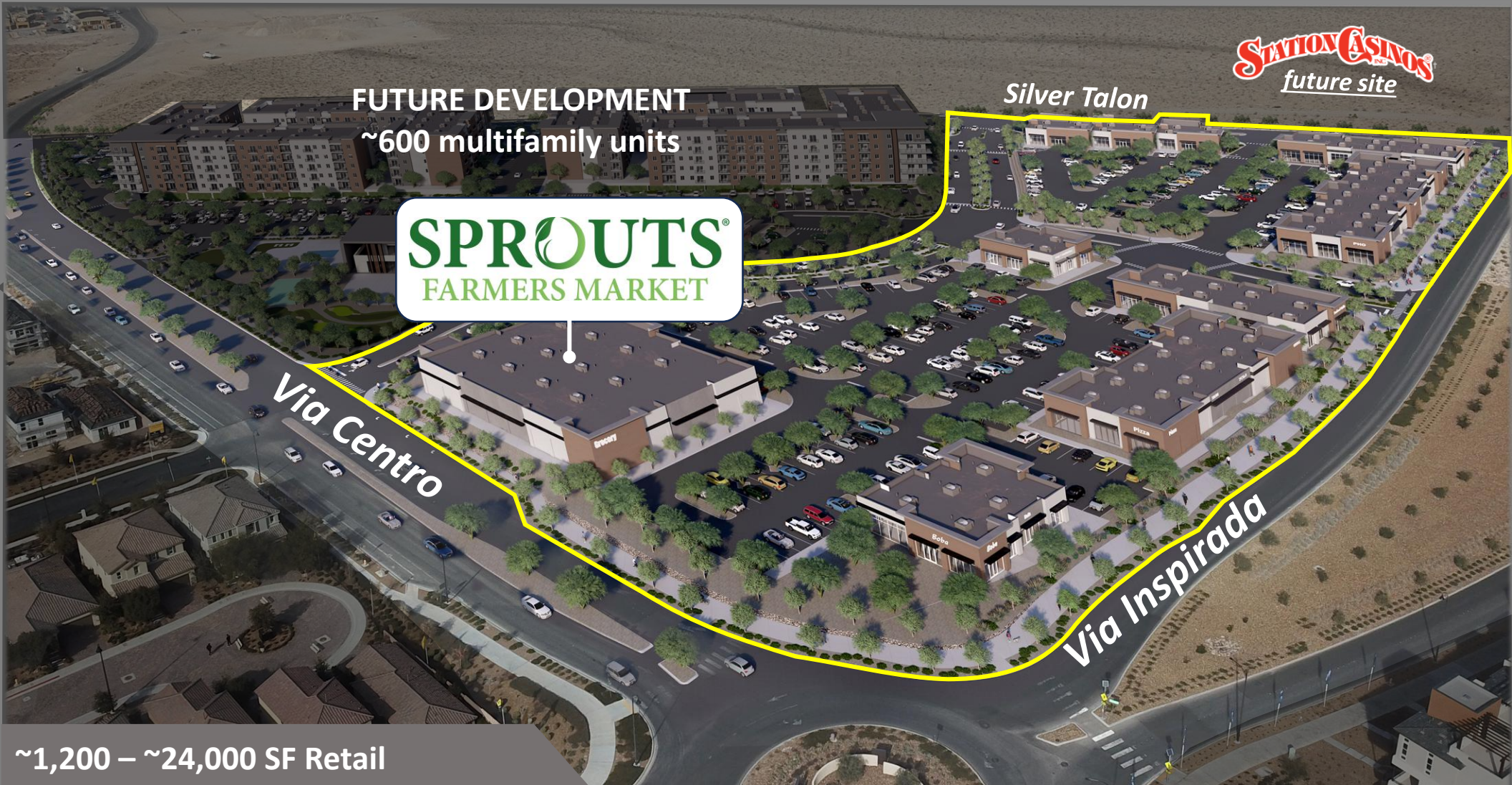


NOW PRE-LEASING



FUTURE DEVELOPMENT
~600 multifamily units

SPROUTS
FARMERS MARKET

Silver Talon

STATION CASINOS
future site

Via Centro

Via Inspirada

~1,200 – ~24,000 SF Retail

CENTURION @ INSPIRADA TOWN CENTER: 2585 – 2613 Via Inspirada, Henderson, NV 89044

Miles Sansone

(702) 321-8241

Leasing@SansoneCompanies.com

 www.SansoneCompanies.com

2580 St. Rose Pkwy. Ste. 125 Henderson, Nevada 89074

For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.

SANSONE
COMPANIES



LEASING DETAILS

IN-LINE & PAD SPACE AVAILABLE	1,200+ SQFT
IN-LINE LEASE RATE	\$4.50 PSF NNN
JR BOX SPACE	SPROUTS FARMERS MARKET

- Adjacent to future Station Casino
- Adjacent to new 2.5 million SqFt Haas Automation facility
- Located at the Heart of the Inspirada Town Center
- One of the fastest residential growth communities in the country
- Over 600 apartments being developed on site with 400+ in immediate vicinity in development

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,259	47,854	142,228
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	3,944	20,167	55,772
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$123,009	\$121,080	\$117,719

For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.

CENTURION @ INSPIRADA TOWN CENTER:
2585 – 2613 Via Inspirada, Henderson, NV 89044

AREIAL MAP



For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.

CENTURION @ INSPIRADA TOWN CENTER:
2585 – 2613 Via Inspirada, Henderson, NV 89044

AREIAL MAP



For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.

