

THE VILLAGE OF CENTENNIAL SPRINGS

7557 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA, 89143



— NOW OPEN —

EGG WORKS **EGG & I**

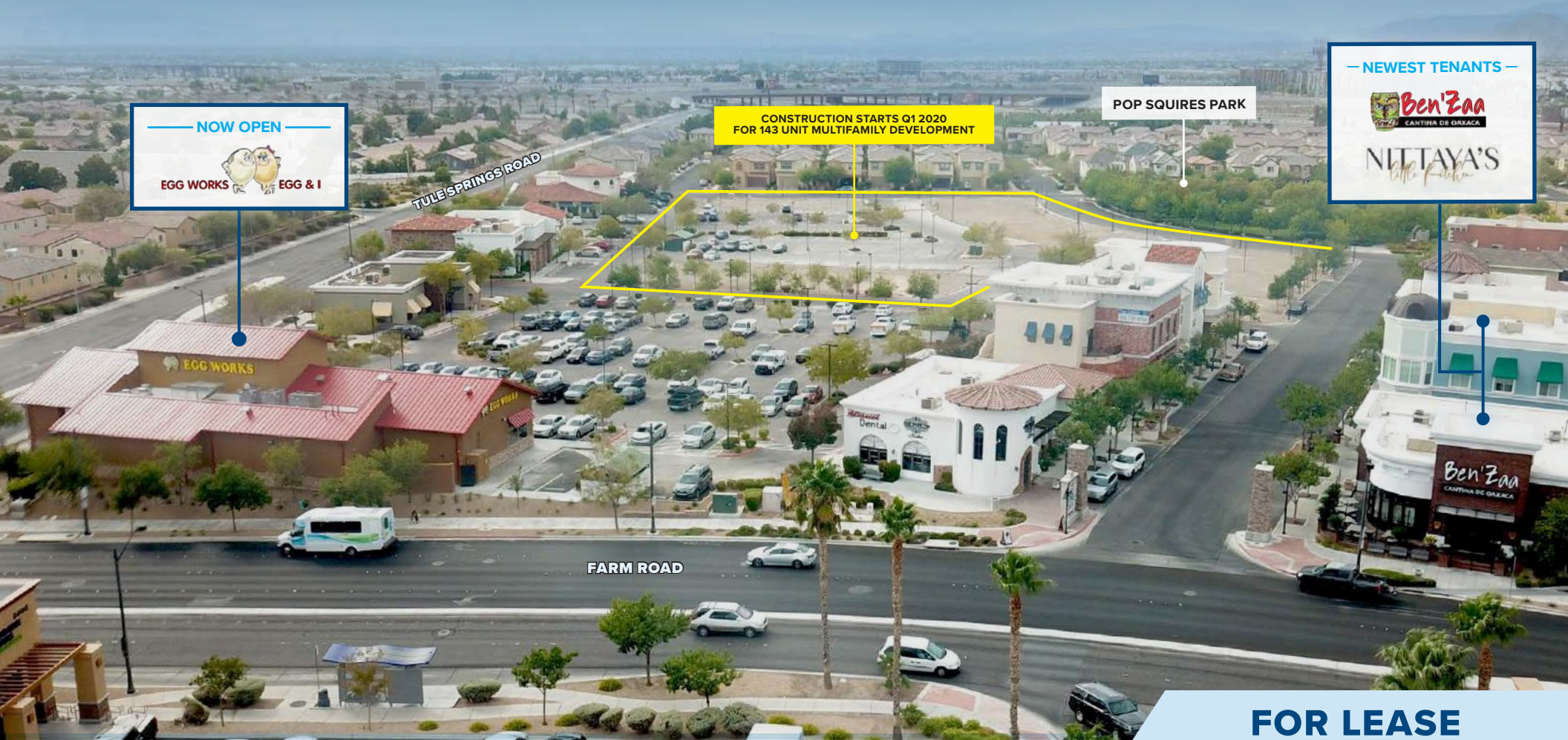
**CONSTRUCTION STARTS Q1 2020
FOR 143 UNIT MULTIFAMILY DEVELOPMENT**

POP SQUIRES PARK

— NEWEST TENANTS —

Ben'Zaa
CANTINA DE OAXACA

NITTAYA'S
Little Bangkok



FOR LEASE

CHRIS CLIFFORD
+1 702 836 3746
chris.clifford@colliers.com
License # NV-S.0067842.PC

