

Cannery Corner

2520 - 2670 EAST CRAIG ROAD
NORTH LAS VEGAS, NV 89030



1,149 SF Ice Cream Shop With Grease Trap & Two Restrooms



- 44,465 SF Lowe's & Sam's Club shadow anchored retail center
- Join national tenants including Chipotle, Five Guys, Jamba Juice, Carl's Jr., Famous Dave's, Pieology and many more
- Approximately 792,000 customers visit Cannery Corner annually, equating to more than 15,000 weekly visits
- The property is located just 1/2 mile west of the I-15 freeway with exposure to an incredible 93,500 cars per day
- Daytime employee counts of more than 35,000 in the surrounding three miles is fueled by dense industrial parks, numerous large-scale distribution hubs and Nellis Air Force approximately three miles to the east of the center
- 1,149 square foot former ice cream shop available with grease interceptor



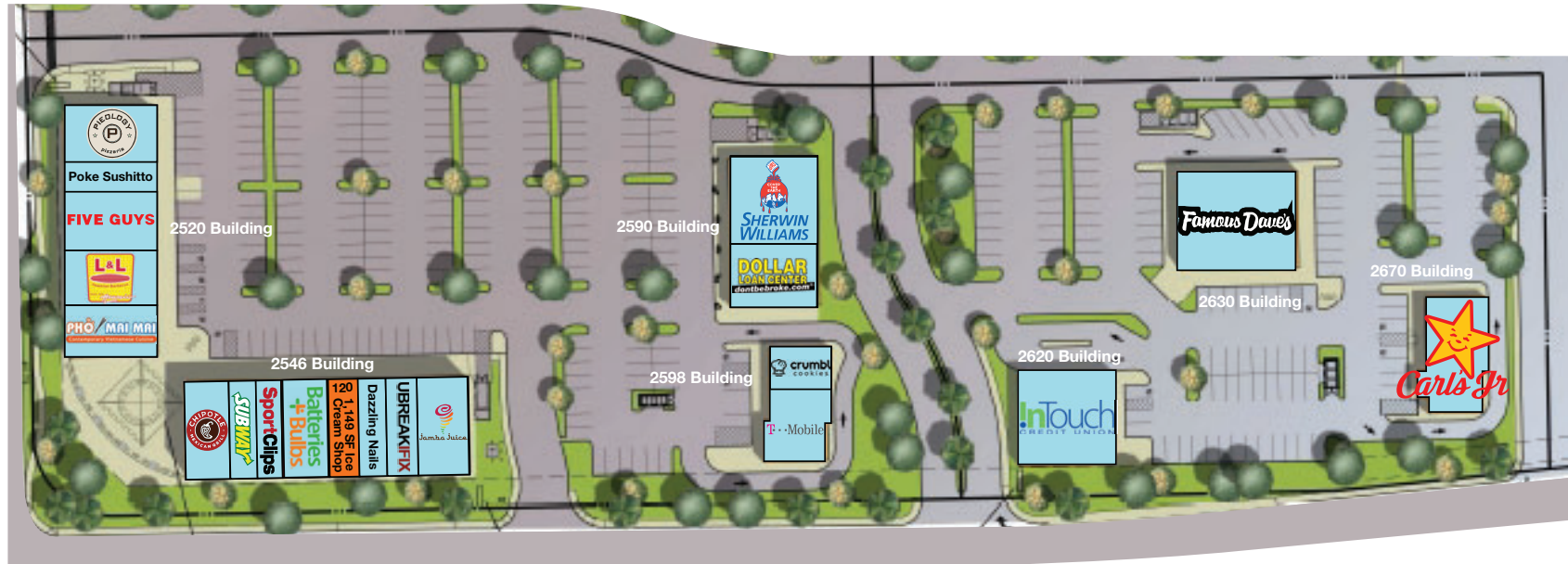
NEWMARK

Procuring broker shall be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executed a brokerage agreement acceptable to us and our principle and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Street-front Pads Site Plan



