

For Lease: Retail Pad Available

Centennial Crossroads Plaza

6400 & 6454 Sky Pointe Drive, Las Vegas, NV 89131

Colliers



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Target & Vons Anchored Center

Accelerating success.

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Centennial Crossroads Plaza is a well occupied grocery anchored center with nationally recognized tenants that include Vons, Target (NAP), and Chase Bank among others.

Strategically positioned at the intersection of the Interstate 215 and US 95 Freeways, the Property features exceptional visibility and direct access to two of the busiest freeways in the state.

Property Highlights

| | |
|----------------------------|-----------------------------------|
| Space Available For Lease: | Retail Pad |
| Shopping Center Size: | ±9.62 acres |
| Year Built: | 2005 |
| APN(s): | 125-21-813-001 and 125-21-813-002 |
| I-215 & US95 | 200,000+ CPD |
| N. Buffalo Drive | 16,700 CPD |

Est. Traffic Count 2024

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Demographics

2024 Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|------------------------------------|-----------|-----------|-----------|
| 2024 Population | 11,784 | 112,532 | 309,500 |
| 2024 Total Households | 4,715 | 40,908 | 112,356 |
| 2024 Average Household Income | \$107,153 | \$130,112 | \$122,476 |
| 2024 Per Capita Income | \$42,362 | \$47,363 | \$44,334 |
| 2024 Owner Occupied Housing Units | 2,803 | 30,338 | 84,144 |
| 2024 Renter Occupied Housing Units | 1,912 | 10,570 | 28,212 |

2029 Estimated Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|------------------------------------|-----------|-----------|-----------|
| 2029 Estimated Population | 12,937 | 116,746 | 321,681 |
| 2029 Estimated Total Households | 5,206 | 42,943 | 117,968 |
| 2029 Average Household Income | \$125,723 | \$149,932 | \$142,771 |
| 2029 Estimated Per Capita Income | \$50,054 | \$55,234 | \$52,207 |
| 2029 Owner Occupied Housing Units | 2,961 | 32,004 | 89,084 |
| 2029 Renter Occupied Housing Units | 2,245 | 10,939 | 28,884 |

