

For Lease: ±3,200 SF Turnkey Salon Space Available

Centennial Crossroads Plaza

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



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Target & Vons Anchored Center

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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.

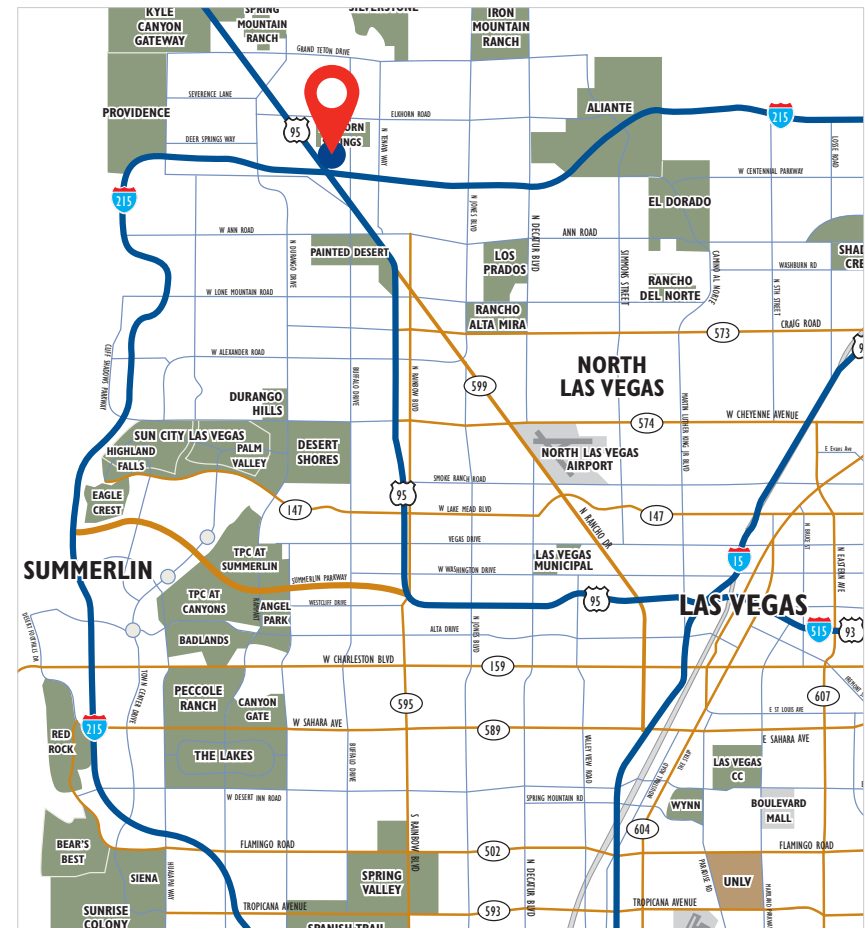
Property Highlights

Space Available For Lease:	±3,200 SF
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 2023

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Demographic Report

2023 Demographics

	1-Mile	3-Mile	5-Mile
2023 Population	11,571	114,874	310,511
2023 Total Households	4,585	41,610	112,385
2023 Average Household Income	\$99,051	\$121,913	\$113,458
2023 Per Capita Income	\$38,755	\$44,403	\$41,058
2023 Owner Occupied Housing Units	2,545	30,118	80,799
2023 Renter Occupied Housing Units	2,040	11,492	31,586

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

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2028 Estimated Demographics

	1-Mile	3-Mile	5-Mile
2028 Estimated Population	11,753	116,820	319,978
2028 Estimated Total Households	4,707	42,809	116,938
2028 Average Household Income	\$116,057	\$140,665	\$132,192
2028 Estimated Per Capita Income	\$45,886	\$51,844	\$48,298
2028 Owner Occupied Housing Units	2,677	31,484	85,353
2028 Renter Occupied Housing Units	2,030	11,325	31,586

