

# Tenaya Village

7220 - 7290 WEST AZURE DRIVE  
LAS VEGAS, NV 89130



## Highlights

- 49,554 SF strip retail center in the desirable Centennial Hills submarket
- Join daily traffic generators Starbucks, Timbers Bar & Grill, Frijoles & Frescas, Capriotti's and more
- NDOT just completed a new 215 Beltway interchange at Sky Pointe Drive, increasing access to the center from the beltway
- Located within the Town Center District serving the northwest trade area
- Strong surrounding demographics; annual incomes exceed \$126,000 within three miles
- Wing Stop, Milan Laser Hair Removal & Astrana Health now open

**Building Type:** Strip Retail Center

**Available Space:** 1,200 SF

**Lease Rate:** \$2.60/SF/mo. NNN

**NNN:** \$0.93/SF/mo.

**Zoning:** T-C (City of Las Vegas)

### Residential Population

One Mile Radius	10,364 residents
Three Mile Radius	121,521 residents

### Total Daytime Population

One Mile Radius	5,096
Three Mile Radius	20,857

### Annual Household Income

One Mile Radius	\$98,899
Three Mile Radius	\$126,458

**Mike Zobrist**

Managing Director  
t 702-405-1755  
mike.zobrist@nrmk.com  
S.70489

**Lauren Tabeeek, CCIM**

Managing Director  
t 702-405-1707  
lauren.tabeeek@nrmk.com  
S.74477.LLC

**Scott Price**

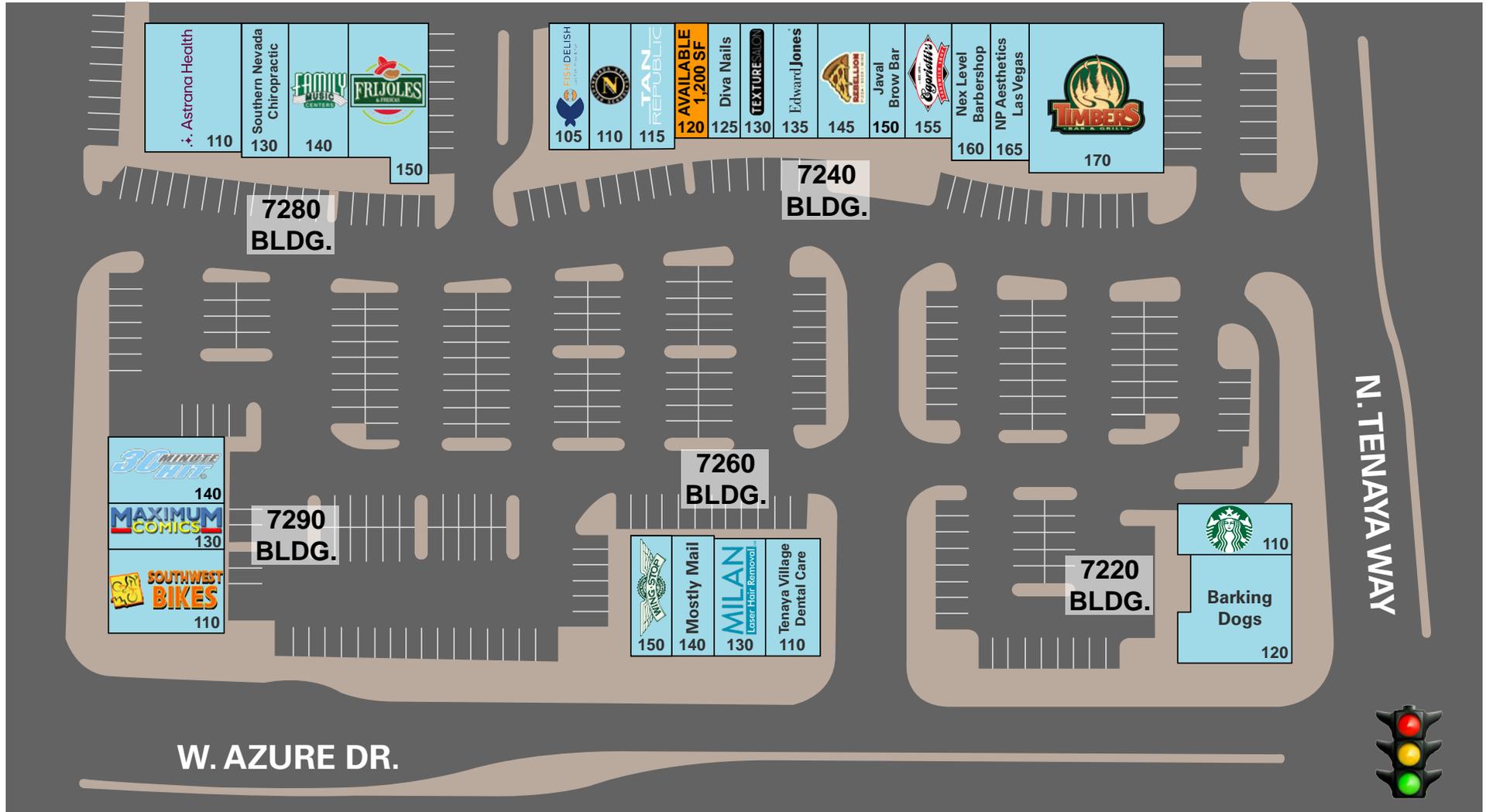
Associate  
t 702-405-1728  
scott.price@nrmk.com  
S.174018



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## Site Plan



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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