

FUTURE RETAIL NOW PRELEASING

KYLE CANYON RD & I-11 NEC
NORTH LAS VEGAS, NV 89143



KYLE CANYON GATEWAY
504 HOMES

KYLE CANYON
232 HOMES

PROPOSED 15 AC
RETAIL CENTER

MONUMENT
HILLS
6,000 HOMES

NW REGIONAL
PARK

SINGLE FAMILY

RETAIL
RETAIL



KYLE CANYON RD

SINGLE FAMILY

FUTURE
HIGH SCHOOL

SUNSTONE
3,000 HOMES
AT BUILD-OUT

SKYE CANYON PARK DR



RETAIL

IRON MOUNTAIN RD

SCHERKENBACK ES

SKYE
CANYON
6,500 HOMES
AT BUILD-OUT

ELYSIAN AT
SKYE CANYON

BILBRAY ES

BASE APMTS

SKYE CANYON
MARKETPLACE



USO BLANCA RD



SKYE CANYON PKWY

30,500 VPD


ABOUT THE PROPERTY

FUTURE RETAIL

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Embedded in the Sunstone Master-Planned Community

- ±15-acre retail center offering shop space, pad sites, and drive-thru opportunities, thoughtfully designed with ample parking and landscaped open spaces in the heart of the 630-acre Sunstone master-planned community.
- Strategically positioned within a dense master-planned residential corridor, surrounded by Skye Canyon (6,500 homes), Spring Mountain Ranch (1,760 homes), and the planned Monument Hills community (6,000 homes)
- Located in a trade area with extremely limited existing retail options, creating a strong opportunity to serve a growing residential base
- Direct visibility and convenient access from the I-11 freeway, providing strong exposure for the project
- Proximity to major lifestyle and recreational destinations, including Mount Charleston, Floyd Lamb State Park, and Paiute Golf Park

 **125-06-210-001**
125-06-399-002
125-06-310-001

APN

 **GENERAL COMMERCIAL (C-2)**
ZONING

 **15 ACRES**
TOTAL AREA



SITE PLAN

FUTURE RETAIL

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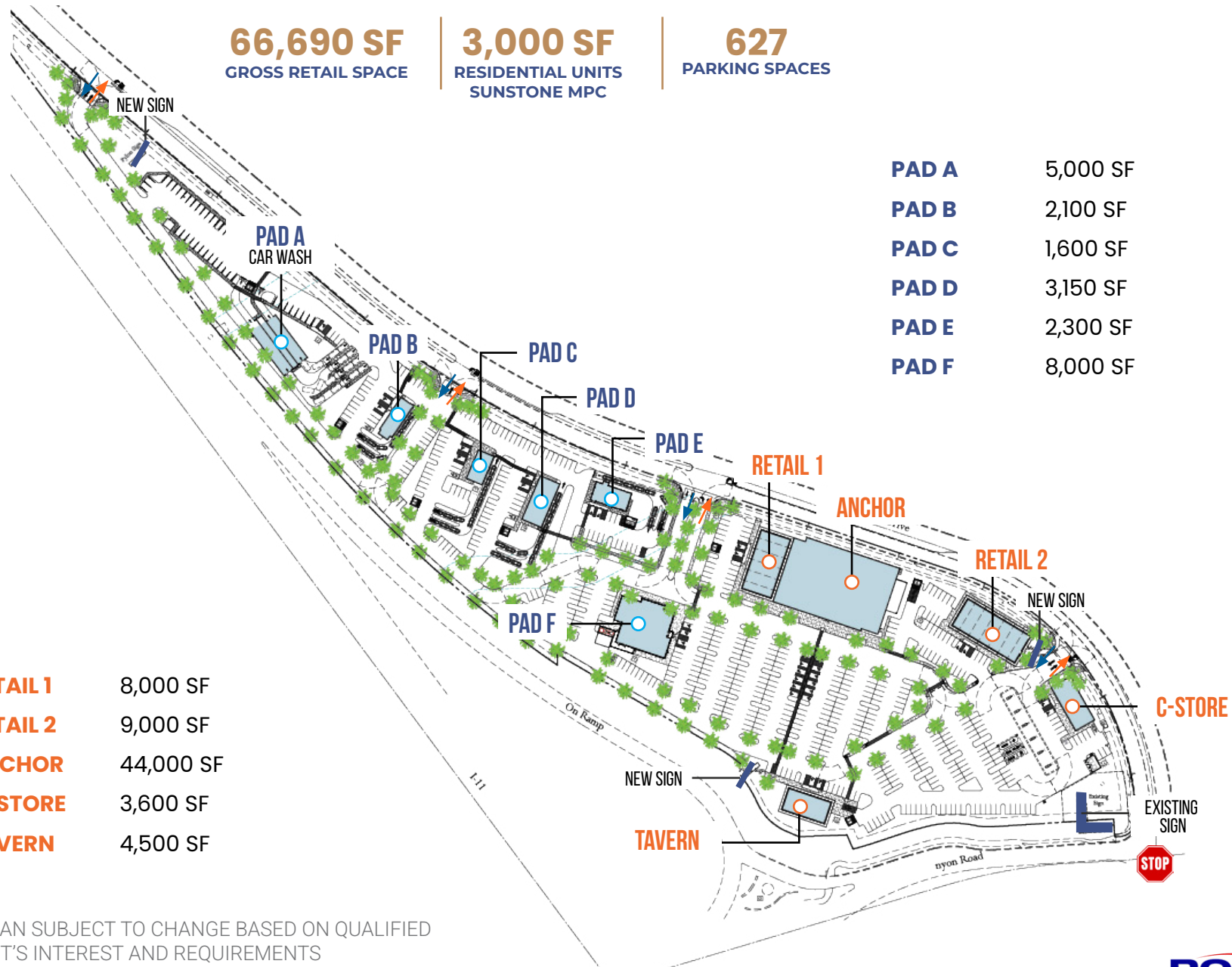
66,690 SF
GROSS RETAIL SPACE