STEVE NEIGER, CCIM
+1 702 592 7187
steve.neiger@colliers.com
License # NV-S.0078706.LLC

BRETT RATHER
+1 702 575 1645
brett.rather@colliers.com
License # NV-S.0174245.LLC

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

FOR LEASE

THE VILLAGE OF CENTENNIAL SPRINGS



7557 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA, 89143

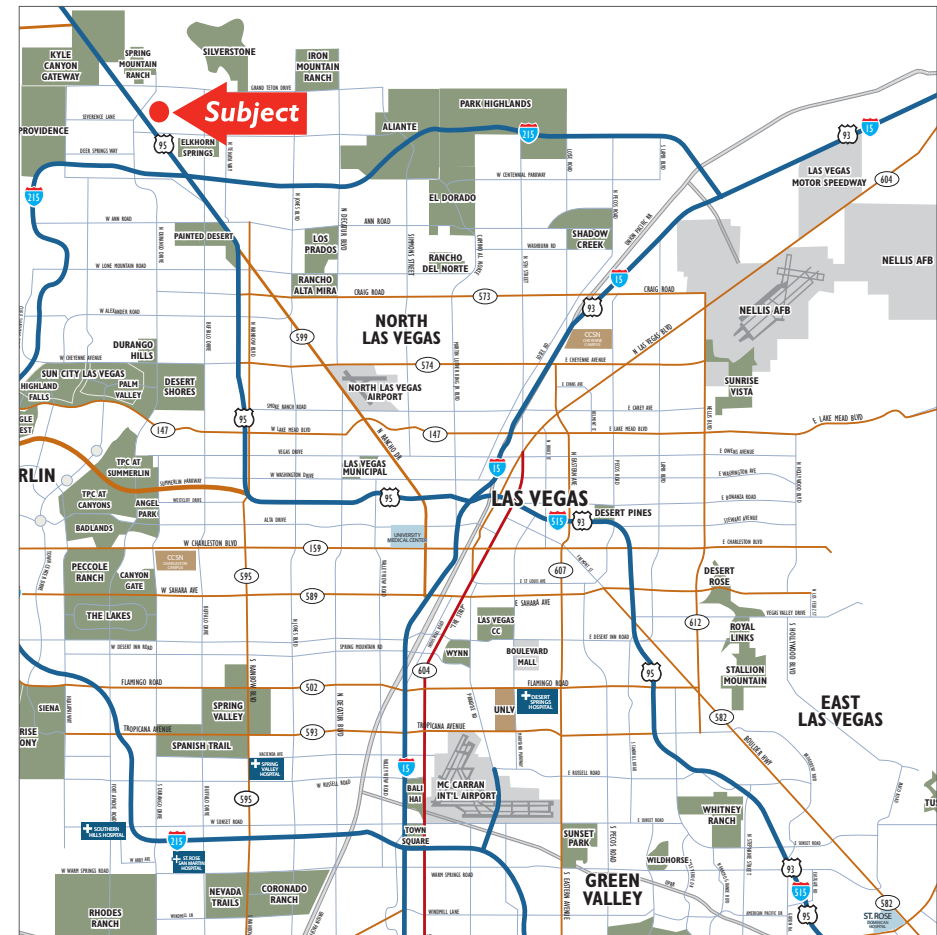
PROPERTY HIGHLIGHTS

- 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, 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

