

FOR LEASE – 1,421 sf



St Rose Parkway and Maryland Parkway

J.A. KENNEDY
REAL ESTATE COMPANY

Property Overview

Details

- Currently under construction with an estimated grey shell delivery Summer/Fall 2024.
- Only two units available.
 - Pad C +/-1,421 sq ft
- The center sits on St Rose Pkwy between Maryland Pkwy and Seven Hills Dr. with amazing visibility from St Rose Pkwy.
- Perfect opportunities for restaurant and/or general retail users.

Tenants

- Starbucks, Home 2 Suites by Hilton, Cheba Hut, Mo Bettah, Eureka!, Mango Mango Desserts

Highlights

- This center is nearly sold out with users that will generate traffic.
- 44,000 ADT - St Rose Parkway.
- 29,500 ADT - Horizon Ridge
- Population over 300,000 people; \$109,000 HHI within 5-mile radius

Ask Price

- \$4.00 psf - Base Rent
- \$0.65 psf - CAMS
- \$50.00 psf - TI

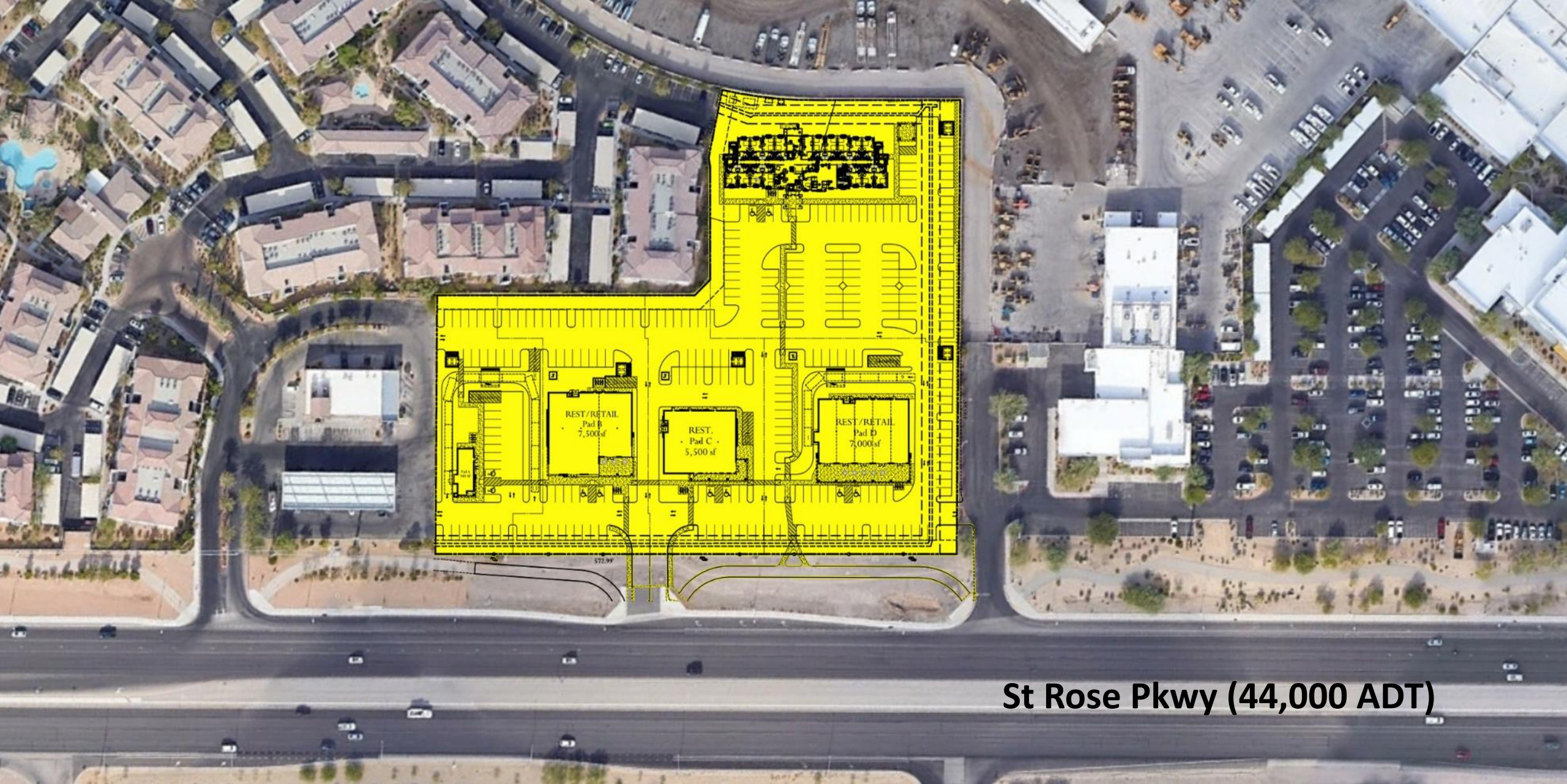
St Rose Parkway and Maryland Parkway

J.A. KENNEDY
REAL ESTATE COMPANY



St Rose Parkway and Maryland Parkway

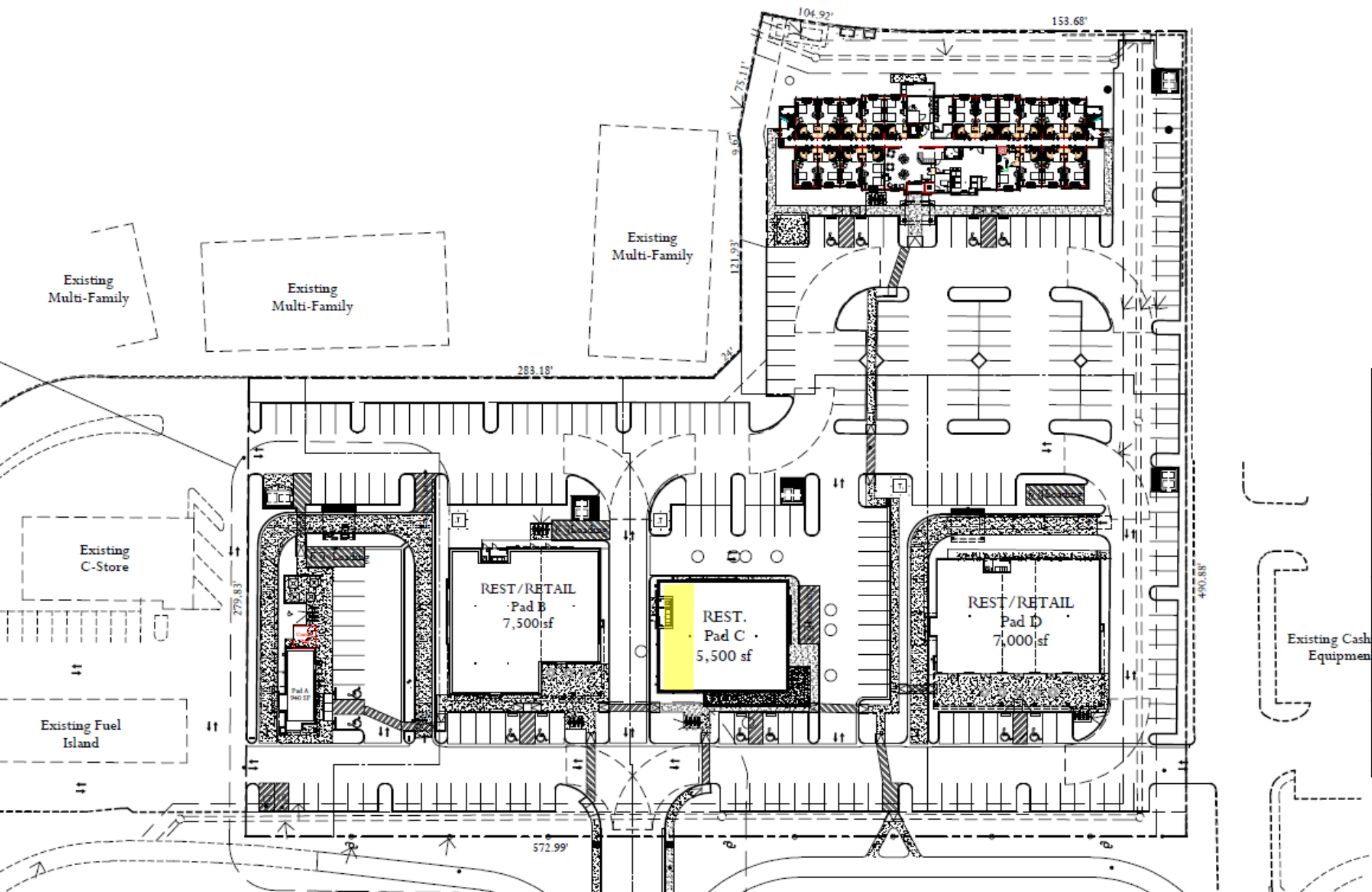
J.A. KENNEDY
REAL ESTATE COMPANY



St Rose Pkwy (44,000 ADT)

St Rose Parkway and Maryland Parkway

J.A. KENNEDY
REAL ESTATE COMPANY



Available Spaces

Pad C 1,421 sq ft

Location	Tenant
Pad A	Starbucks
Pad B	Eureka!
Pad C	Under Contract Available
Pad D	Mo Bettah Mango Mango Cheba Hut
Hotel	Home 2 Suites by Hilton

St Rose Parkway and Maryland Parkway

J.A. KENNEDY
REAL ESTATE COMPANY

Pad C
1,421 sq ft



Eureka!
Discover American Craft

HOME 2
SUITES BY HILTON

