

# THE VILLAGE OF CENTENNIAL SPRINGS

7557 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA, 89143



— NEWEST TENANTS —



NITTAYA'S  
*Little Bangkok*



POP SQUIRES PARK

CONSTRUCTION STARTS Q1 2020  
FOR 143 UNIT MULTIFAMILY DEVELOPMENT

FARM ROAD

TULE SPRINGS ROAD

— NOW OPEN —



EGG WORKS

EGG WORKS

## FOR LEASE

### CHRIS CLIFFORD

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### Retail Space

±1,173 – ±2,056 SF  
\$2.25 (NNN \$0.57 PSF)

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## PROPERTY HIGHLIGHTS

- Easy Access to the US-95 & I-215 Beltway
- Unique Mixed-use Community featuring Retail, Restaurants, Office, Second Story Condo's, and Pop Square Park
- Future 143-Unit Multifamily Development Planned
- Tenant Improvement Dollars Available
- Competitive Lease Rates for Farm/Durango Corridor
- Building 3, Suite 120 (±1,173 SF) Pet Salon space available February 2020 - Please Do Not Disturb Tenant. Grease Trap Already Installed to Premises

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

## DEMOGRAPHICS

	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

### CHRIS CLIFFORD

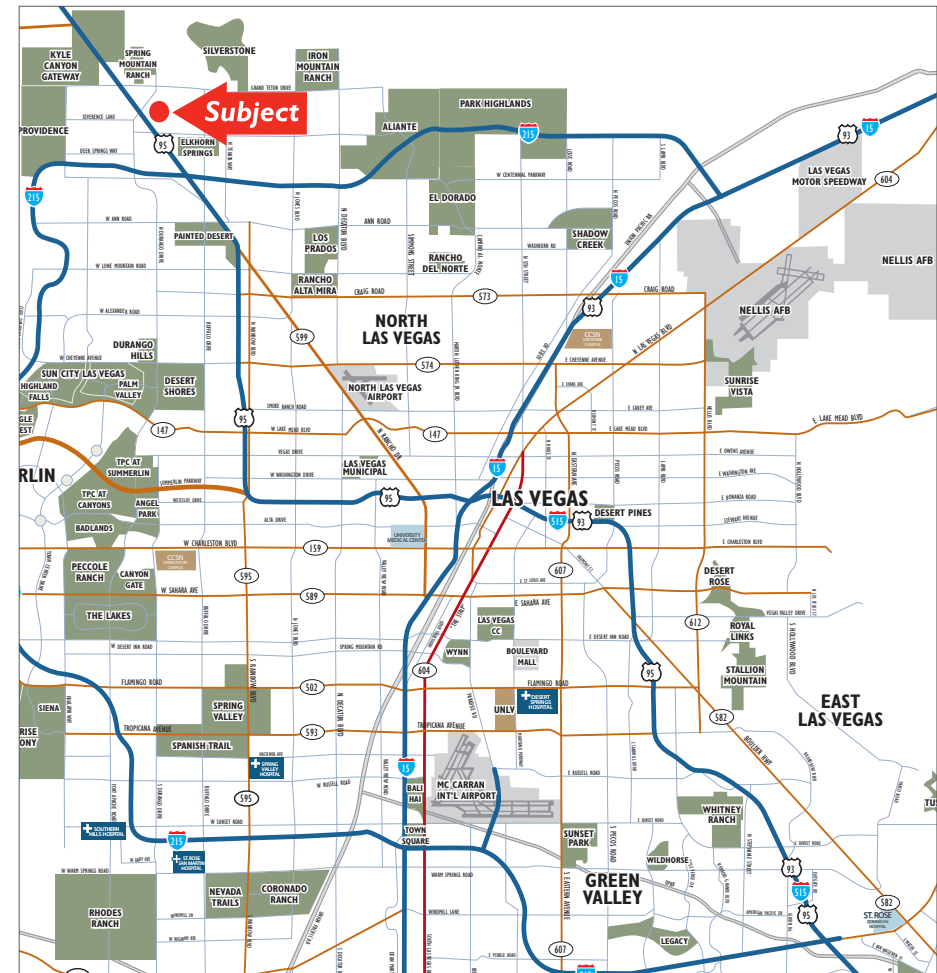
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PROPERTY TYPE	SIZE	CONDITION
<b>BLDG. 2</b>		
Suite 110	-	Nittaya's Little Kitchen
Suite 120	-	Shall We Play A Game
Suite 130	-	The Vault Bike Shop
Suite 140	-	Total Community Management
<b>BLDG. 3</b>		
Suite 120*	Retail - Grease Trap Installed	1,173 SF AVAILABLE FEBRUARY 1, 2020
<b>BLDG. 7</b>		
Suite 110-130	-	Streets of New York
Suite 140	Retail	2,056 SF AVAILABLE
Suite 170	-	Sara's Threading
Suite 210	-	SW Injury Atty
Suite 230	-	SW Injury Atty
Suite 250	-	The Math Corner
Suite 270	-	Lucinda Flint Photography
<b>BLDG. 13</b>		
Suite 110	-	Big Apple Cleaners
Suite 130	Retail/Office	1,652 SF Grey Shell

\*SUITE 120 - Please Do Not Disturb Tenant

**Retail Space**  
**±1,173 – ±2,056 SF**  
**\$2.25 (NNN \$0.57 PSF)**



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**NOW OPEN**

PTS, Capriotti's, TERRIBLE HERB, GOODYEAR, cricket

**NOW OPEN**

SPROUTS, CVS pharmacy, Fantastic Sams, CHEESEHOUSE, Doty's, CINECITY

**SUBJECT**

**FUTURE COLLEGE OF SOUTHERN NEVADA**

214,000 CPD

25,500 CPD

DURANGO DRIVE

FARM ROAD

TULE SPRINGS ROAD

95

Google

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