AREIAL MAP



SANSONE
C O M P A N I E S



FUTURE DEVELOPMENT
~600 multifamily units

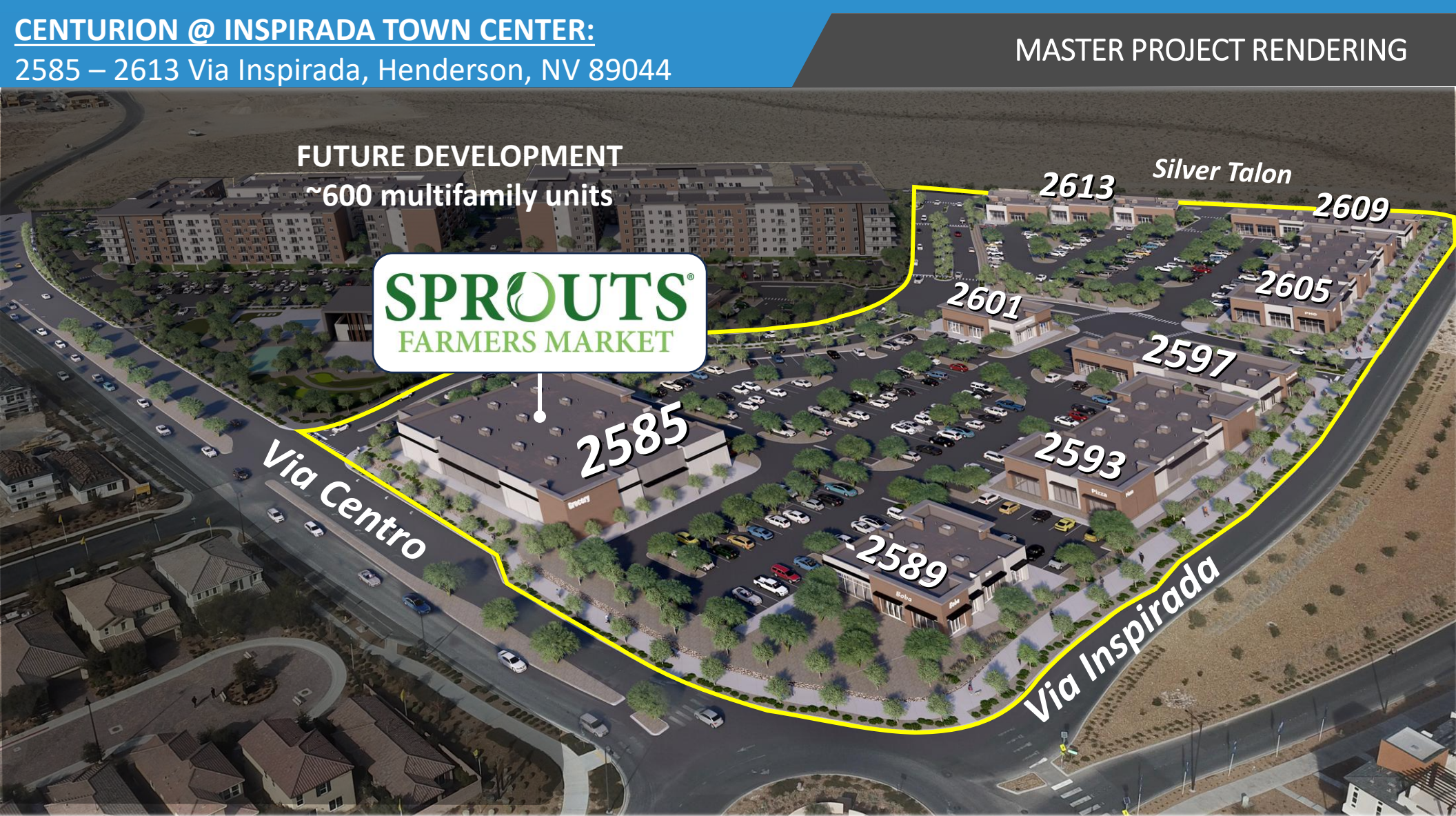


For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.



2585 Via Inspirada	23,825	RSF	2601 Via Inspirada	3,641	RSF
2589 Via Inspirada	4,612	RSF	2605 Via Inspirada	17,613	RSF
2593 Via Inspirada	10,608	RSF	2609 Via Inspirada	8,593	RSF
2597 Via Inspirada	7,447	RSF	2613 Via Inspirada	10,793	RSF

For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.