Building & Suite	Tenant	Square Feet	Building & Suite	Tenant	Square Feet
2520-100	Pho Mai Mai	1,837	2546-125	Dazzling Nails & Spa	1,198
2520-105	L&L Hawaiian BBQ	1,737	2546-130	U Break I Fix Phone Repair	994
2520-110	Five Guys Burgers & Fries	2,738	2546-135	Jamba Juice	1,401
2520-115	Poke Sushitto	1,110	2590-100	Sherwin Williams Paint	2,987
2520-120	Pieology	2,475	2590-110	Dollar Loan Center	1,792
2546-100	Chipotle Mexican Grill	2,389	2598-100	Crumbl Cookies	1,733
2546-105	Subway	1,284	2598-105	T-Mobile	2,222
2546-110	SportsClips	1,462	2620	In Touch Credit Union	4,000
2546-115	Batteries+Bulbs	2,230	2630	Famous Dave's BBQ	6,529
2546-120	1,149 SF FORMER ICE CREAM SHOP	1,149	2670	Carl's Jr.	3,198



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Building Type: Anchored Retail Center

Space Available: 1,149 SF

Lease Rate: \$4.50/SF/mo. NNN

NNN: \$0.96/SF/mo.

Zoning: C-2 (City of North Las Vegas)

Traffic Counts: ± 93,500 cars per day

Annual Shopping Center Visitors

Total Visits 791,500

Unique Visitors 314,300

Daytime Employee Population

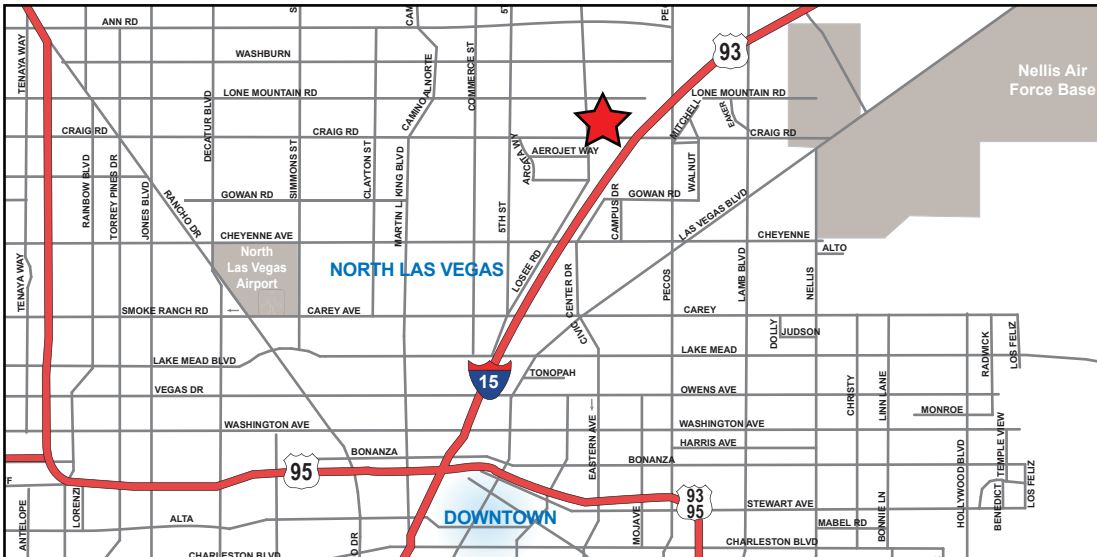
One Mile Radius 7,352 employees

Three Mile Radius 35,494 employees

Annual Household Income

One Mile Radius \$58,965

Three Mile Radius \$68,061



Mike Zobrist
Managing Director
t 702-405-1755
mike.zobrist@nmrk.com
S.70489

Lauren TabEEK, CCIM
Managing Director
t 702-405-1707
lauren.tabEEK@nmrk.com
S.74477.LLC

Scott Price
Brokerage Services Specialist
t 702-405-1728
scott.price@nmrk.com
S.174018



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