



5770 Centennial Ctr Blvd #145
Las Vegas, NV 89149

- Former Pizzeria
- Grease Trap, Walk in Freezer
- Part of a Thriving Commercial Center

±1,500 SF RETAIL

Property Specs

LEASE RATE	\$3.90/SF/Mo/NNN
CAMS	\$0.47
MONTHLY RENT	Suite 145 \$6,240.36/Mo
TOTAL AVAILABLE	Suite 145 ±1,428 SF
YEAR BUILT	2007
ZONING	T-C

- Former pizzeria available
- Suite 145 features:
 - A walk-in refrigerator
 - A three compartment sink
 - A grease trap
 - Two hand sinks
 - Two type one hoods
 - An open ceiling
- Part of a thriving commercial center
- Anchored by Total Wine and More, Bourbon Street, Lazy Boy, Sapporo Japanese Steak House, and Mrs. Patio
- Generating factors include office buildings across the street and many rooftops just down the street



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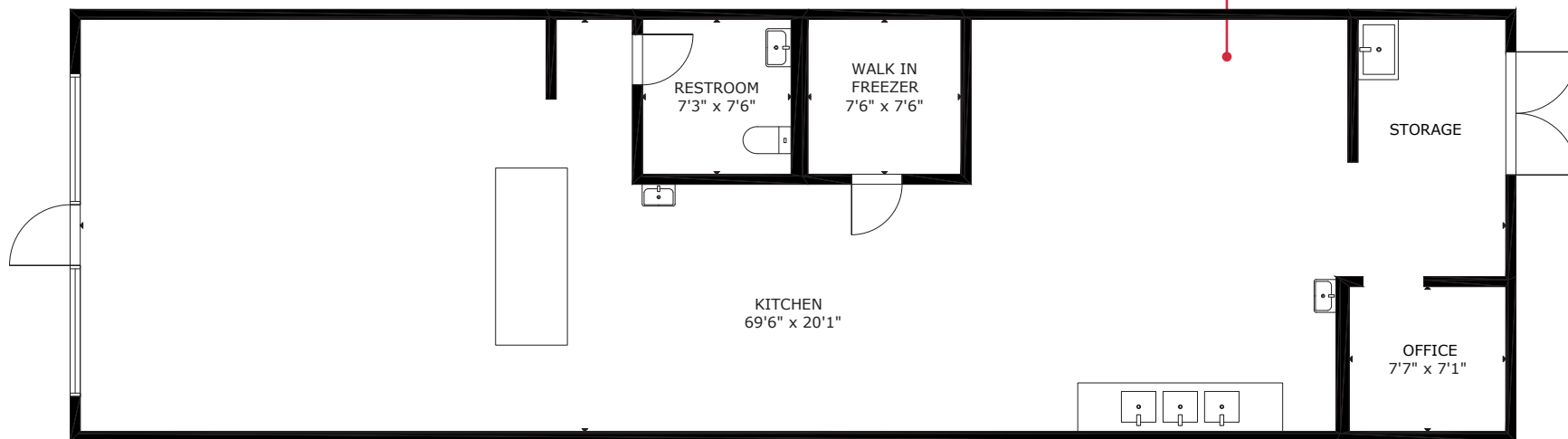
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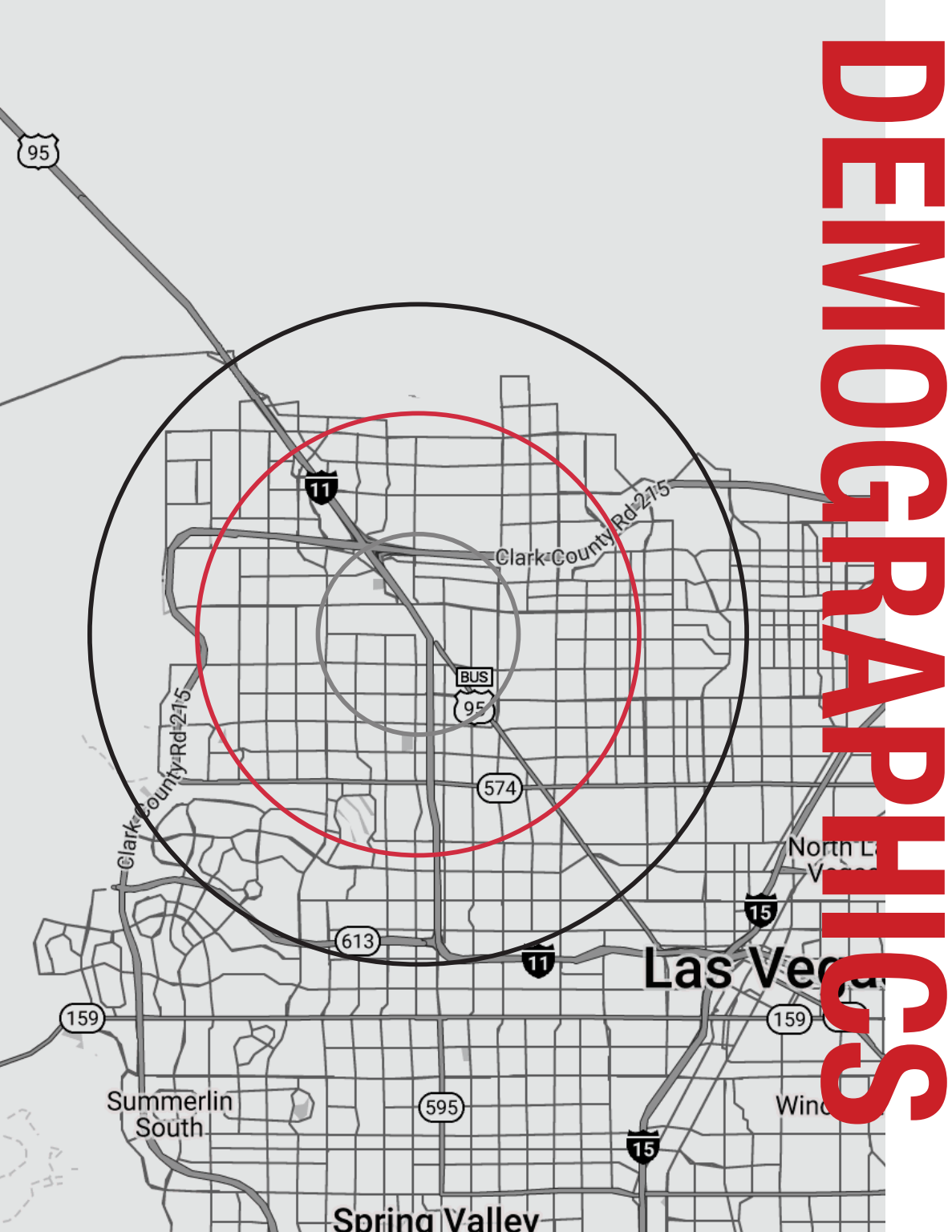


PHOTOS



AREA MAP





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,482	119,253	391,899
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,503	44,481	143,914
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$114,683	\$126,414	\$120,651

Traffic Counts

STREET	AADT
West Ann Road	38,000
N Centennial Center Blvd	12,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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