

Cannery Corner

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

Click here for an interactive drone aerial



- **3,198 SF freestanding fast food restaurant with drive-thru available**
- **1,837 SF endcap restaurant available**
- Join national tenants including Lowe's, Sam's Club, Chipotle, Five Guys, Jamba, and many more
- More than 1,000,000 customers visit Cannery Corner annually, equating to more than 19,000 weekly visits
- The property is located just 1/2 mile west of the I-15 freeway with exposure to an incredible 95,500 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

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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 principal 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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Building Type: Anchored Retail Center
Freestanding Drive-thru: 3,198 SF
Endcap Restaurant Available: 1,837 SF
Lease Rate: Contact Broker
NNN: Contact Broker
Zoning: C-2 (City of North Las Vegas)
Traffic Counts: ± 95,500 cars per day

Average Annual Visitors

Total Visits	1,003,200
Unique Visitors	766,800

Daytime Employee Population

One Mile Radius	6,756 employees
Three Mile Radius	33,119 employees

Annual Household Income

One Mile Radius	\$104,893
Three Mile Radius	\$90,037



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Street-front Pads Site Plan



Building & Suite	Tenant	Square Feet	Building & Suite	Tenant	Square Feet
2520-100	AVAILABLE - DO NOT DISTURB TENANT	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	1,401
2520-115	Poke Sushitto	1,110	2590-100	Sherwin Williams Paint	4,779
2520-120	T-Swirl Crepes	2,475	2598-100	Crumbl Cookies	1,733
2546-100	Chipotle Mexican Grill	2,389	2598-105	T-Mobile	2,222
2546-105	Subway	1,284	2620	In Touch Credit Union	4,000
2546-110	SportClips	1,462	2630	Famous Dave's	6,529
2546-115	Pinot's Palette	2,230	2670	Drive-thru Fast Food Restaurant	3,198
2546-120	Hummus Republic	1,149			



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Shopping Center Site Plan



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