

# NOW PRE-LEASING



1,200 – 24,000 SF Retail

CENTURION @ INSPIRADA TOWN CENTER

Miles Sansone

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[www.SansoneCompanies.com](http://www.SansoneCompanies.com)





**LEASING DETAILS**

IN-LINE & PAD SPACE AVAILABLE	1,200+ SQFT
IN-LINE LEASE RATE	\$4.50 PSF NNN
JR BOX SPACE AVAILABLE	24,000 SQFT
JR BOX LEASE RATE	AVAILABLE UPON REQUEST

- Adjacent to future Station Casino
- Located at the Heart of the Inspirada Town Center
- One of the fastest residential growth communities in the country
- Over 600 apartments being developed on site with 400+ in immediate vicinity in development

**DEMOGRAPHICS**

POPULATION	1-mile	3-mile	5-mile
2023 Population	4,684	34,706	125,572
HOUSEHOLDS	1-mile	3-mile	5-mile
2023 Households	1,879	15,463	49,053
INCOME	1-mile	3-mile	5-mile
2023 Average Household Income	\$134,251	\$120,896	\$118,490

W E L C O M E  
TO Fabulous  
LAS VEGAS  
NEVADA

HARRY REID  
INTERNATIONAL  
LAS VEGAS



LAS VEGAS BLVD

ST ROSE PKWY



a s c a y a



VIA INSPIRADA

**SITE**



# CENTURION @ INSPIRADA TOWN CENTER

AERIAL MAP

The information herein was obtained from sources deemed reliable; however Sansone Companies & SRES makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.



LAS VEGAS BLVD

ST ROSE PKWY



ascaya



VIA INSPIRADA

VIA NOBILA



FUTURE I-15 CONNECTION



AERIAL MAP

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APPROX. 280  
APARTMENTS  
UNDER  
DEVELOPMENT

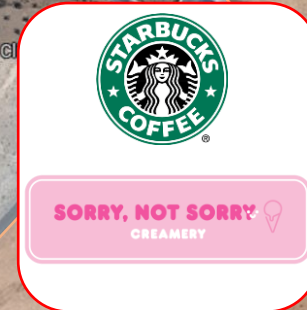
NEW STATION CASINO SITE



Future  
Residential  
Development

Future  
Residential  
Development

**SITE**



Future  
Commercial  
Development

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Via Centro

Via Inspirada



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<b>BLDG. 02</b>	<b>10,625 SF</b>	<b>BLDG. 06</b>	<b>10,631 SF</b>
<b>BLDG. 03</b>	<b>8,628 SF</b>	<b>BLDG. 07</b>	<b>4,623 SF</b>
<b>BLDG. 04</b>	<b>17,673 SF</b>	<b>BLDG. 08</b>	<b>23,417 SF</b>
<b>BLDG. 05</b>	<b>7,546 SF</b>	<b>BLDG. 09</b>	<b>3,658 SF</b>





BLDG. 06  
10,631 SF

BLDG. 09  
3,658 SF

BLDG. 02  
10,625 SF

BLDG. 07  
4,623 SF

BLDG. 08  
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Via Inspirada

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SHOPPING CENTER SITE PLAN



BLDG. 02	10,625 SF	BLDG. 06	10,631 SF
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