MO' BETTAH
HAWAIIAN STYLE

Mango
Dessert
Mango





Pad C
1,421 sq ft

Pad A



Pad B

Eureka!
Discover American Craft



AVARIUS
STUDIOS

Pad C



Pad D



Contact

J.A. Kennedy Real Estate Company is a full-service real estate brokerage company headquartered in Las Vegas, Nevada.

A diversified company in nature, J.A. Kennedy Real Estate Company provides retail, office, industrial and raw land opportunities for sale and for lease throughout the greater Las Vegas Valley. With native Nevadans at the helm, we recognize the necessity of understanding not just the market in general, but the unique dynamics that make Las Vegas the first-class community that it is.

J.A. Kennedy Real Estate Company was founded in 2004 with the time-honored family traditions of honesty, hard work and uncompromising ethics. J.A. Kennedy Real Estate Company is the culmination of three generations of one family's involvement as owners and developers of real estate in the greater Las Vegas Valley. The Company's financial strength and reputation serves as the foundation for incredible accomplishments in this highly competitive and extremely cyclical industry.

Matthew J. Nelson CCIM, CLS
P 702.405.3112
mnelson@jakrec.com
BS.2691

J.A. Kennedy Real Estate Co.
3755 Breakthrough Way #250
Las Vegas, Nevada 89135
P 702.304.8383 F 702.304.1622



J.A. KENNEDY

REAL ESTATE COMPANY

3755 Breakthrough Way, Suite 250
Las Vegas, Nevada 89135

702.304.8383 Fax 702.304.1622

info@jakennedyrealestate.com

www.jakennedyrealestate.com