Northwest Submarket

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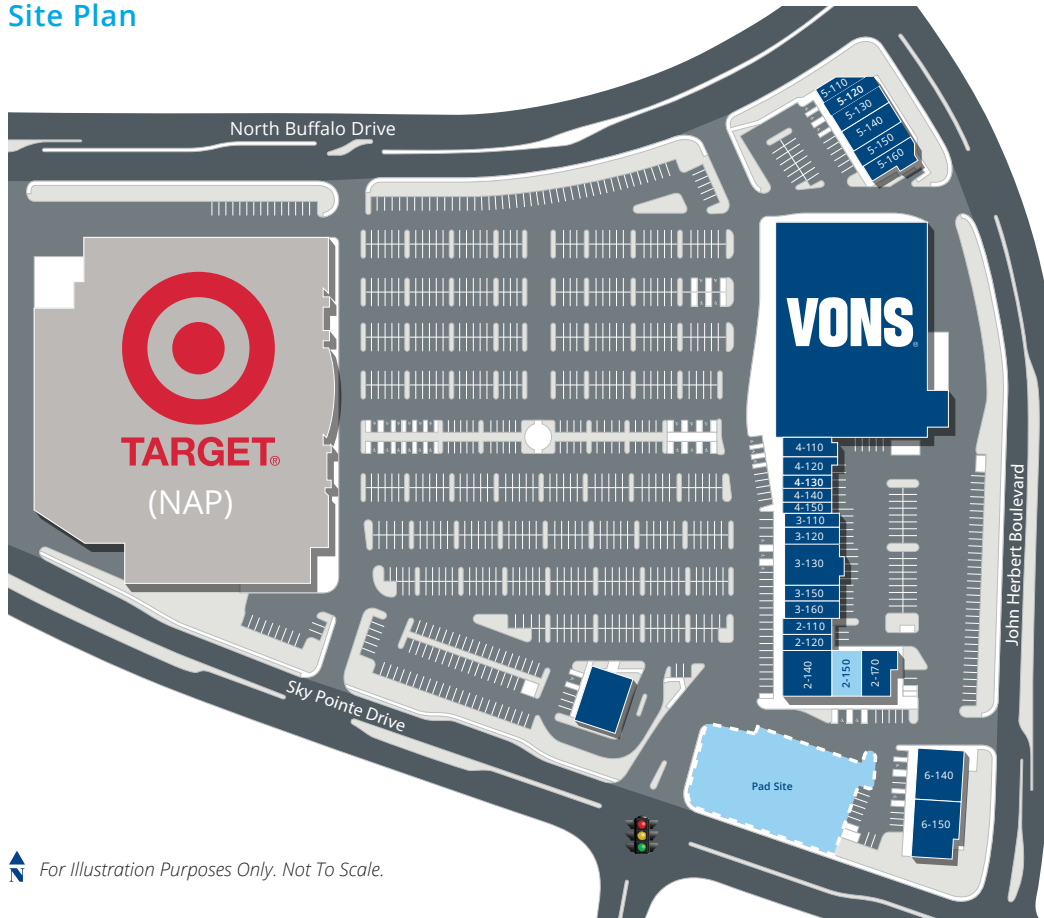
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Site Plan



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 - Coming Q1 2024	±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	Obsidian Black Yoga	±1,447
2-110	Arize Medical Supply	±1,485
2-120	Centennial Hills Barber Shop	±925
2-140	Dog Supply	±3,147
2-150	Available - Turnkey 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
Pad Site	Available	TBD

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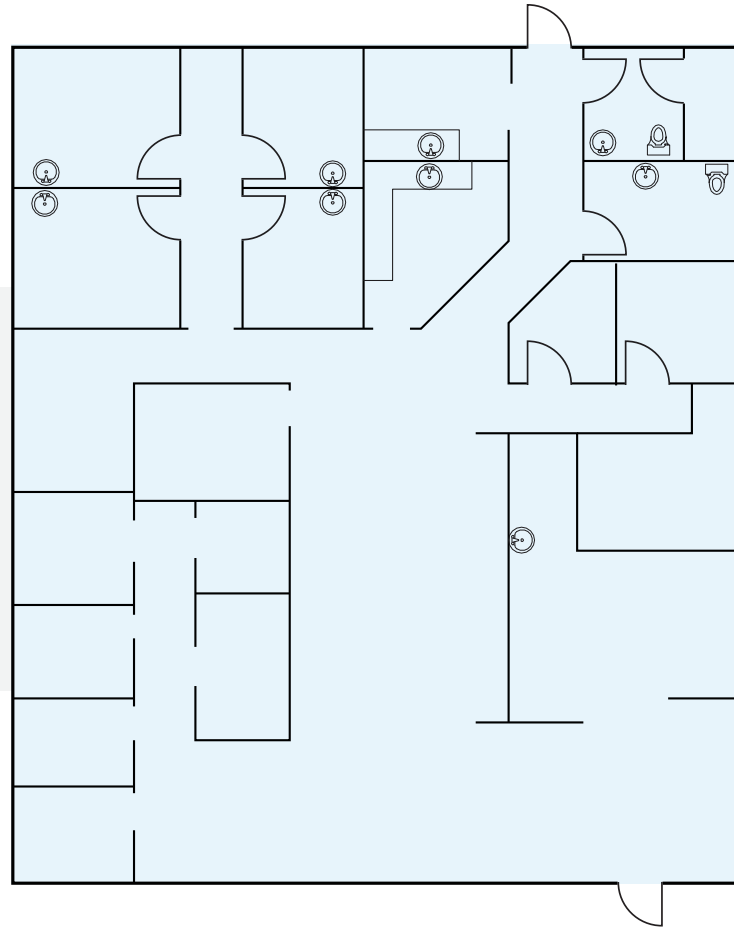
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Floor Plan

Suite 2-150

6400 Sky Pointe Drive

±3,200 SF
Turnkey Salon



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Suite 2-150 Images



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Tenant Overview

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.

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.

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