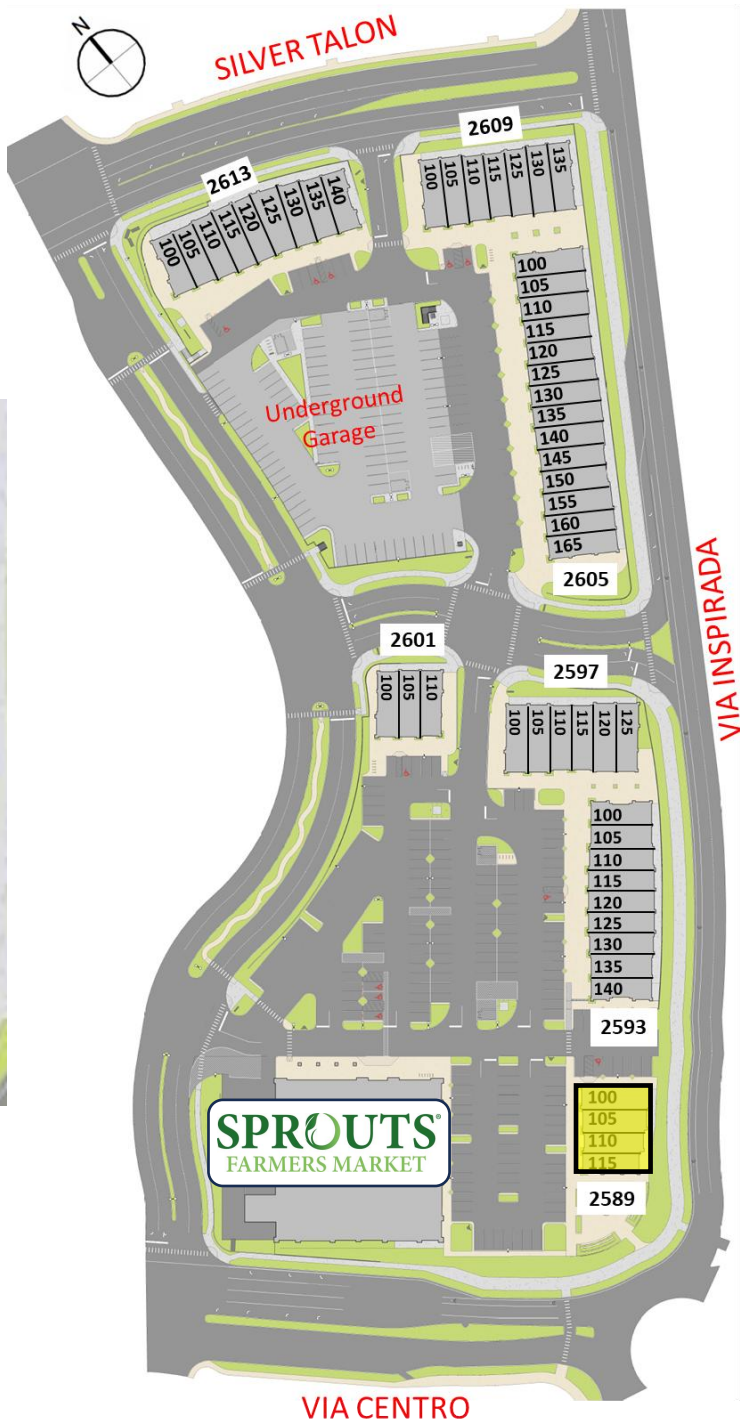
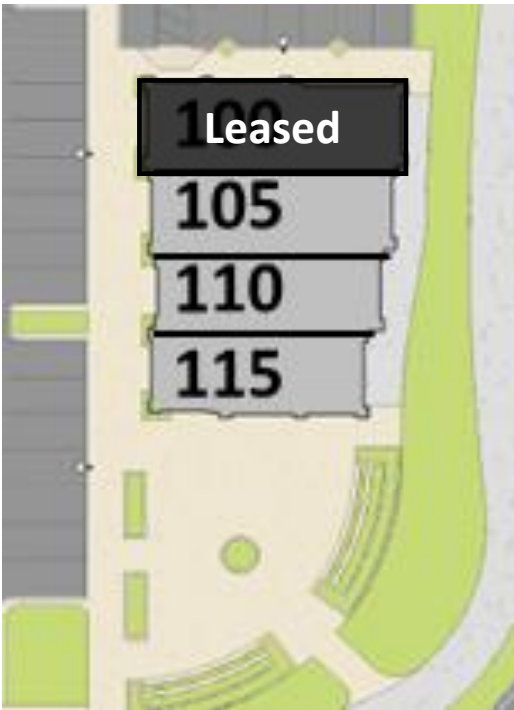
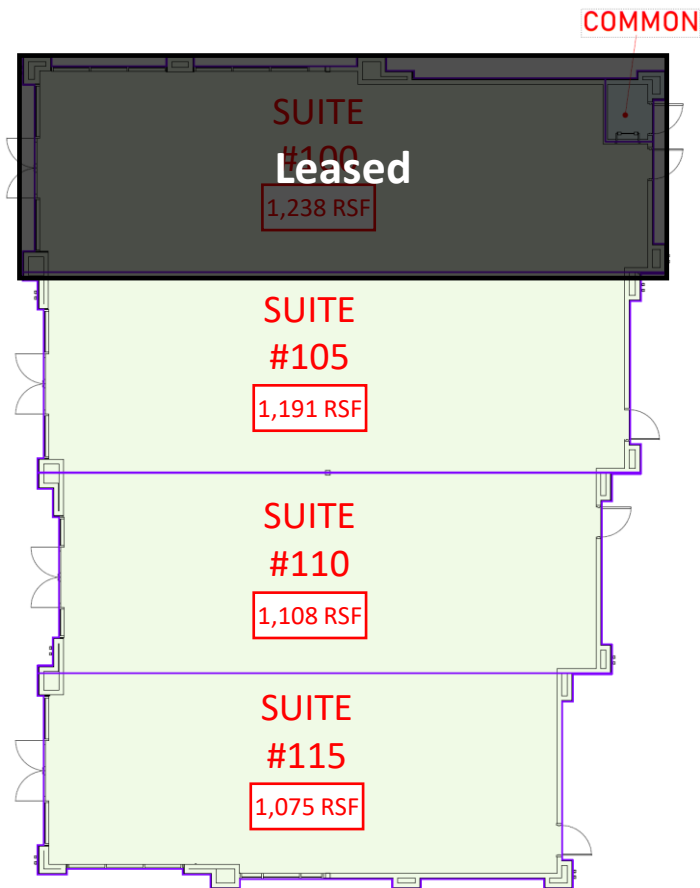


CENTURION @ INSPIRADA TOWN CENTER:
2585 – 2613 Via Inspirada, Henderson, NV 89044

