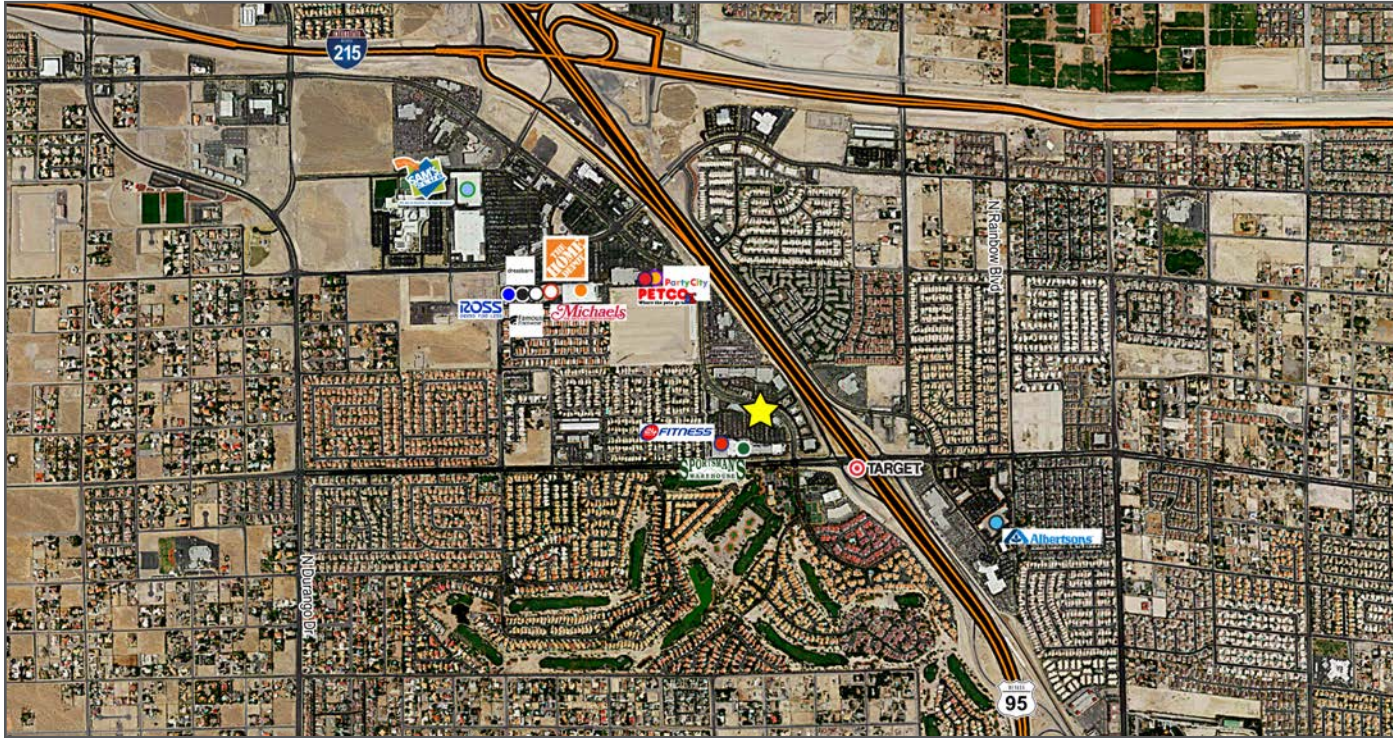


FOR SUB-LEASE | RETAIL  
 ± 1,630 sf. at Centennial Gateway Plaza

5785 Centennial Center Blvd., Las Vegas, NV 89149



**For Sub-Lease**

If you're looking for great retail space at one of the busiest intersections in the Las Vegas Valley, then look no further than our ± 1,630 sf former medical weight loss clinic. Located at the Northwest corner of Ann Road & Centennial Center Drive, this space is well positioned within the Centennial Hills trade area that features over 1,000,000 sf. of retailers including Wal-Mart Supercenter, Sam's Club, Kohl's, Home Depot, Ross, Petco, etc.



