



Now Leasing The Village at Adobe Mesa 1225 Hardy Way, Mesquite NV 89034

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(702) 373-2125



The Daily Ritual

Food and beverage designed for the early quick bite or the casual coffee meet up.

The Wellness Hub

Modern health and wellness services that cater to Mesquite's active residential community

The Social Kitchen

From casual dining to elevated taverns, built for high-energy nights and shared meals.

Shopping & Services

A curated mix of retailers and essential services that make the Village an indispensable part of daily life.

The Village at Adobe Mesa



Mesquite's New Standard for Retail and Dining

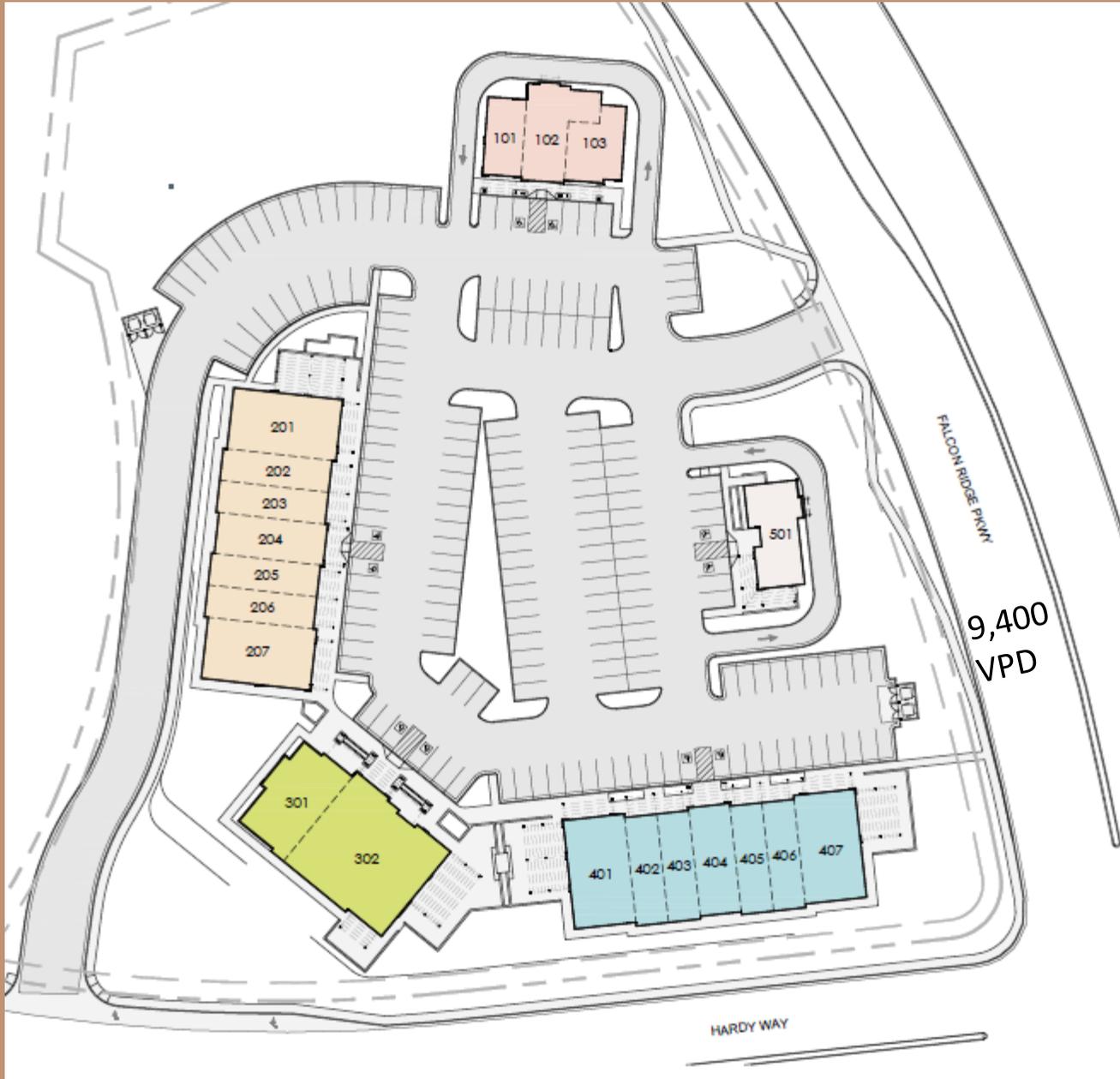
Now leasing ~ 30,000 SF at The Village — a premium retail, dining, and service destination in the heart of Mesquite's rapidly expanding residential corridor. Flexible suites available ranging from 944 SF to 9,565 SF.