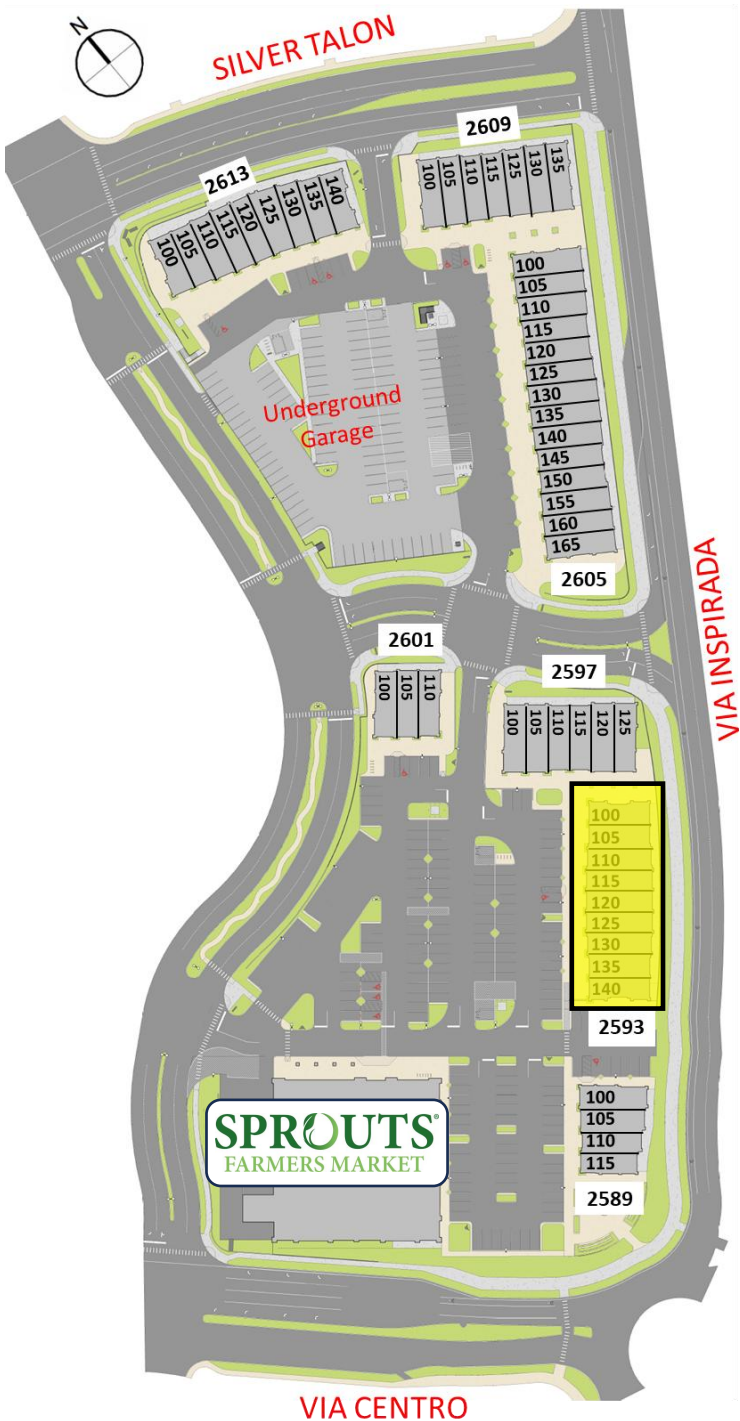
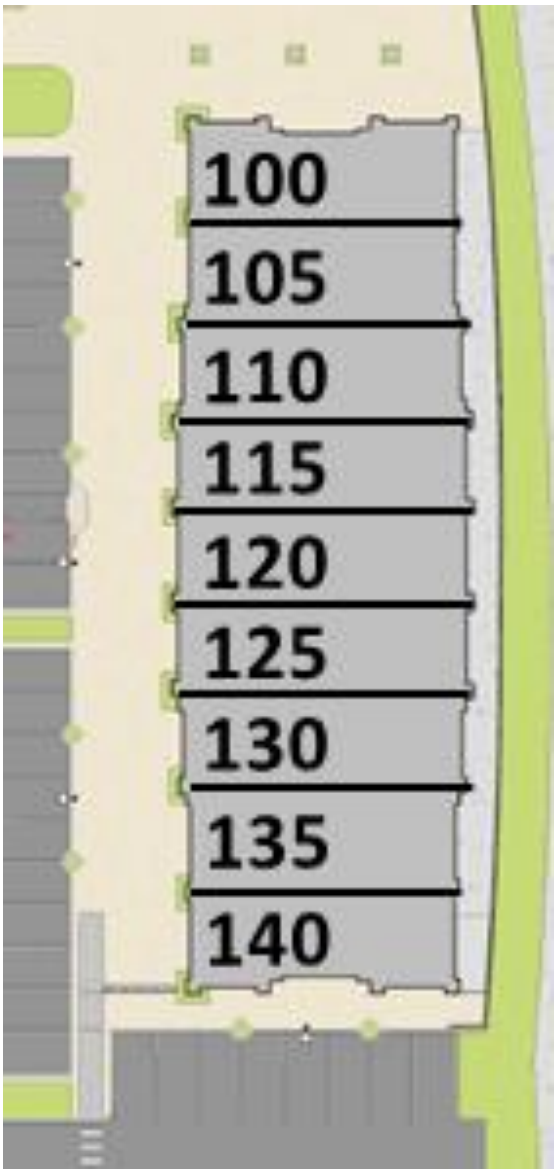
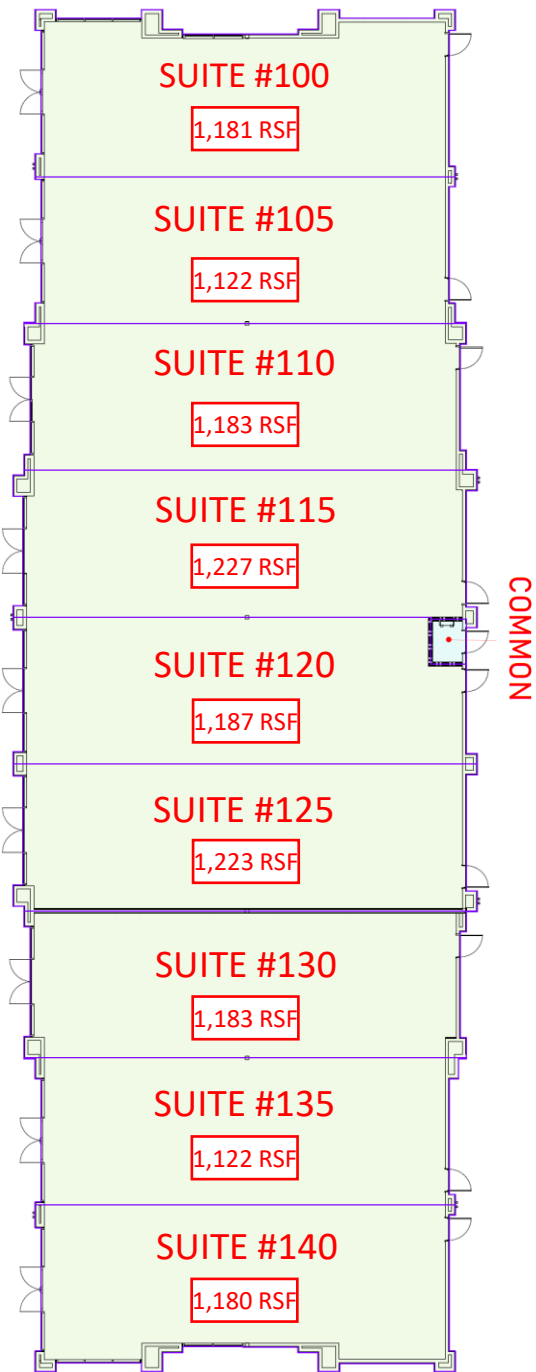
MASTER PROJECT RENDERING

2585 Via Inspirada	23,825	RSF	2601 Via Inspirada	3,641	RSF
2589 Via Inspirada	4,612	RSF	2605 Via Inspirada	17,613	RSF
2593 Via Inspirada	10,608	RSF	2609 Via Inspirada	8,593	RSF
2597 Via Inspirada	7,447	RSF	2613 Via Inspirada	10,793	RSF

