

**FOR LEASE**

# THE VILLAGE OF CENTENNIAL SPRINGS

7557 Norman Rockwell Lane, Las Vegas, Nevada 89143



**PLANNED MULTIFAMILY DEVELOPMENT**  
(153 UNITS)



**Q3 OPENING**  
EGG WORKS EGG & I



**WELCOME THE NEWEST RESTAURANT TENANT**



**CHRIS CLIFFORD**

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**Upstairs Office** ±1,083 - ±2,378 SF  
\$1.45 PSF NNN (NNN \$0.57 PSF)

**Retail Space** ±1,429 - ±2,161 SF  
\$1.85 (NNN \$0.57 PSF)

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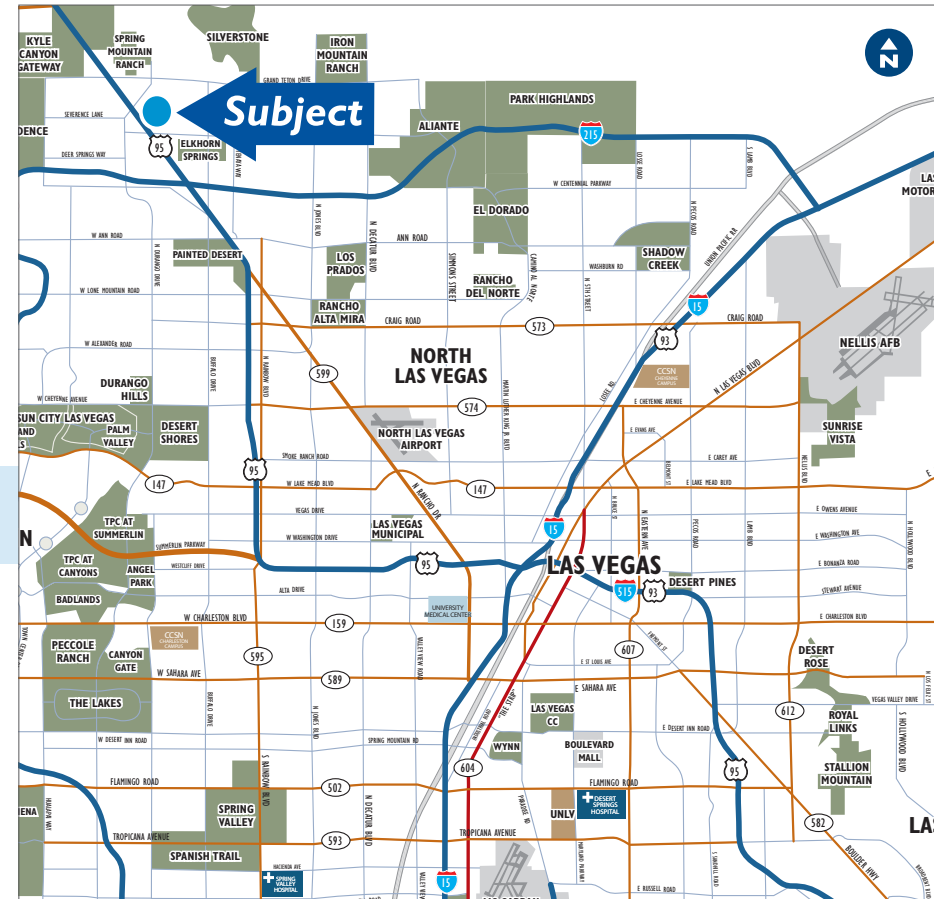
## PROPERTY HIGHLIGHTS

- 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 153-Unit Multifamily Development Planned
- Tenant Improvement Dollars Available
- Competitive Lease Rates for Farm/Durango Corridor
- Building 2, Suite 110 (±1,429 SF) space has a grease trap, two restrooms, and exhaust vents for a potential hood system