On-Trend Design

The Village will feature El Dorado Stone detailing, modern landscape, Alumawood shading and an abundance of glass line carefully curated for maximum curb appeal. Drive through and dedicated covered patio options available.

Brand New Construction

The core and shell is actively under construction and set to deliver in Q4 2026. Phase 2 (not shown), the adjacent 10-acre parcel, is in escrow and set to close Q2 2026.



Building 100

Unit	Base SF	Patio SF
101	944 SF	—
102	1,525 SF	—
103	1,173 SF	—
Total	3,642 SF	—

Building 200

Unit	Base SF	Patio SF
201	2,033 SF	963 SF
202	1,054 SF	—
203	1,053 SF	—
204	1,285 SF	—
205	1,053 SF	—
206	1,054 SF	—
207	2,033 SF	—
Total	9,565 SF	963 SF

Building 300

Unit	Base SF	Patio SF
301	1,987 SF	—
302	4,091 SF	2,454 SF
Total	6,078 SF	2,454 SF

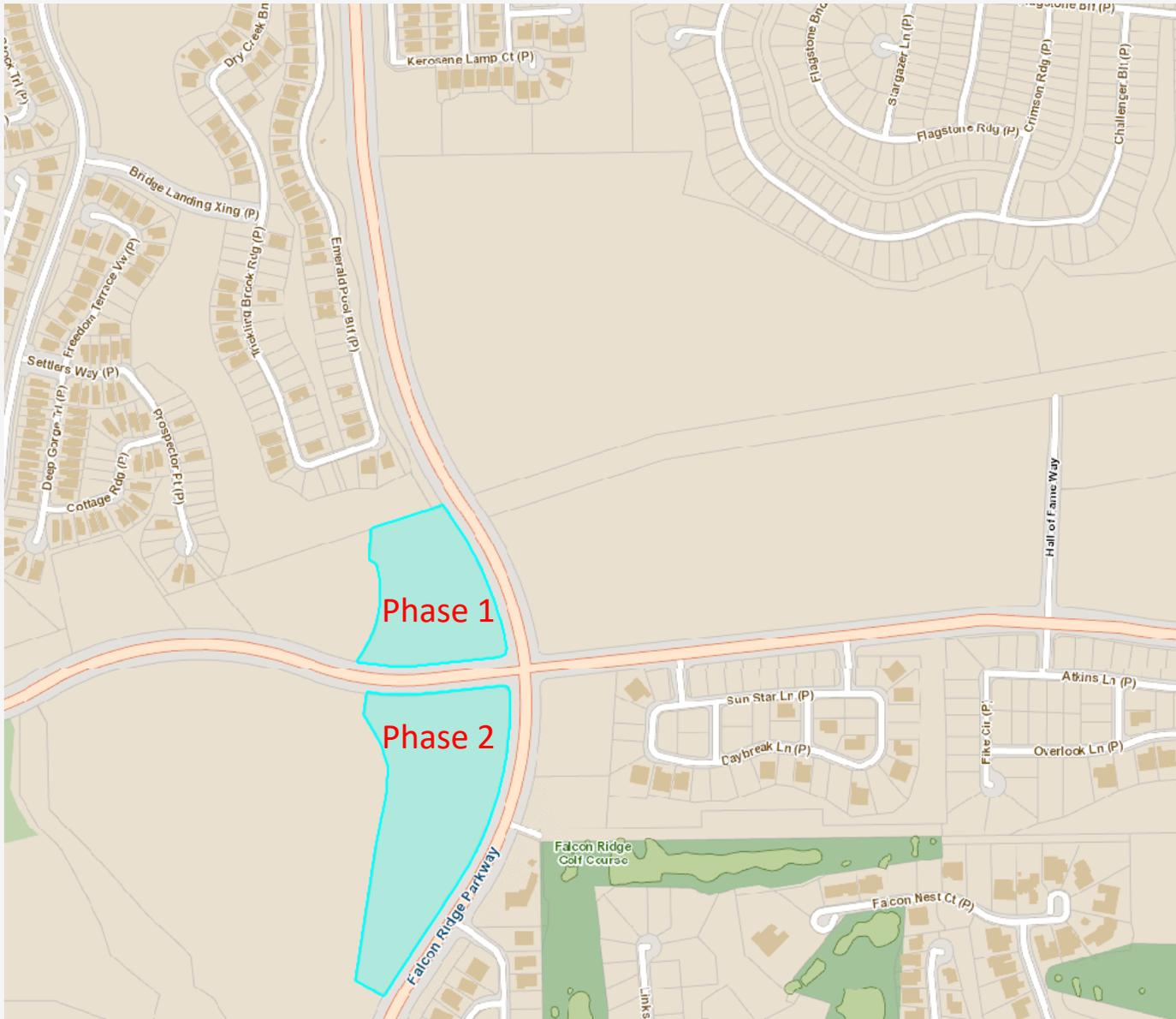
Building 400

Unit	Base SF	Patio SF
401	2,033 SF	1,401 SF
402	1,054 SF	—
403	1,053 SF	—
404	1,285 SF	—
405	1,053 SF	—
406	1,054 SF	—
407	2,033 SF	1,215 SF
Total	9,565 SF	2,616 SF