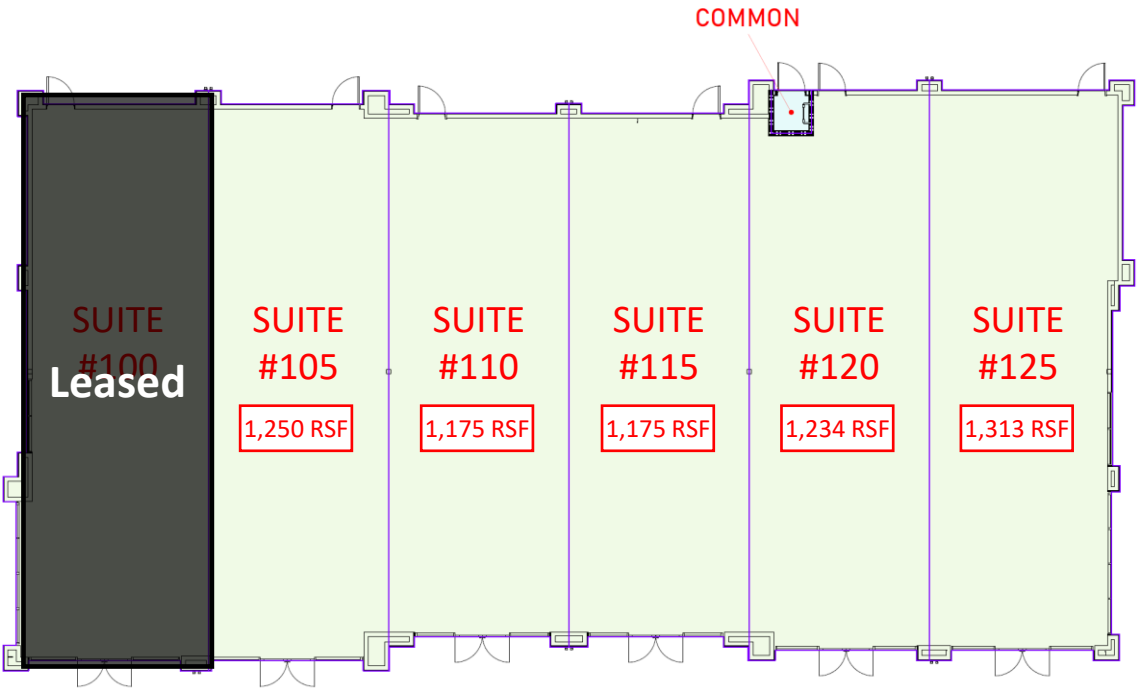
For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.



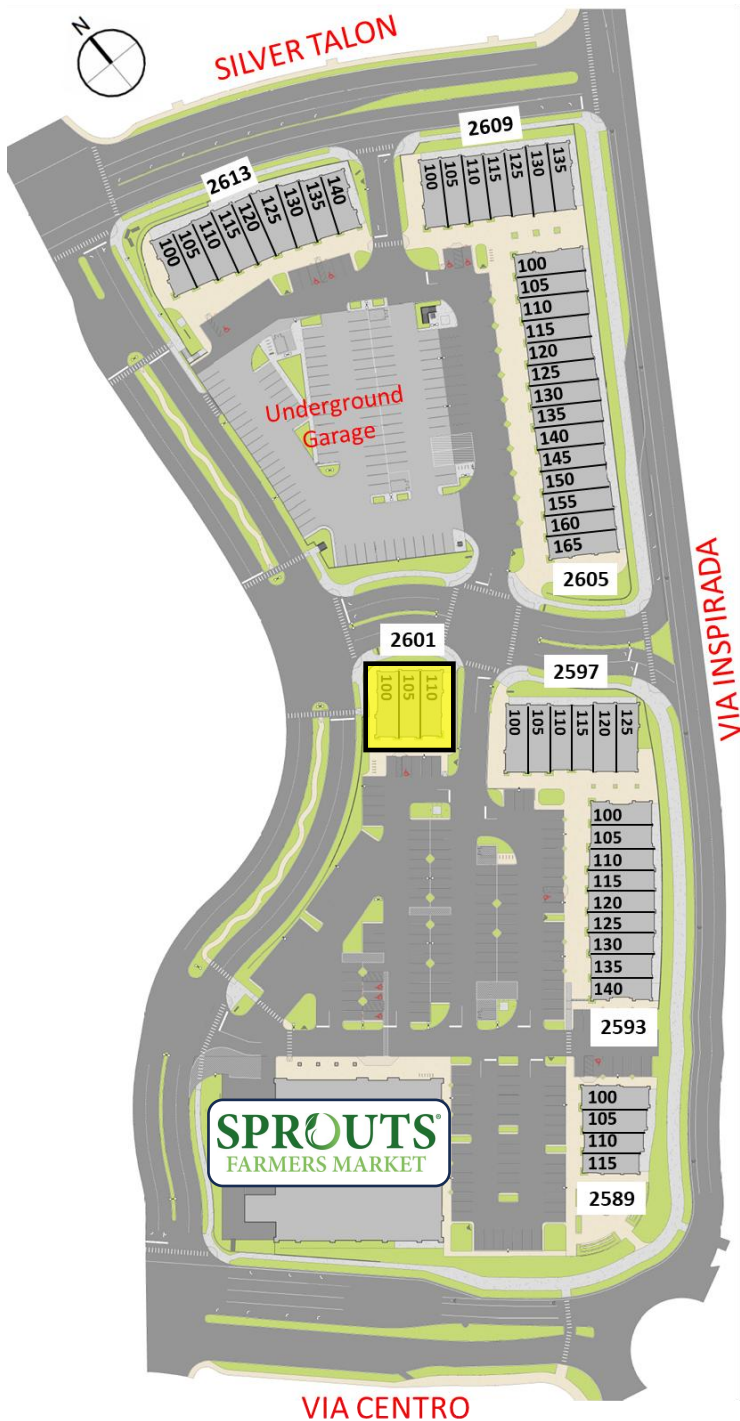
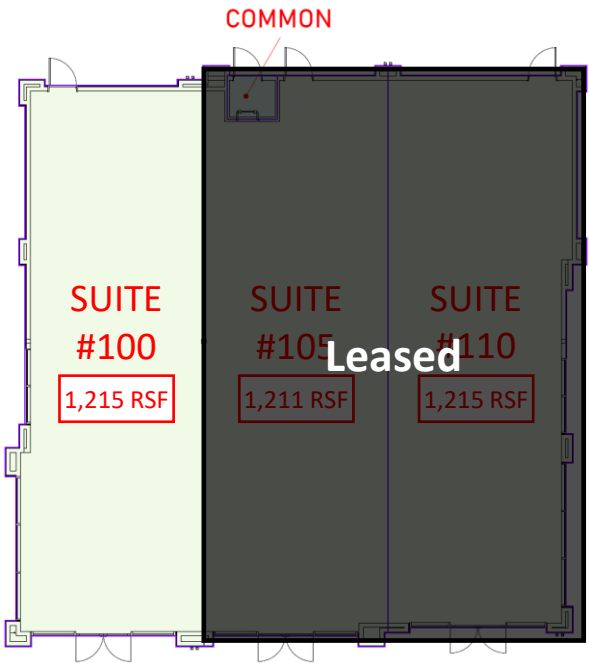
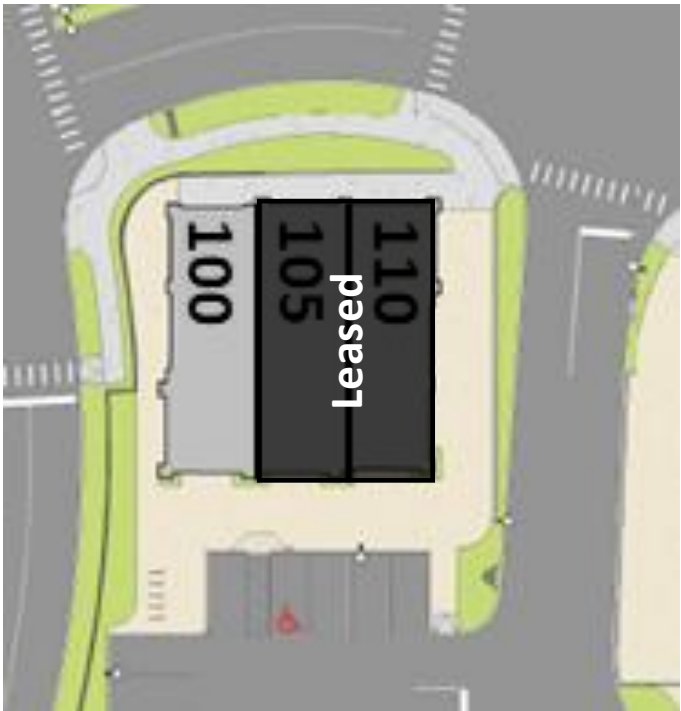
For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.



