

FOR LEASE

CENTENNIAL CROSSROADS PLAZA

6400 & 6454 SKY POINTE DRIVE, LAS VEGAS, NV 89131

Colliers
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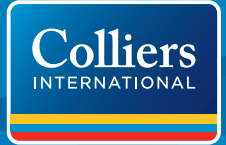
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Centennial Crossroads Plaza (the “Property”), is a well occupied grocery anchored center with nationally recognized tenants that include Vons, Target (NAP), and Chase Bank among others. Strategically positioned at the intersection of the Interstate 215 and US 95 Freeways, the Property features exceptional visibility and direct access to two of the busiest freeways in the state.

PROPERTY HIGHLIGHTS

SHOPPING CENTER SIZE:	±9.62 acres
YEAR BUILT:	2005
APN:	125-21-813-001 & 125-21-813-002
SPACE AVAILABLE FOR LEASE:	±1,400 - ±2,900 SF

Sky Pointe Drive	12,000 CPD
North Buffalo Drive	8,813 CPD

EST TRAFFIC COUNT 2014



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POPULATION AND INCOME				
	2017 EST. POPULATION	2017 AVG. HOUSEHOLD INCOME	2022 EST. POPULATION	2022 AVG. HOUSEHOLD INCOME
1 MILE	11,082	\$79,898	12,002	\$88,313
3 MILE	110,887	\$91,614	122,594	\$101,707
5 MILE	284,790	\$85,310	314,145	\$95,352

POPULATION BY RACE 2017				
	CAUCASIAN	AFRICAN AMERICAN	HISPANIC	ASIAN
1 MILE	7,585	1,418	2,235	591
3 MILES	77,597	11,786	19,273	7,736
5 MILES	189,294	34,222	55,826	21,262

