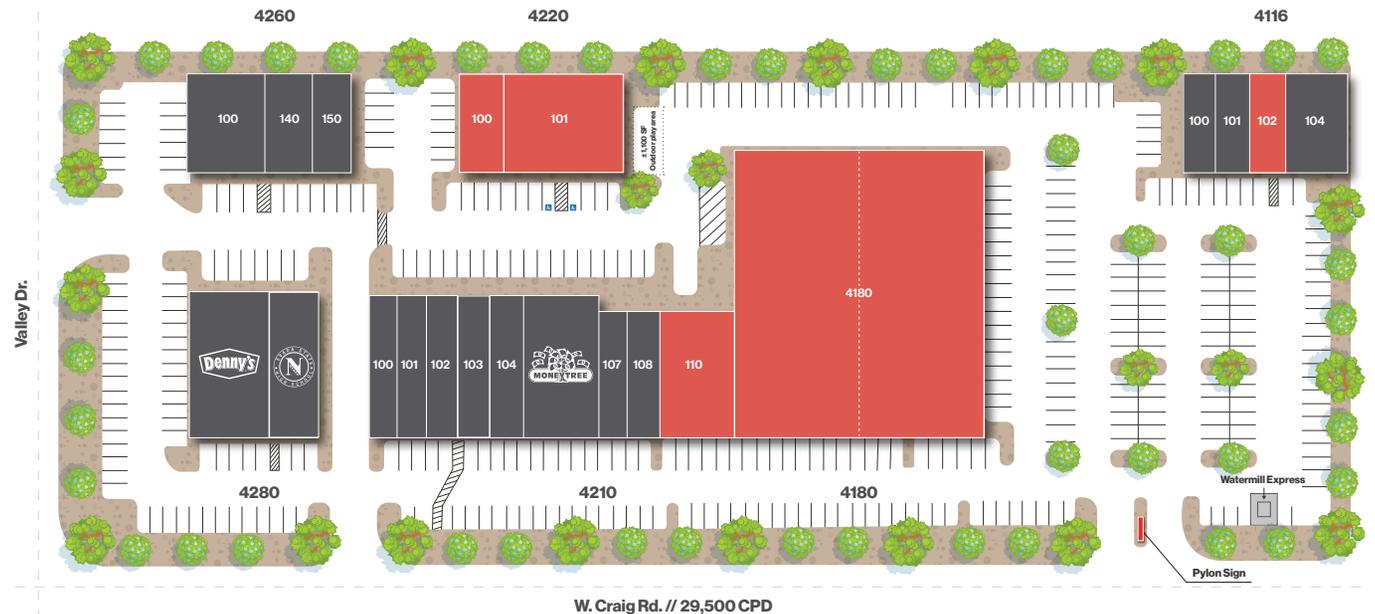
Retail
FABULOUS FREDDY'S
Valvoline

Retail
conoco
Rally's
CHARLEYS
Bojangles

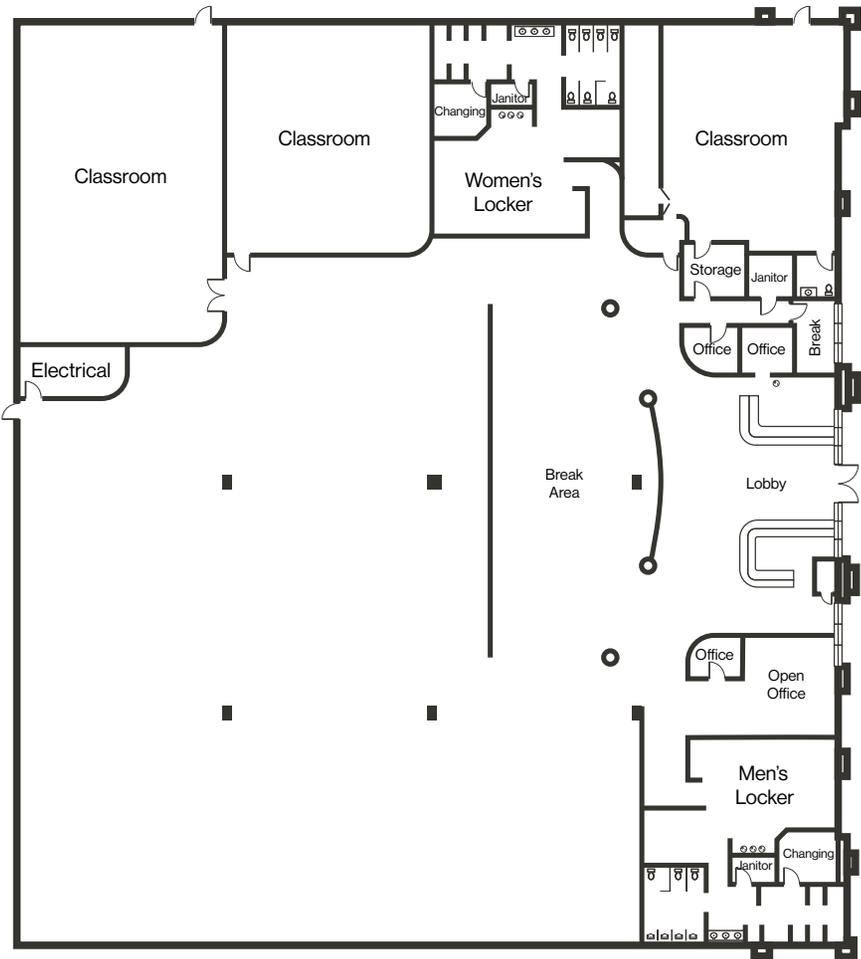
Site Plan

Available NAP

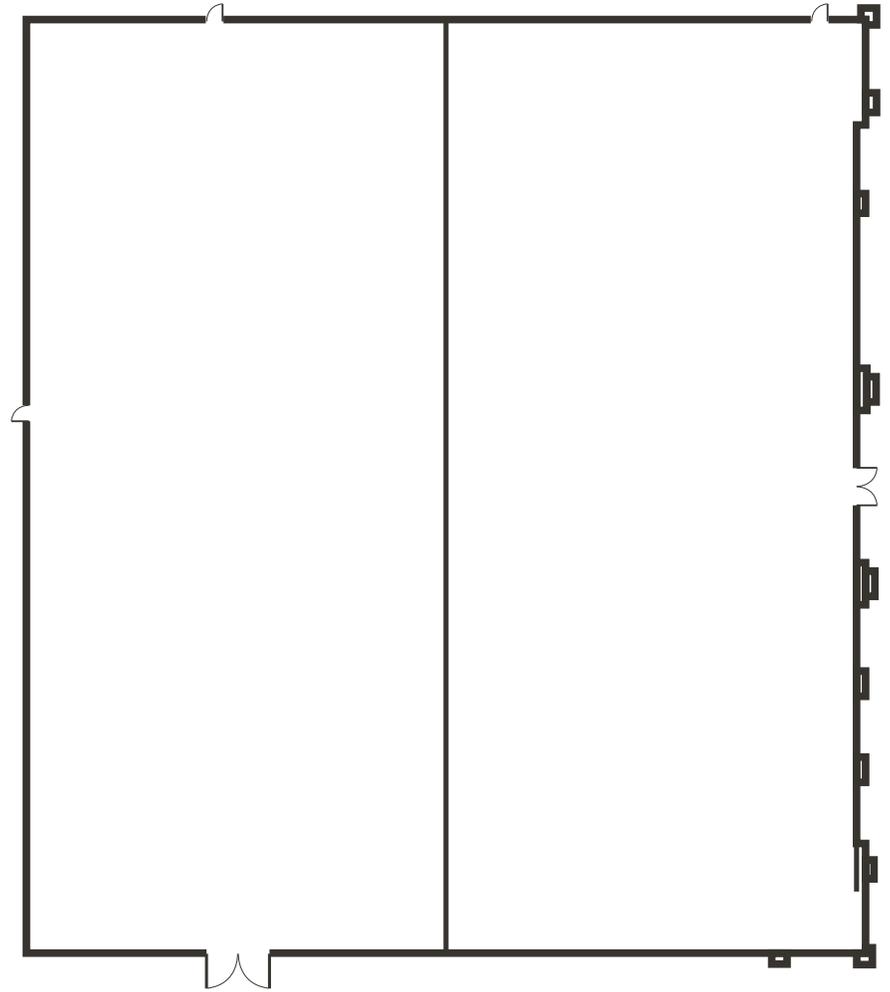
Suite	Tenant	SF
4260 - 100-130	ATA Black Belt	± 4,500 SF
4260 - 140	Apostolic Church	± 1,050 SF
4260 - 150	Farmers Insurance	± 1,050 SF
4220-100	AVAILABLE	± 2,403 SF
4220 - 101	AVAILABLE	± 4,224 SF
4116 - 100	Dr. Brian K. Fife	± 1,360 SF
4116 - 101	Express Employment	± 1,296 SF
4116 - 102	AVAILABLE	± 1,348 SF
4116 - 104	Meadow's Eye Care	± 2,696 SF
4280 - 100	Denny's	± 5,000 SF
4280 - 102-103	Nevada State High School	± 1,812 SF
4210 - 100	Chinese / Vietnamese Restaurant	± 1,812 SF
4210 - 101	Lino's Pizza	± 1,549 SF
4210 - 102	Cool Cuts for Kids	± 1,586 SF
4210 - 103	Yaya Massage	± 2,000 SF
4210 - 104	Mighty Smiles Dentistry	± 1,960 SF
4210 - 105	Money Tree	± 3,240 SF
4210 - 107	Domino's Pizza	± 1,528 SF
4210-108	Smoke Shop	± 2,000 SF
4210-110	AVAILABLE	± 2,850 SF
4180	AVAILABLE (Can be demised)	± 12,000 - 28,119 SF



Floor Plan | Suite 4180
Current Floor Plan | ± 28,119 SF



Conceptual Floor Plan
±12,000 - 28,119 SF



W. Craig Rd. // 29,500 CPD

Interior Photos | Suite 4210-110



Property Photos



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