+1 702 836 3746
chris.clifford@colliers.com
License # NV-S.0067842.PC

STEVE NEIGER, CCIM

+1 702 592 7187
steve.neiger@colliers.com
License # NV-S.0078706.LLC

BRETT RATHER

+1 702 575 1645
brett.rather@colliers.com
License # NV-S.0174245.LLC

Retail Space

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

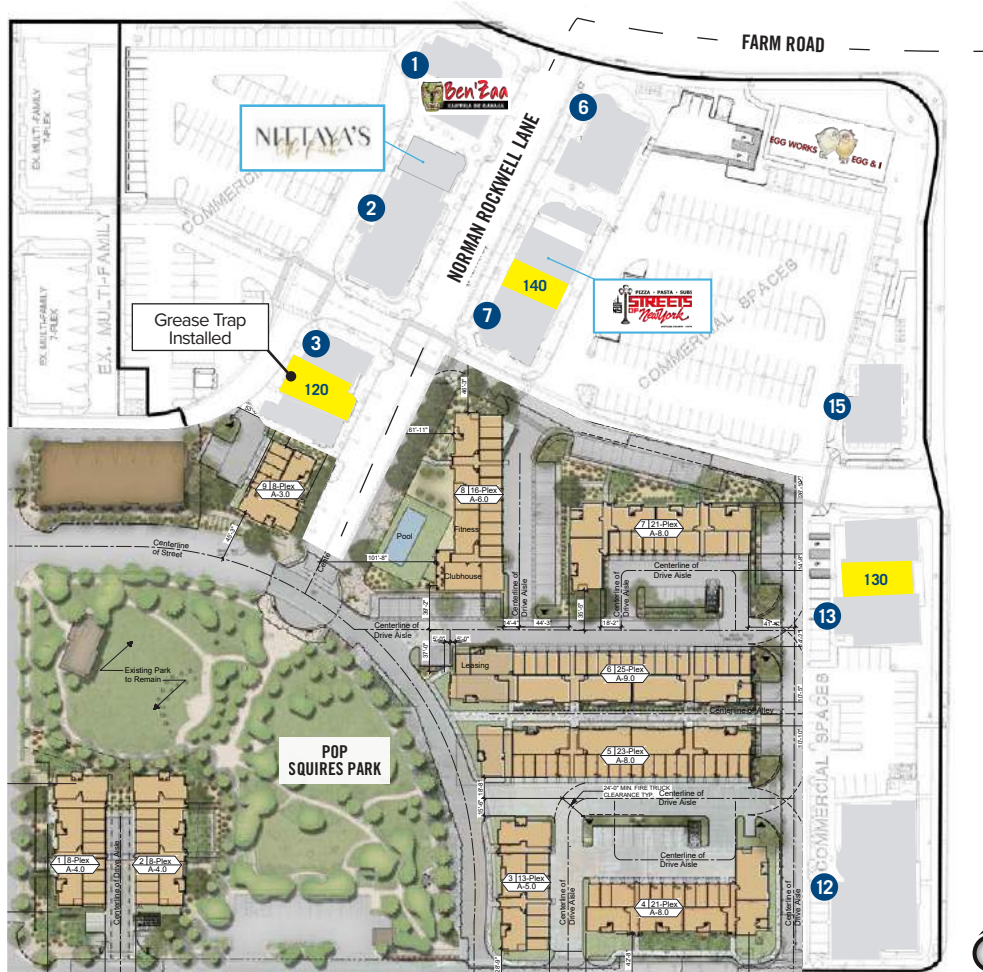
The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE

THE VILLAGE OF CENTENNIAL SPRINGS



7557 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA, 89143



	PROPERTY TYPE	SIZE	CONDITION
BLDG. 2			
Suite 110	-	-	Nittaya's Little Kitchen
Suite 120	-	-	Shall We Play A Game
Suite 130	-	-	The Vault Bike Shop
Suite 140	-	-	Total Community Management
BLDG. 3			
Suite 120	Retail - Grease Trap Installed	1,173 SF	AVAILABLE
BLDG. 7			
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
BLDG. 13			
Suite 110	-	-	Big Apple Cleaners
Suite 130	Retail/Office	1,652 SF	Grey Shell

CHRIS CLIFFORD
 +1 702 836 3746
 chris.clifford@colliers.com
 License # NV-S.0067842.PC

STEVE NEIGER, CCIM
 +1 702 592 7187
 steve.neiger@colliers.com
 License # NV-S.0078706.LLC

BRETT RATHER
 +1 702 575 1645
 brett.rather@colliers.com
 License # NV-S.0174245.LLC

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

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE

THE VILLAGE OF CENTENNIAL SPRINGS



7557 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA, 89143



CHRIS CLIFFORD
 +1 702 836 3746
 chris.clifford@colliers.com
 License # NV-S.0067842.PC

STEVE NEIGER, CCIM
 +1 702 592 7187
 steve.neiger@colliers.com
 License # NV-S.0078706.LLC

BRETT RATHER
 +1 702 575 1645
 brett.rather@colliers.com
 License # NV-S.0174245.LLC

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

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

FOR LEASE

THE VILLAGE OF CENTENNIAL SPRINGS



7557 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA, 89143



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.