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

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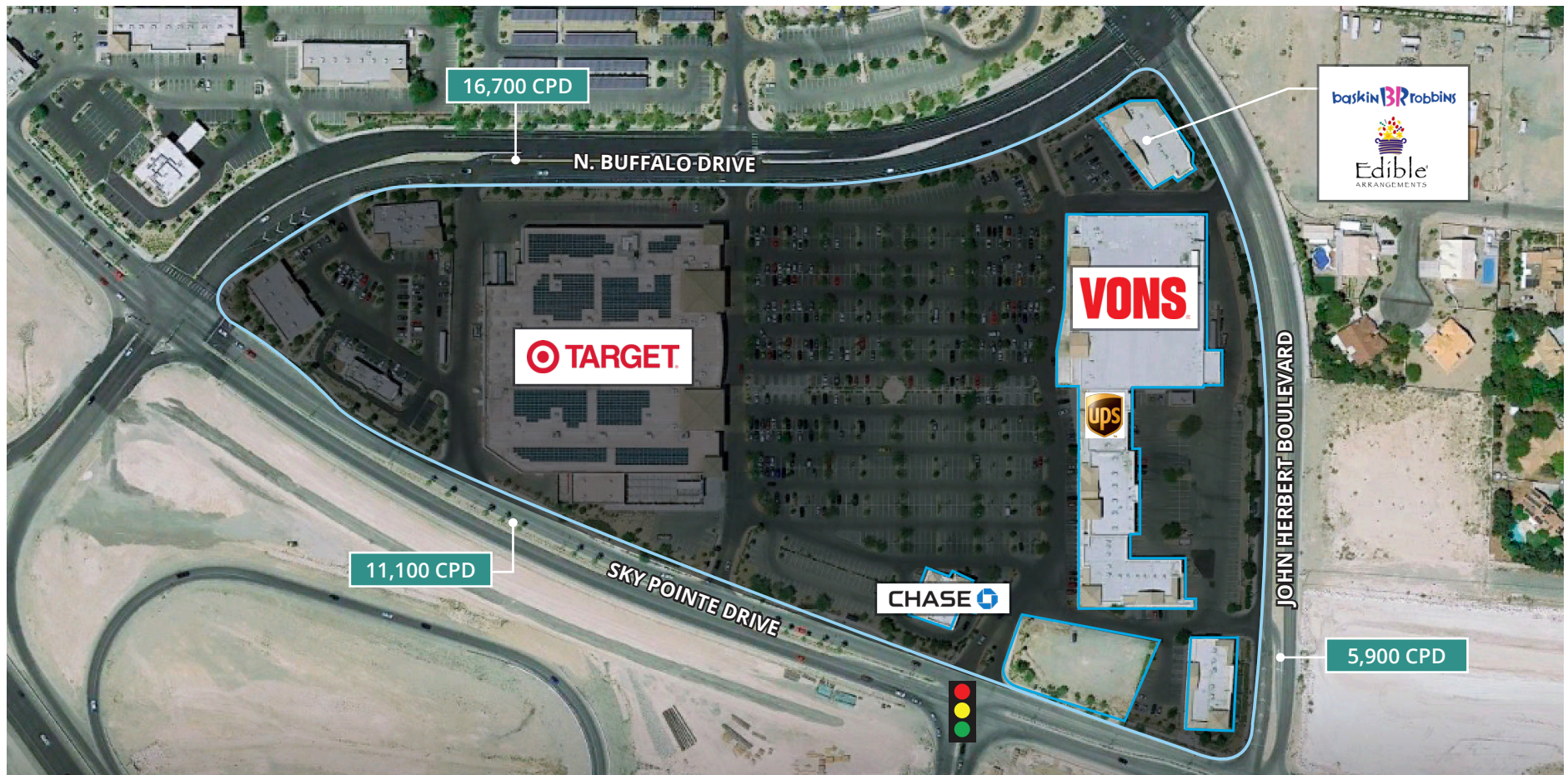
Northwest Submarket

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Site Plan



For Illustration Purposes Only. Not To Scale.

| Unit | Tenant | SF |
|---------|------------------------------------|---------|
| 5-110 | Baskin Robbins | ±1,222 |
| 5-120 | PC Gamers | ±1,163 |
| 5-130 | Break Time Vape Store | ±1,680 |
| 5-140 | Sassy Nails | ±2,000 |
| 5-150 | US Army | ±1,537 |
| 5-160 | Edible Arrangements | ±1,537 |
| 6450 | Vons Grocery | ±55,256 |
| 4-110 | iPhone Doctor | ±1,366 |
| 4-120 | Complete Cleaners | ±1,298 |
| 4-130 | Vegas Trading Cards & Collectables | ±1,232 |
| 4-140 | The UPS Store | ±1,200 |
| 4-150 | Puppies For Less | ±1,200 |
| 3-110 | Little Dumpling | ±1,400 |
| 3-120 | Smoke and Décor | ±1,400 |
| 3-130 | Molly's | ±3,733 |
| 3-150 | Wright Chiropractic | ±1,400 |
| 3-160 | US Marines | ±1,447 |
| 2-110 | Arize Medical Supply | ±1,485 |
| 2-120 | Centennial Hills Barber Shop | ±925 |
| 2-140 | Dog Supply | ±3,147 |
| 2-150 | Michi Salon | ±3,200 |
| 2-170 | Sky Dental | ±2,175 |
| 6-140 | Victory Marshal Arts | ±4,140 |
| 6-150 | Meraki Dance Studio | ±3,985 |
| 6460 | JP Morgan Chase Bank | ±4,300 |
| Lot 2-A | Available | ±27,161 |