For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.



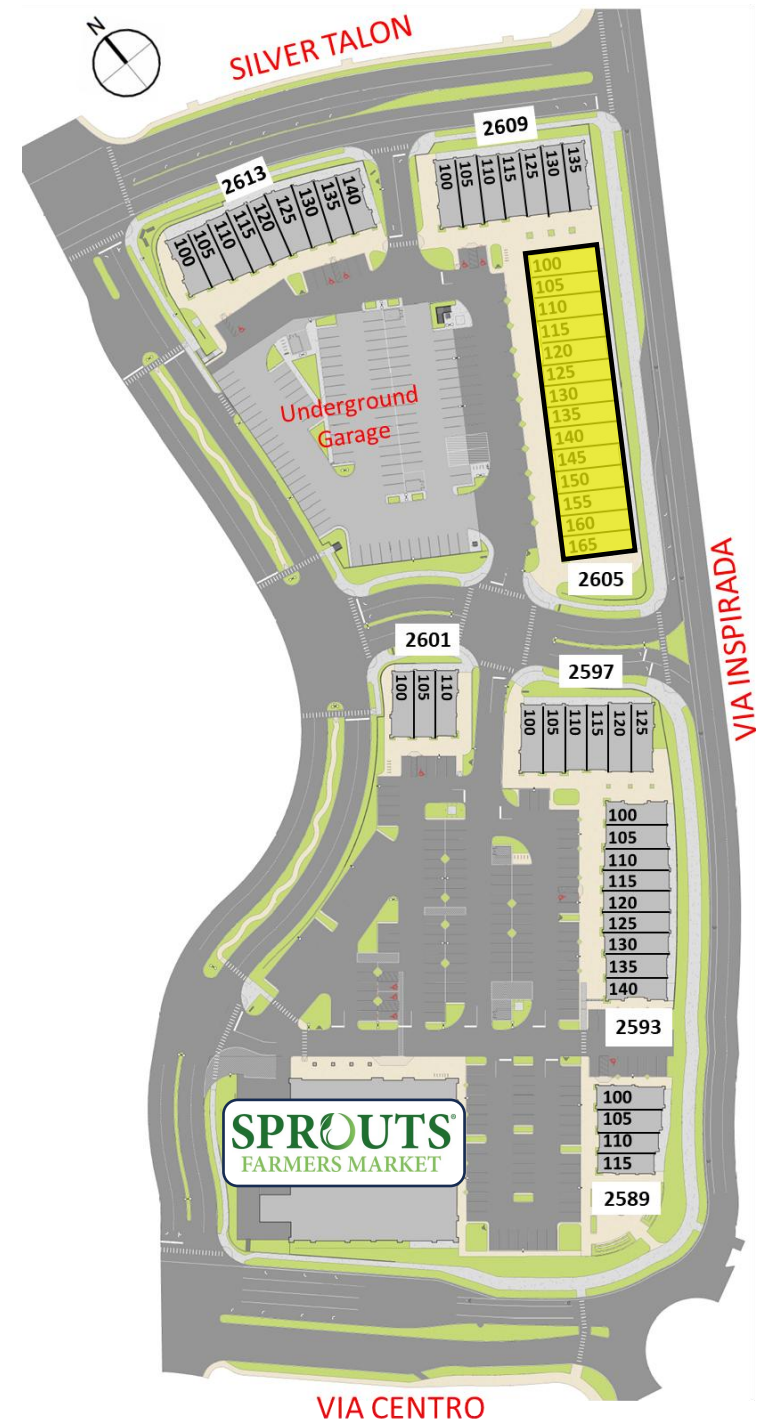
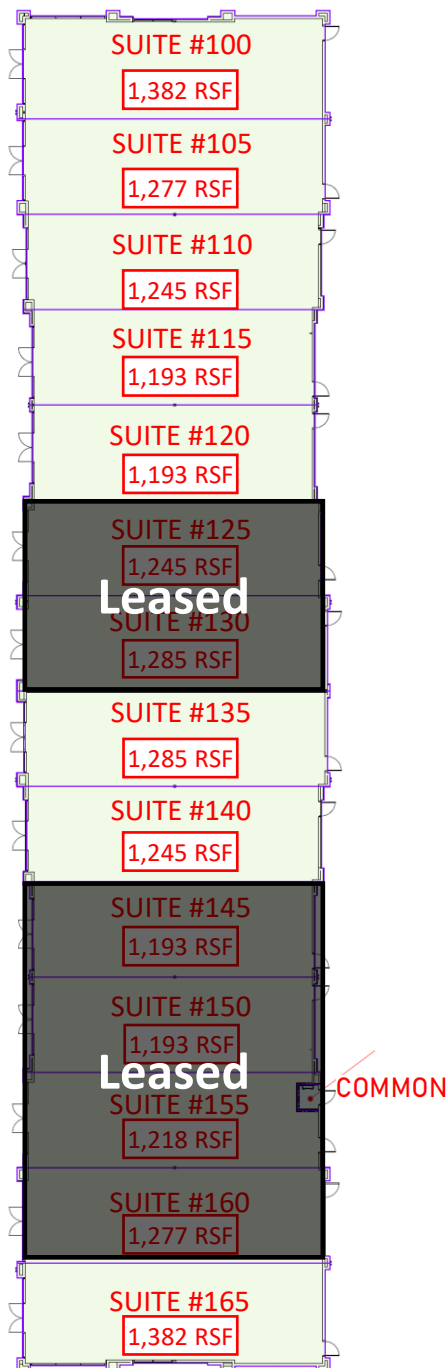
For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.



