

FOR LEASE

CENTENNIAL CROSSINGS

6365 Simmons St., North Las Vegas, NV 89031

Voit

REAL ESTATE SERVICES



Centennial Crossings is a small, well-maintained neighborhood center, shadow anchored by Fresh & Easy. It is located on the hard corner of Simmons Street and Centennial Parkway in North Las Vegas. Current build out in available suite is drop off cleaners – automated clothing rack installed and can be removed if not needed. Other uses will be considered.

Robin Civish, CCIM

Senior Associate

702.734.4505

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- 995 SF available
- Lease rate: \$1.50/SF per month
- NNN: \$0.45/SF
- Good traffic counts: ±19,000 cars per day
- Strong 1 mile population of 20,626
- Great signage on fascia and pylon signage
- Ingress and egress to the property
- Attractive modern design
- Zoning: C-1

6385 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89118 • 702.734.4500 • 702.733.7690 Fax • Lic #01333376 | www.voitco.com

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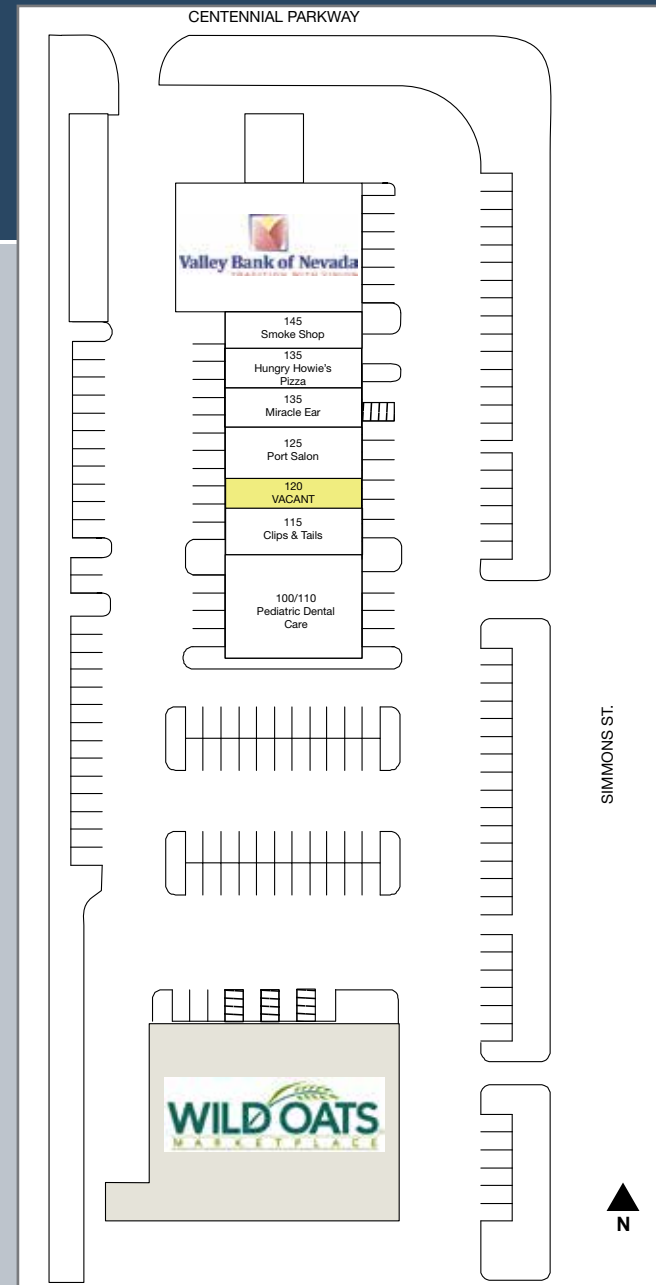
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Unit	Tenant	SF
100/110	Pediatric Dental Care	3,586
115	Clips & Tails	1,309
120	Vacant	995
125	Port Salon	2,011
135	Miracle Ear	1,226
140	Hungry Howie's Pizza	1,226
145	Smoke Shop	1,105
6305	Fresh & Easy	
6385	Valley Bank of Nevada	



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