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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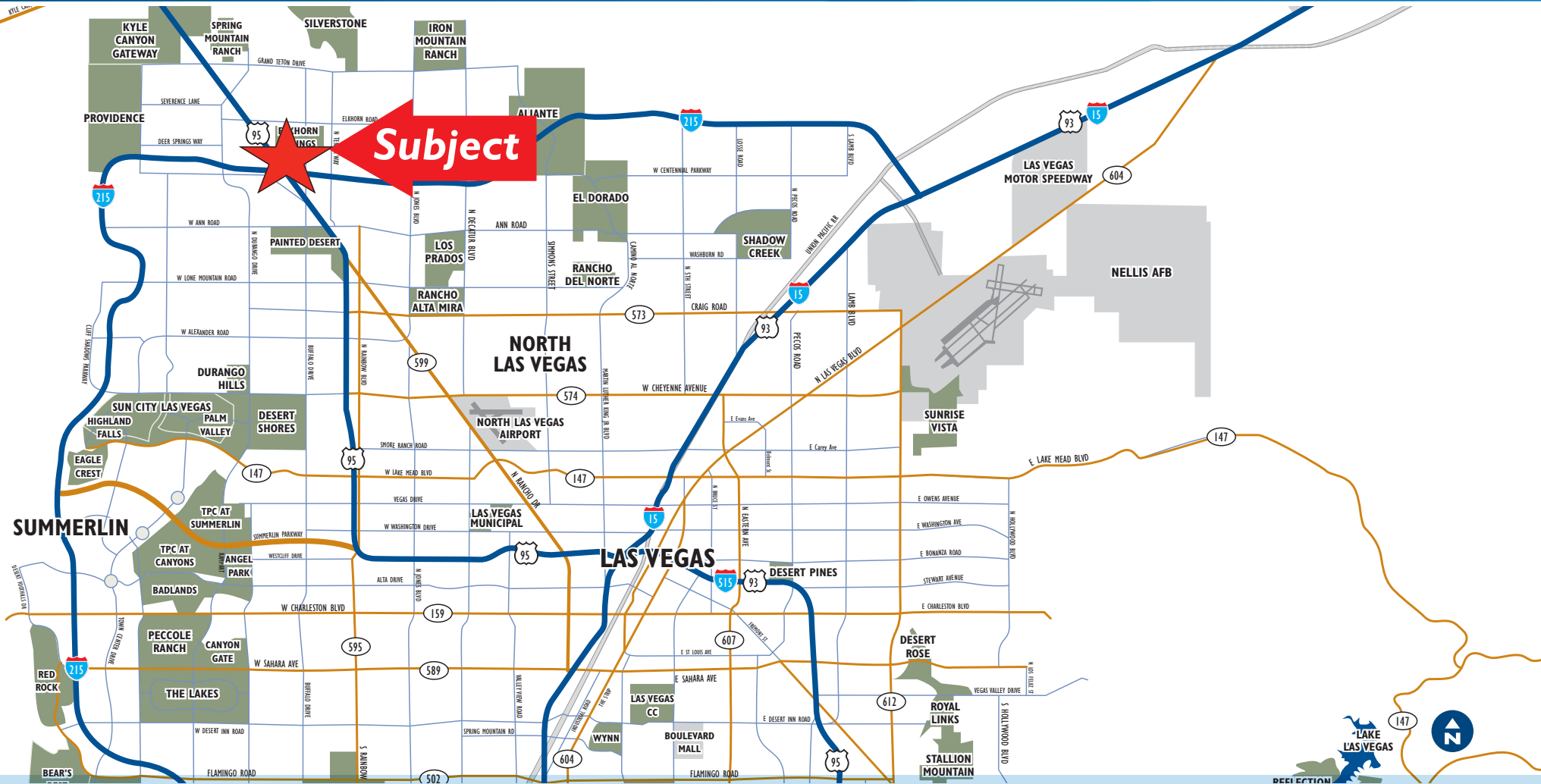
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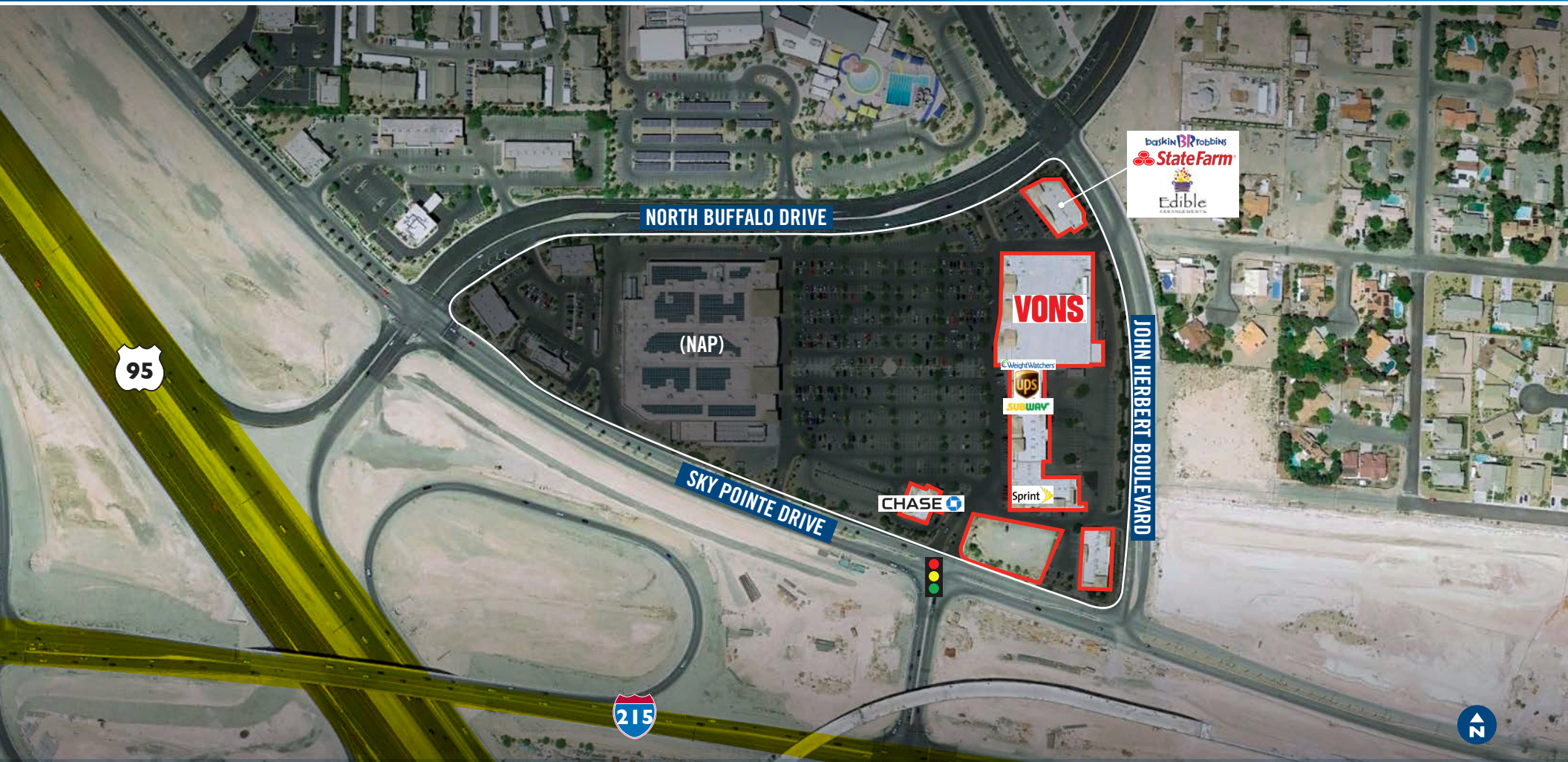
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UNIT	TENANT	SF
5-110	Baskin Robbins	1,222
5-120	State Farm Insurance	1,139
5-130	Break Time Vape Store	1,680
5-140	Sassy Nails	2,000
5-150	AVAILABLE	1,537
5-160	Edible Arrangements	1,537
6450	Vons Grocery	55,256
4-110	Weight Watchers	1,366
4-120	Complete Cleaners	1,298
4-130	Device Pitstop	1,232
4-140	The UPS Store	1,200
4-150	Subway	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	AVAILABLE	1,447
2-110	AVAILABLE	1,485
2-120	Centennial Hills Barber Shop	925
2-140	Sprint	3,000
2-150	Power House 360	3,200
2-170	Sky Dental	2,175
6-140	Victory Martial Arts Vegas, Inc	4,140
6-150	Dog Days LV	4,122
6460	JP Morgan Chase Bank	4,300