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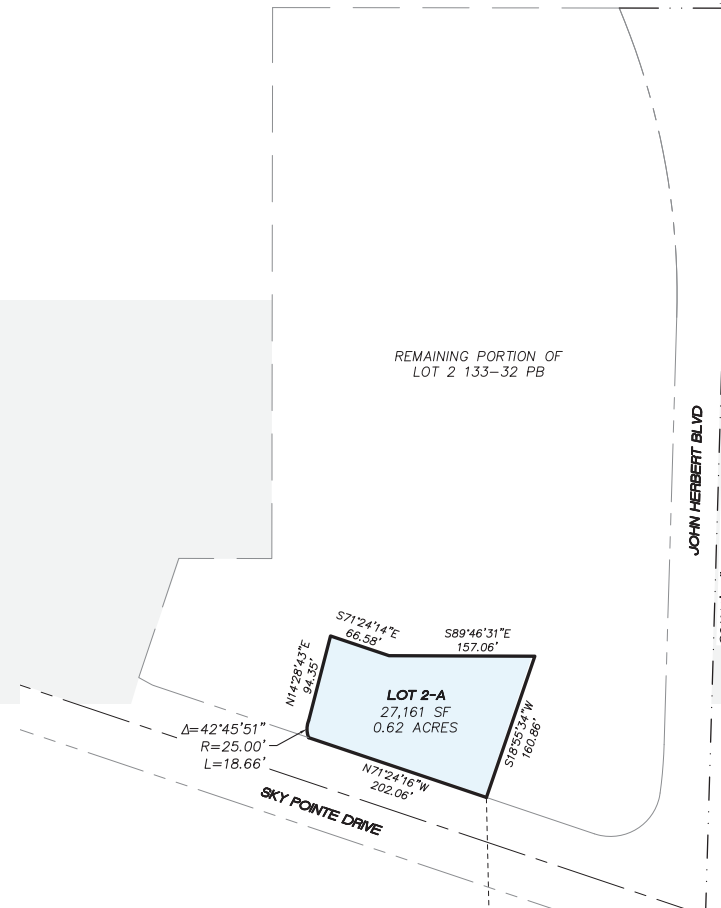
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Pad Site Plan

Retail Pad

±0.62 AC / ±27,161 SF
Lot 2-A



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Tenant Overview

The Vons logo, consisting of the word "VONS" in a bold, red, sans-serif font.

Vons Grocery (Albertson's)

Vons is a Southern California and Southern Nevada supermarket chain owned by Albertsons. In March 2014, Cerberus Capital Management, which owns rival grocery chain Albertsons, agreed to purchase Vons' parent, Safeway. Vons currently operates 273 locations.



Edible Arrangements

Edible Arrangements is a U.S.-based franchising business that specializes in fresh fruit arrangements that meld the concept of fruit baskets with designs inspired by the floral business. The company also sells a variety of specialty fruit gift items, such as gift boxes featuring premium chocolate dipped fruit, and fresh-fruit-to-go products. Edible Arrangements currently has over 1,300 stores in over 14 countries. The company generated over \$480 million in revenue in 2016.

The Chase logo, featuring the word "CHASE" in a bold, black, sans-serif font next to a blue square icon with a white geometric design.

JP Morgan Chase Bank

JPMorgan Chase Bank is a national bank that is the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase. Chase offers more than 5,100 branches and 16,000 ATM's nationwide.



The Ups Store

United Parcel Service (UPS) is the world's largest package delivery company and is a provider of supply chain management solutions. UPS delivers more than 15 million packages per day to more than 7.9 million customers in more than 220 countries and territories around the world. UPS also operates its own airline and air cargo delivery service. In 2016, the Company generated \$60.1 billion in revenue.

The Baskin-Robbins logo, featuring the words "baskin" and "robbins" in a blue, lowercase font with a stylized "BR" in the middle.

Baskin Robbins

Baskin-Robbins is the world's largest chain of ice cream specialty shop restaurants. The company was founded in 1945, is privately-held, and is known for its "31 flavors" slogan, with the idea that a customer could have a different flavor every day of any month. Baskin and Robbins believed that people should be able to sample flavors until they found one they wanted to buy. The company has introduced more than 1,000 flavors since 1945. The company has over 7,500 locations internationally.

Well Occupied Grocery Anchored Center

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Property Photos