For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.

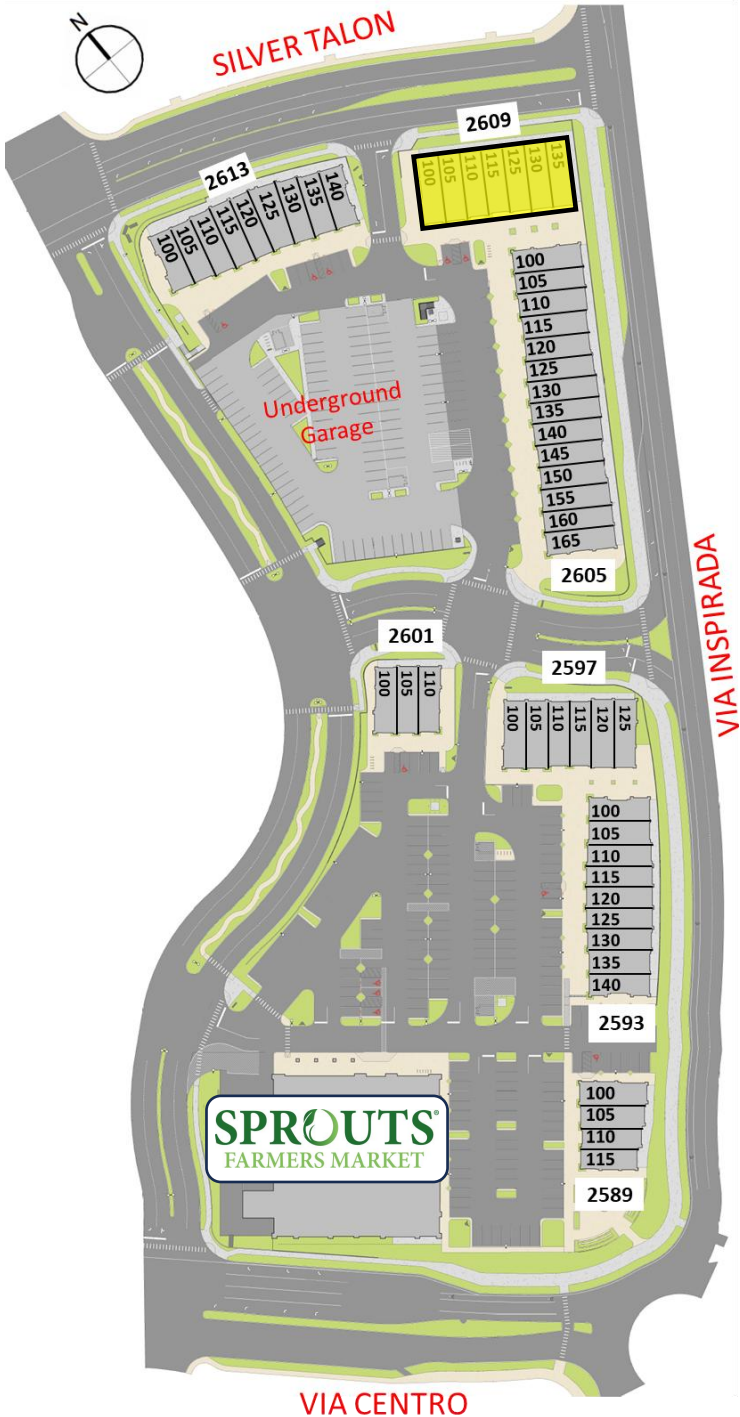
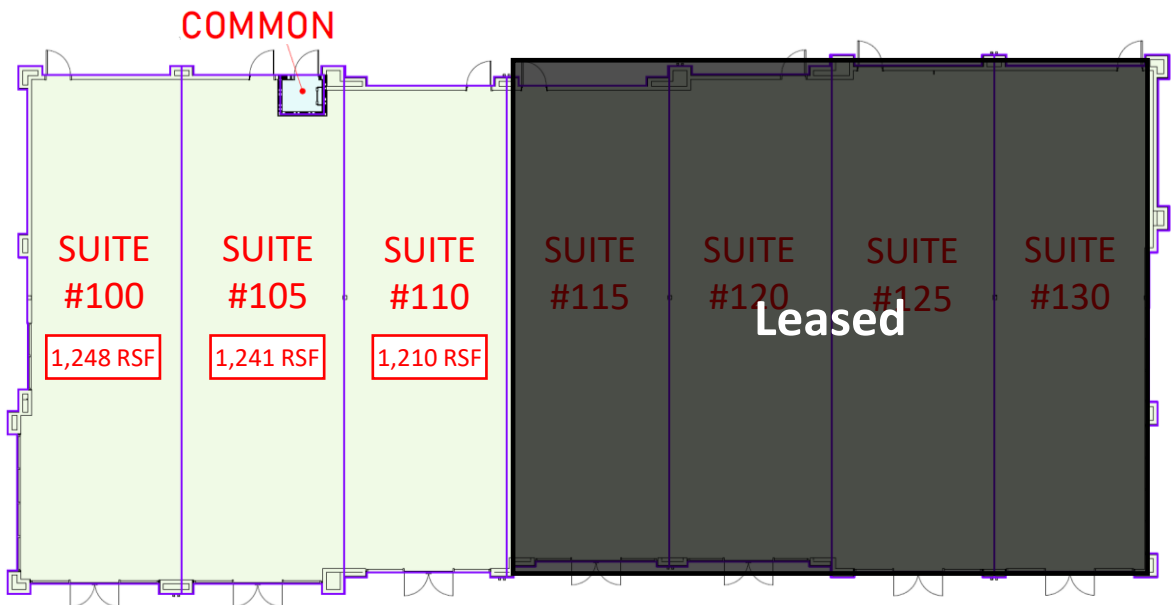
2585 – 2613 Via Inspirada, Henderson, NV 89044

