

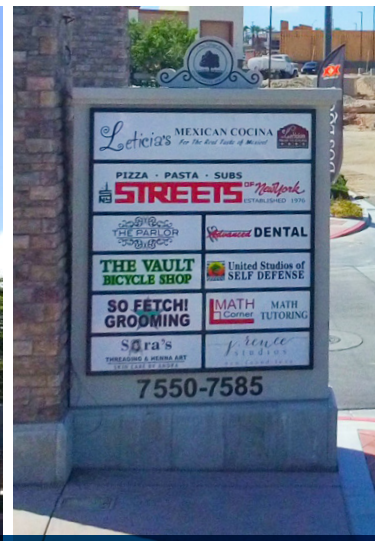
FOR LEASE

The Village at Centennial Springs

7557 Norman Rockwell Lane, Las Vegas, Nevada 89143

Pad Available For Sale: \$850,000 (Up to 4,500 SF)
\$85,000 Ground Lease

Retail Space Available $\pm 1,119$ SF - $\pm 1,640$ SF
\$1.65 PSF (NNN \$0.52 NNN)



BRETT RATHER

+1 702 575 1645

brett.rather@colliers.com

STEVE NEIGER

+1 702 592 7187

steve.neiger@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas



FOR LEASE

The Village at Centennial Springs

7557 Norman Rockwell Lane, Las Vegas, Nevada 89143

Pad Available For Sale: \$850,000 (Up to 4,500 SF)
\$85,000 Ground Lease

Retail Space Available $\pm 1,119$ SF - $\pm 1,640$ SF
\$1.65 PSF (NNN \$0.52 NNN)

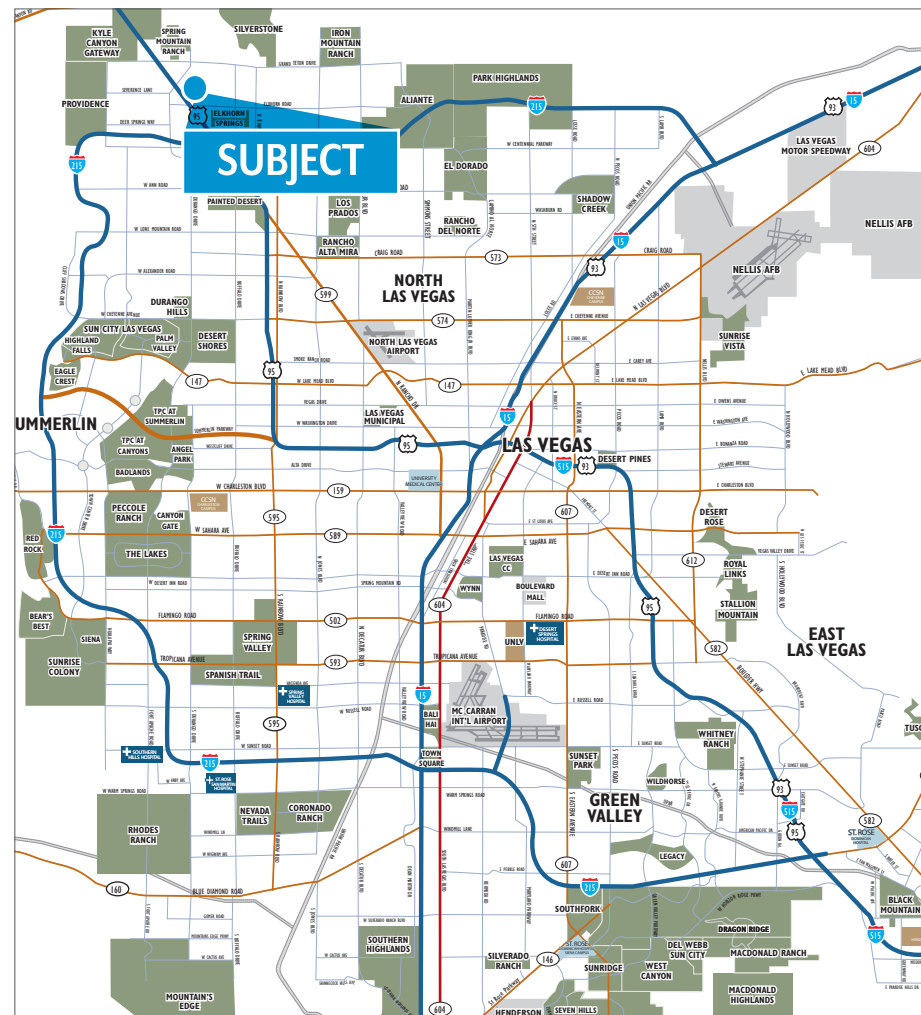
PROPERTY HIGHLIGHTS

- Easy Access to the US-95 & I-215 Beltway
- Unique Mixed-use Community
- Under New Ownership - Planned New Multifamily Development for Vacant Land Coming Soon
- Tenant Improvement Dollars Available
- Competitive Lease Rates for Farm/Durango Corridor
- Building 3, Suite 130 ($\pm 1,119$ SF) space has a grease trap
- Pad Site Available of Tule Springs Street and Farm Road

Note: One or more Colliers International agents is an owner/licensee

DEMOGRAPHICS (2016)

	1 MILE	3 MILES	5 MILES
Daytime Population	3,746	15,031	28,563
Population	26,111	96,080	194,527
Households	8,927	33,130	66,600
Average HH Income	\$78,237	\$89,450	\$89,855



BRETT RATHER

+1 702 575 1645

brett.rather@colliers.com

STEVE NEIGER

+1 702 592 7187

steve.neiger@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas



FOR LEASE

The Village at Centennial Springs

7557 Norman Rockwell Lane, Las Vegas, Nevada 89143

Pad Available For Sale: \$850,000 (Up to 4,500 SF)
\$85,000 Ground Lease

Retail Space Available $\pm 1,119$ SF - $\pm 1,640$ SF
\$1.65 PSF (NNN \$0.52 NNN)



SUITE	PROPERTY TYPE	SIZE	CONDITION
Building 2			
110	-	-	Leticia's Mexican Cantina
120	-	-	Shall We Play A Game
130	-	-	Vault Bike Shop
140	-	-	Nevada Asset Preservation
Building 3			
110	-	-	USSD Karate
120	-	-	So Fetch - Canine Salon
130	Retail	1,119 SF	Grey Shell with Grease Trap
Building 7			
110-140	-	-	Streets of New York
160	-	-	VIP Realty
170	-	-	Sara's Threading
210	-	-	J&J Photography
250	-	-	The Math Corner
270	-	-	Lucinda Flint Photography
Building 13			
110	-	-	Big Apple Cleaners
130	Retail/Office	1,640 SF	Grey Shell
Vacant Pad			
150	Land	Up To $\pm 4,500$ SF	Vacant Pad



BRETT RATHER

+1 702 575 1645

brett.rather@colliers.com

STEVE NEIGER

+1 702 592 7187

steve.neiger@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas



FOR LEASE

The Village at Centennial Springs

7557 Norman Rockwell Lane, Las Vegas, Nevada 89143

Pad Available For Sale: \$850,000 (Up to 4,500 SF)
\$85,000 Ground Lease

Retail Space Available $\pm 1,119$ SF - $\pm 1,640$ SF
\$1.65 PSF (NNN \$0.52 NNN)



BRETT RATHER

+1 702 575 1645

brett.rather@colliers.com

STEVE NEIGER

+1 702 592 7187

steve.neiger@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
T +1 702 735 5700
www.colliers.com/lasvegas

Colliers
INTERNATIONAL