Building 500

Unit	Base SF	Patio SF
501	1,570 SF	542 SF
Total	1,570 SF	542 SF

Where Growth Meets Visibility



Located at the "Main & Main" of Mesquite's northern expansion (1225 Hardy Way), Phase 1 encompasses a 30,000+ SF ground-up retail development that offers:

Strategic Access

Hard-corner positioning at Falcon Ridge Pkwy & Hardy Way. Falcon Ridge captures 9,400 VPD.

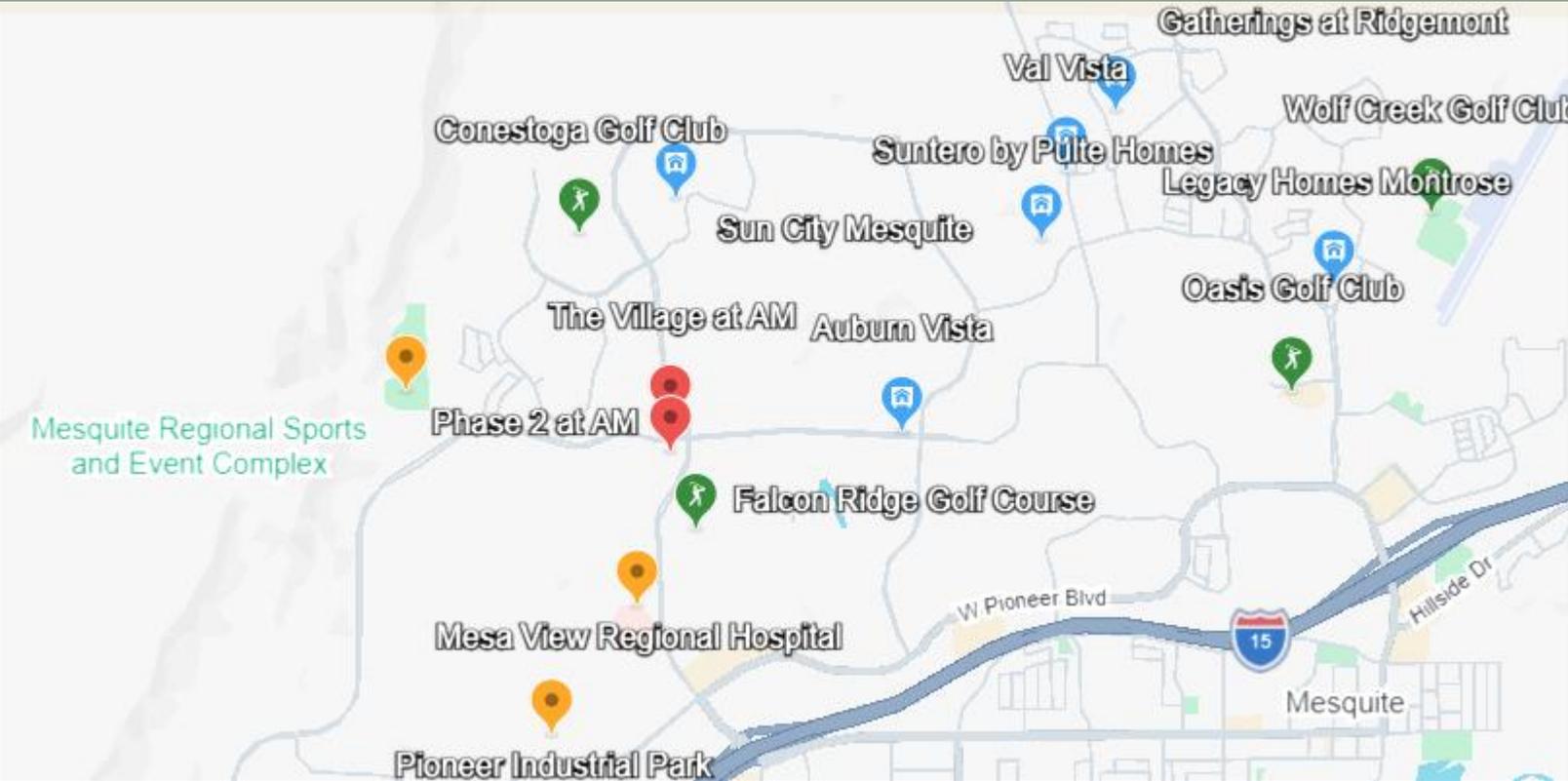
Captive Audience

Direct proximity to Sun City Mesquite (3,750+ planned homes), Mesquite Regional Sports Event Complex and Mesa View Regional Hospital and other rapidly growing residential neighborhoods.