**Population**

1 Mile: 13,042  
 3 Mile: 114,337  
 5 Mile: 340,955

**Average Household Income**

1 Mile: \$80,317  
 3 Mile: \$86,905  
 5 Mile: \$82,145

**Zoning:** Town Center District (T-C)

**Traffic Counts:**

US-95 NB, 1.1 mi N. of Rancho Dr.: **33,000 cpd**  
 Ann Rd.: 0.1 mi E. of Durango: **12,500 cpd**

**Kit Graski**  
 Director  
 Lic #BS.0015934.LLC  
 702.570.5377  
 kgraski@roicre.com

**George Okinaka**  
 Executive Vice President  
 Lic #S.0045747  
 702.570.5376  
 gokinaka@roicre.com

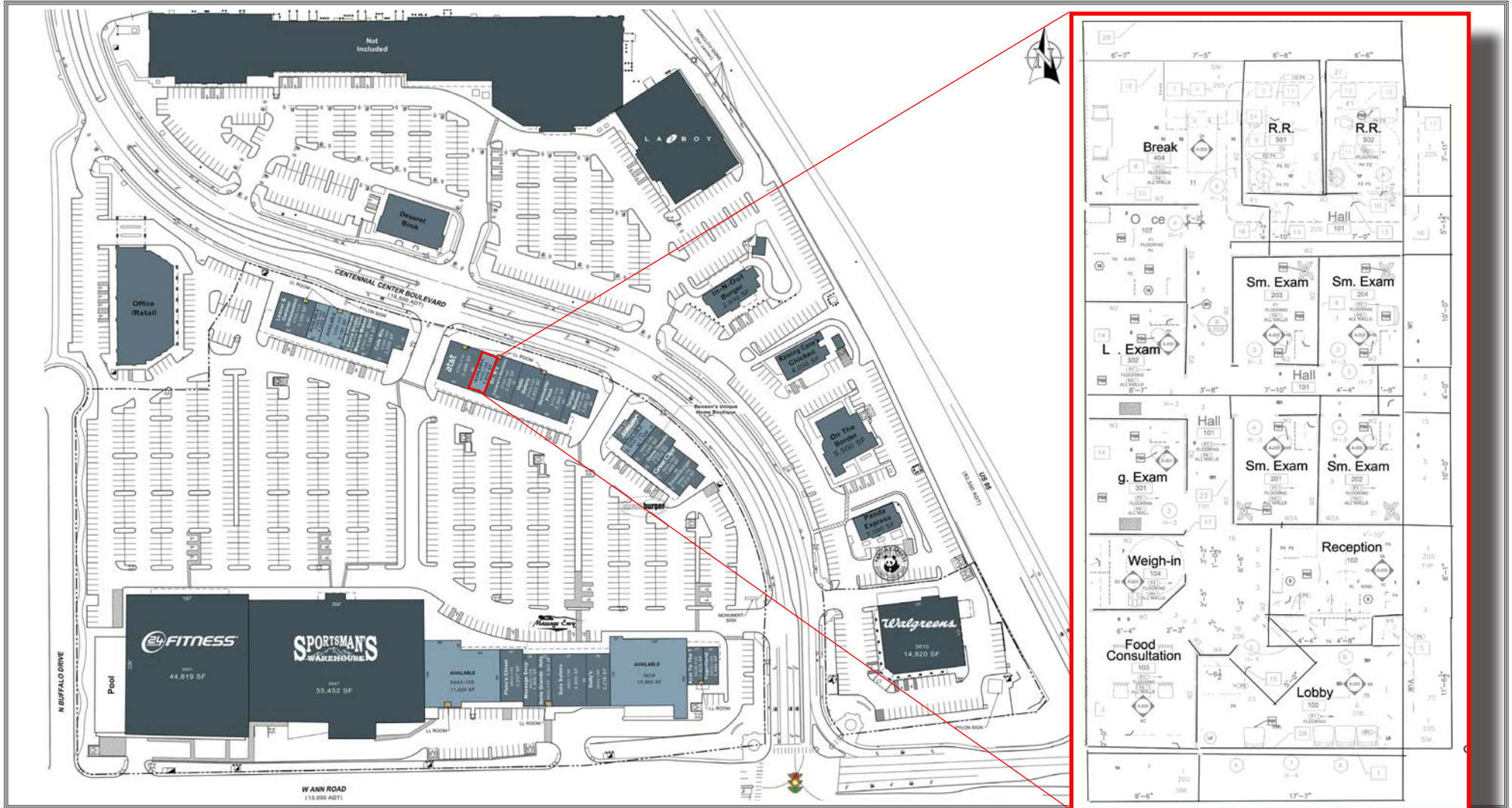
**Gavin Kakol**  
 Sales Associate  
 Lic #S.0175710  
 702.570.5099  
 gkakol@roicre.com

**Maureen Waters**  
 Senior Marketing Specialist  
 Lic #S.0169395  
 702.570.5124  
 mwaters@roicre.com

# FOR SUB-LEASE | RETAIL

## ± 1,630 sf. at Centennial Gateway Plaza

5785 Centennial Center Blvd., Las Vegas, NV 89149



Suite	Square Feet	Asking Rate	Initial Term Expiration	CAMs, Taxes & Insurance Estimate: \$0.37 sf./mo.
5705-120	1,630 sf.	\$2.50 sf./mo.	July 31, 2019	