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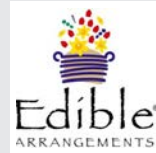
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The logo for Vons, featuring the word "VONS" in a bold, red, sans-serif font.

VONS GROCERY (ALBERTON'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 logo for Chase, featuring the word "CHASE" in a bold, black, sans-serif font, followed by 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 logo for Sprint, featuring the word "Sprint" in a bold, black, sans-serif font, followed by a yellow graphic element resembling a stylized flame or a series of curved lines.

SPRINT

Sprint is an American telecommunications holding company that provides wireless services and is an internet service provider. It is the fourth largest mobile network operator in the United States, and serves 59.7 million customers, as of April 2017. The company also offers wireless voice, messaging, and broadband services through its various subsidiaries under the Boost Mobile, Virgin Mobile, and Assurance Wireless brands, and wholesale access to its wireless networks to mobile virtual network operators. The company's revenue was \$32.2 billion in 2016.

The logo for State Farm, featuring a red circular icon with three white dots inside, followed by the word "StateFarm" in a bold, red, sans-serif font.

STATE FARM INSURANCE

State Farm is a large group of insurance and financial services companies in the United States. The group's main business is State Farm Mutual Automobile Insurance Company, a mutual insurance firm that also owns the other State Farm companies. State Farm was ranked 33rd in the 2017 Fortune 500, which lists American companies by revenue. Today, the company employs over 18,000 agents in 343 claim offices and 30 operation centers around the world. The company's revenue totaled \$76.1 billion in 2016.

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WEIGHT WATCHERS

Weight Watchers offers various products and services to assist weight loss. The company was founded in 1963 and now operates in 30 countries across the world. The core philosophy behind Weight Watchers programs is to use a science-driven approach to help participants lose weight. The company's revenue was \$1.2 billion in 2016 and it continues to grow.



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.



SUBWAY

Subway is a privately held American fast food restaurant franchise that primarily sells submarine sandwiches (subs) and salads. Subway is one of the fastest-growing franchises in the world and, as of June 2017, has approximately 45,000 stores located in more than 100 countries. More than half of the stores are located in the United States. It is the largest single brand restaurant chain and the largest restaurant operator in the world.

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