Modern Synergy

A curated "village" atmosphere designed for high-volume dining, retail, and daily services.

Epicenter of Mesquite's Expansion



Sun City Mesquite	3,750+ planned homes. Multi-phase 55+ active adult community. Ongoing development w/ latest units completed or listed in 2026.
Mesquite Regional Sports Complex	5 expansive, lit fields and state-of-the-art cooling turf for athletes of all ages. Professional-grade amenities and stunning mountain views make it the premier desert destination for tournaments and community gatherings.
Nearby Golf Courses	Conestoga Golf Club, Falcon Ridge Golf Course, Wolf Creek Golf Course, Oasis Golf Club
Additional Housing Developments	Auburn Vista (200 homes), Sunterro (100+ homes), Val Vista (100+ homes), Montrose (70+ homes) Gatherings at Ridgemont (80+ homes)
Pioneer Industrial park	233,000 SF Class A Development offering premier, high-image logistical hub with state-of-the-art facilities.
Mesa View Regional Hospital	High-quality, compassionate care with the personalized touch of a community-focused facility.

Property Information

Flexible Floor Plans	Suites available ranging from 944 SF to 9565 SF
Core & Shell Completion	Q4 2026
Signage	On building & monument
Management	On site
Electricity	Individually metered
Zoning	CR-2
Parking	193 parking spaces 6.3/1,000 SF

Leasing Information

Base Rate	Competitive (contact owner)
Estimated NNNs	Competitive (contact owner)
Term	Negotiable
TIAs	Available (contact owner)
Timing	Core & shell delivery Q4 2026
Leasing Commissions	Market rate LCs available



	Population		
	2 miles	5 miles	10 miles
2020 Population	9,854	21,752	22,889
2024 Population	12,964	26,924	27,676
Annual Growth	7.9%	5.9%	5.2%

	Households		
	2 miles	5 miles	10 miles
2020 Households	4,668	9,840	10,305
2024 Households	6,210	12,329	12,638
Annual Growth	6.4%	4.6%	4.5%

	Income		
	2 miles	5 miles	10 miles
Avg Household Income	\$80,869	\$79,490	\$78,192
Median Household Income	\$69,319	\$65,842	\$64,286

Source: Costar

Building 100 (Drive Through) – Elevations

EXTERIOR MATERIALS

- 1 STUCCO FIELD COLOR - SHERWIN-WILLIAMS SW 7042 "SHOJI WHITE"
- 2 STUCCO ACCENT COLOR - SHERWIN-WILLIAMS SW 7640 "FAWN BRINDLE"
- 3 STONE VENEER - ELDORADO STONE ROUGH CUT "CASA BLANCA"
- 4 WESTERN STATES METAL ROOFING - CORRUGATED METAL "STREAKED RUST"
- 5 STAINED WOOD
- 6 METAL - DARK BRONZE



PERSPECTIVE VIEW



FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

Building 200 & 400 – Elevations

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PERSPECTIVE VIEW



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Building 300 – Elevations

EXTERIOR MATERIALS

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PERSPECTIVE VIEW



FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

Building 500 (Drive Through) – Elevations

EXTERIOR MATERIALS

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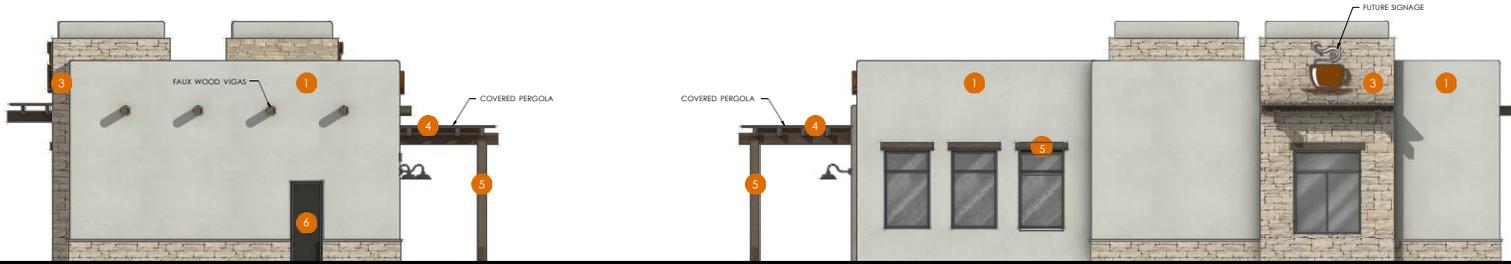


PERSPECTIVE VIEW



FRONT ELEVATION

SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

Now Leasing The Village at Adobe Mesa



For more information, please contact:

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