*Note: One or more Colliers International agents is an owner/licensee*

## DEMOGRAPHICS (2016)

	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



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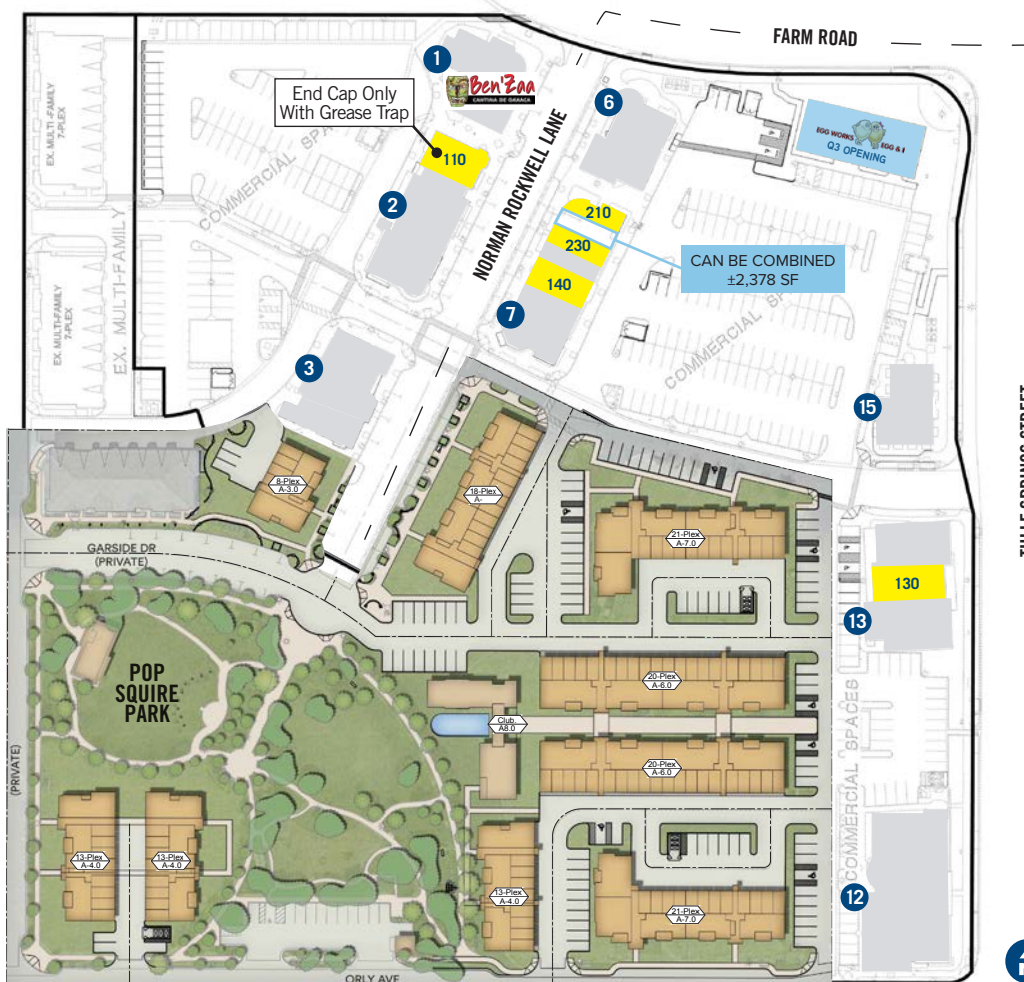
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TULLE SPRINGS STREET

PROPERTY TYPE	SIZE	CONDITION	
<b>BLDG. 2</b>			
Suite 110	Retail - Grease Trap Installed	1,429 SF	AVAILABLE
Suite 120	-	-	Shall We Play A Game
Suite 130	-	-	The Vault Bike Shop
Suite 140	-	-	Total Community Management
<b>BLDG. 7</b>			
Suite 110-130	-	-	Streets of New York
Suite 140	Retail	2,161 SF	AVAILABLE
Suite 170	-	-	Sara's Threading
Suite 210	Upstairs Retail/Office	1,083 SF	AVAILABLE
Suite 230	Upstairs Retail/Office	1,295 SF	AVAILABLE
Suite 250	-	-	The Math Corner
Suite 270	-	-	Lucinda Flint Photography
<b>BLDG. 13</b>			
Suite 110	-	-	Big Apple Cleaners
Suite 130	Retail/Office	1,640 SF	Grey Shell



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