3,000 SF
RESIDENTIAL UNITS
SUNSTONE MPC

627
PARKING SPACES

PAD A	5,000 SF
PAD B	2,100 SF
PAD C	1,600 SF
PAD D	3,150 SF
PAD E	2,300 SF
PAD F	8,000 SF

RETAIL 1	8,000 SF
RETAIL 2	9,000 SF
ANCHOR	44,000 SF
C-STORE	3,600 SF
TAVERN	4,500 SF



SITEPLAN SUBJECT TO CHANGE BASED ON QUALIFIED
TENANT'S INTEREST AND REQUIREMENTS

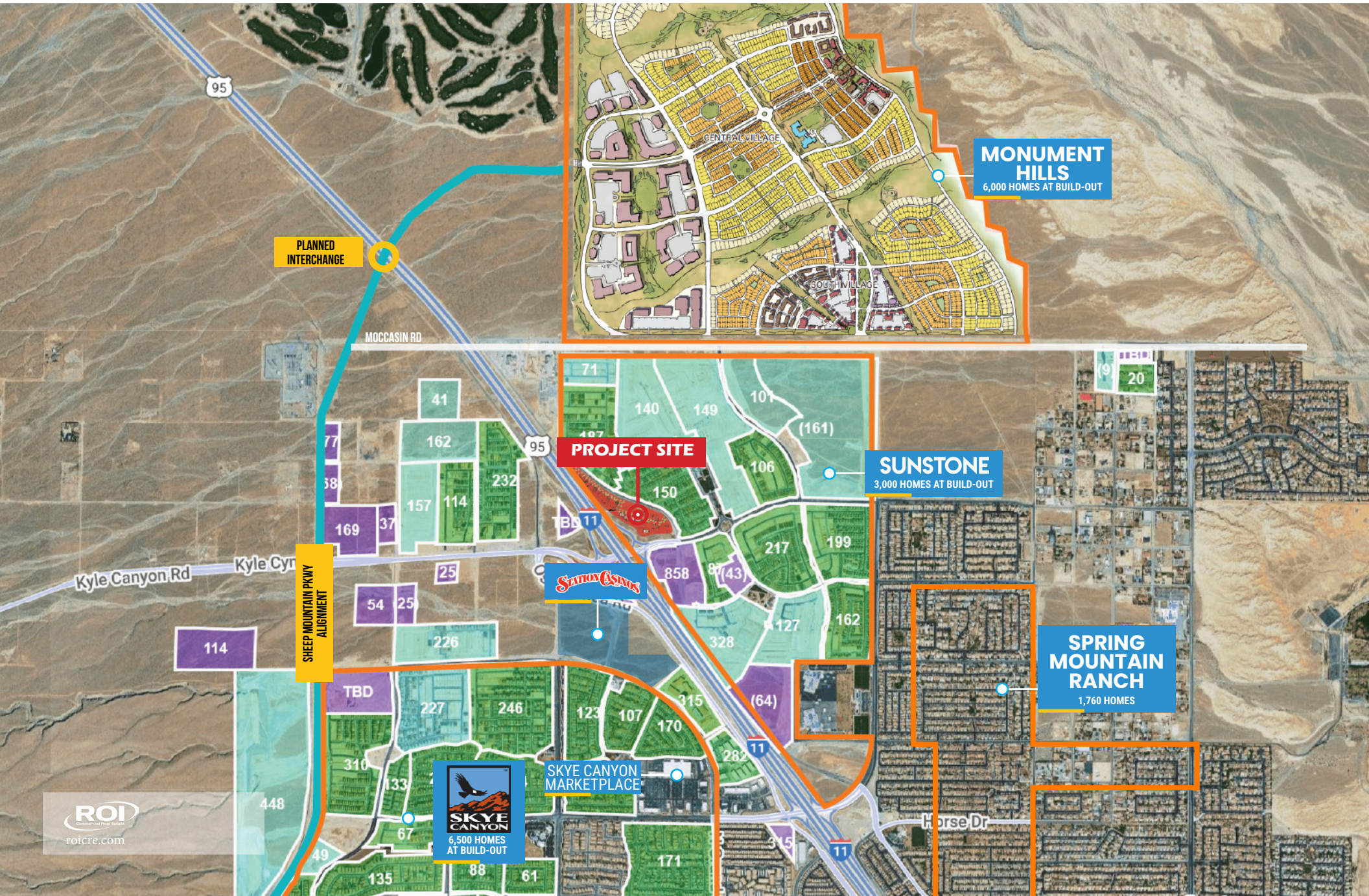
HOUSING

HOUSING STATUS



FUTURE RETAIL

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KYLE CANYON

DEVELOPMENT PIPELINE

FUTURE RETAIL




Kyle Canyon Rd & I-11 NEC
North Las Vegas, NV 89143

- RESIDENTIAL
- RETAIL/BUSINESS






FUTURE RETAIL LEASING INFO

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