2605 Via Inspirada Henderson, NV 89044

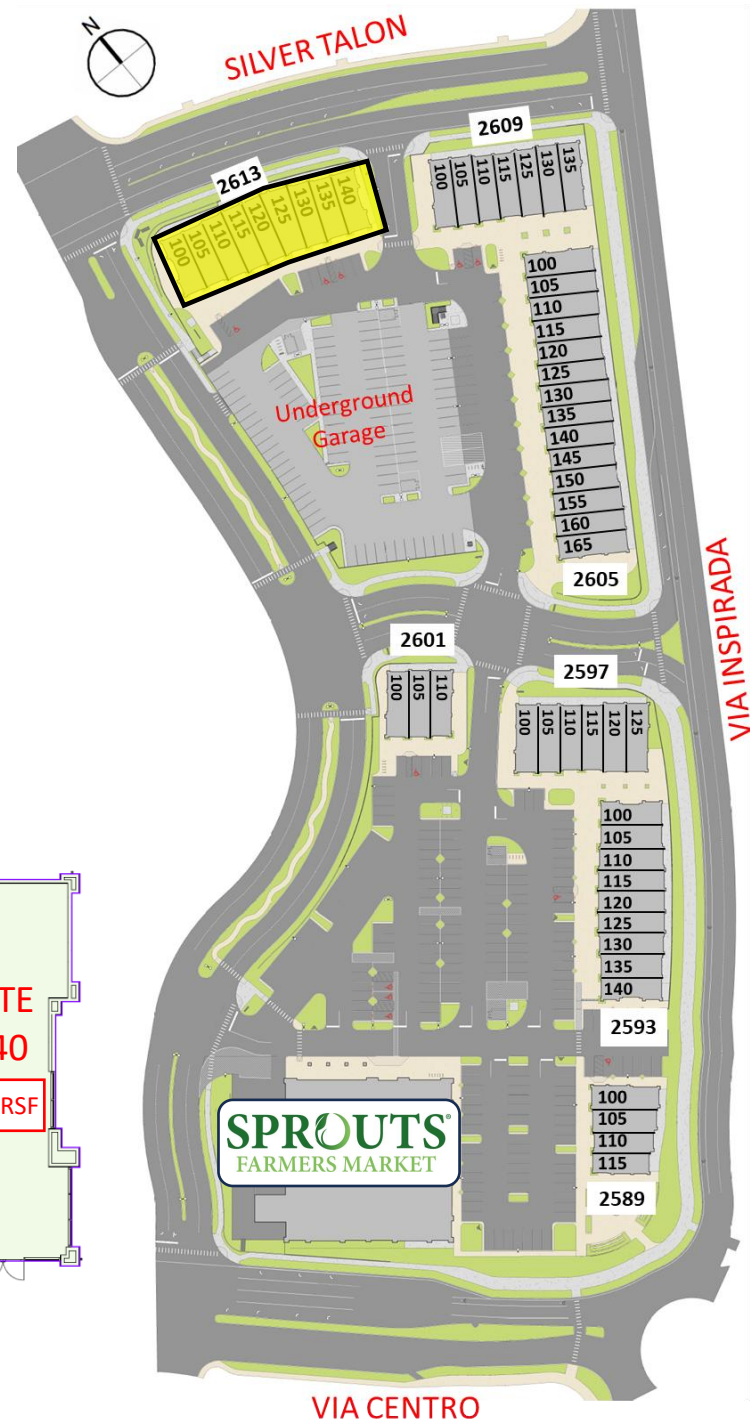
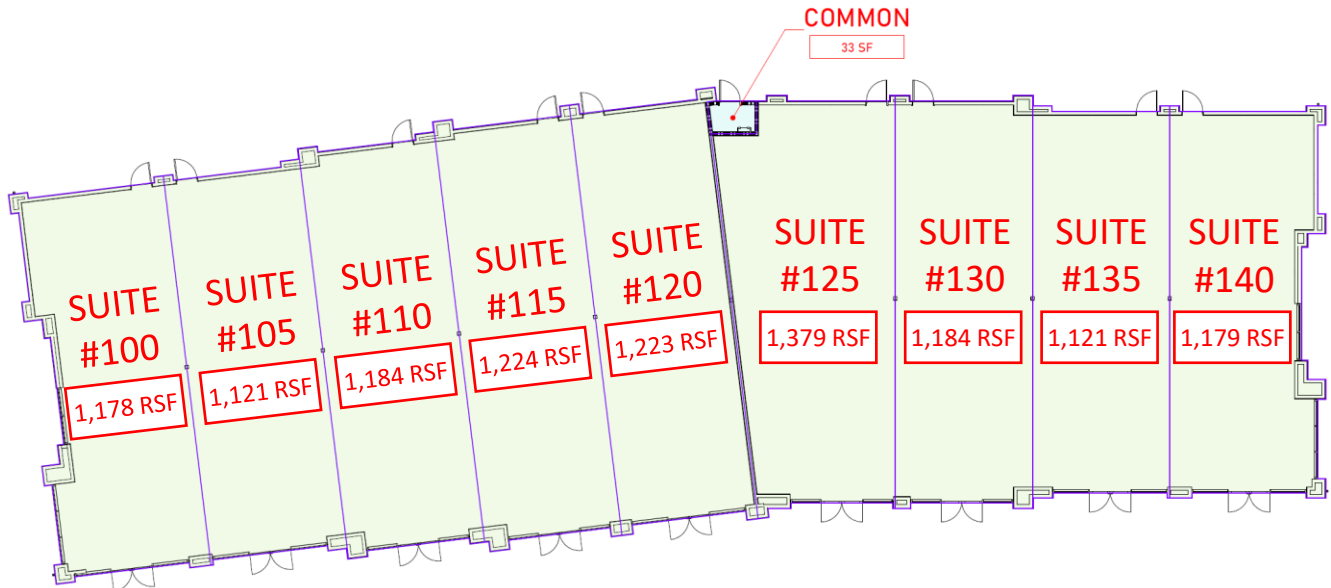


For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.

SANSONE
C O M P A N I E S



For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.



For reference purposes only – depictions herein may not reflect actual site conditions and are subject to change and the recipient hereof shall be responsible for verifying the same. Sansone Companies & SRES make no guarantees, warranties, or representations as to the completeness or accuracy of the information herein including, without limitation, the development of the Master Project. Any reference to any tenant or company throughout this document shall not constitute any express nor implied representation nor warranty that such tenant or company is or will continue to be an occupant in or around the project.