

SHADOW CREEK MARKETPLACE



FOR LEASE

±1,200 SF & ±2,100 SF RETAIL SUITES

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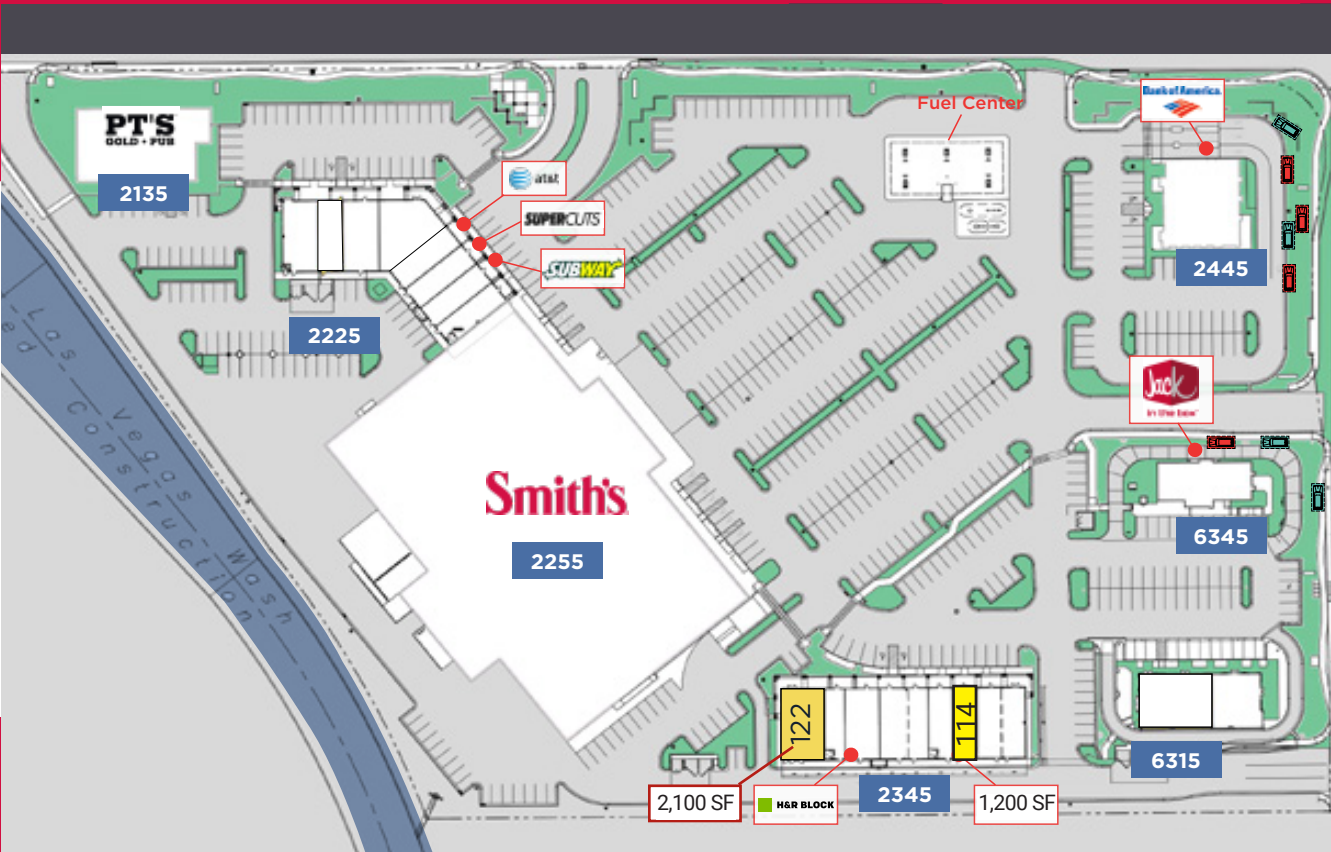
NV #BS.0143369.LLC

2225 E. Centennial Parkway & 6315 Losee Road
North Las Vegas, Nevada 89081



EXPERIENCE. SOLUTIONS. RESULTS.

SITE PLAN & TENANT MIX



TENANT	SUITE / SIZE	
It's Snow Time	100	1,900 SF
Java Brow Bar	101	1,200 SF
Subway	102	1,200 SF
Super Cuts	103	1,200 SF
AT&T	104	1,987 SF
ATI Physical Therapy	106	3,200 SF
Beauty Boss	107-108	2,982 SF
Meadows Dentistry	110	2,400 SF
Serenity Nails	112	1,200 SF
AVAILABLE (June 1, 2025)	114	1,200 SF
Golden Phoenix Chinese	116	2,400 SF
Buddha's Delight		
Delucia's Pizza	119	1,700 SF
H&R Block	120	1,000 SF
AVAILABLE	122	2,100 SF
Happy Paws Pet Hospital	150	2,660 SF





PROPERTY HIGHLIGHTS

- End-cap unit with open layout, restroom, concrete floors & natural light
- Former cleaners with outside drive-up access
- Excellent retail visibility due to proximity to Smith's Market
- Perfect for a wide-variety of uses including another cleaner, restaurant, medical users and more

**±2,100 SF END CAP
WITH DRIVE-UP ACCESS**

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Each Office Is Independently Owned and Operated

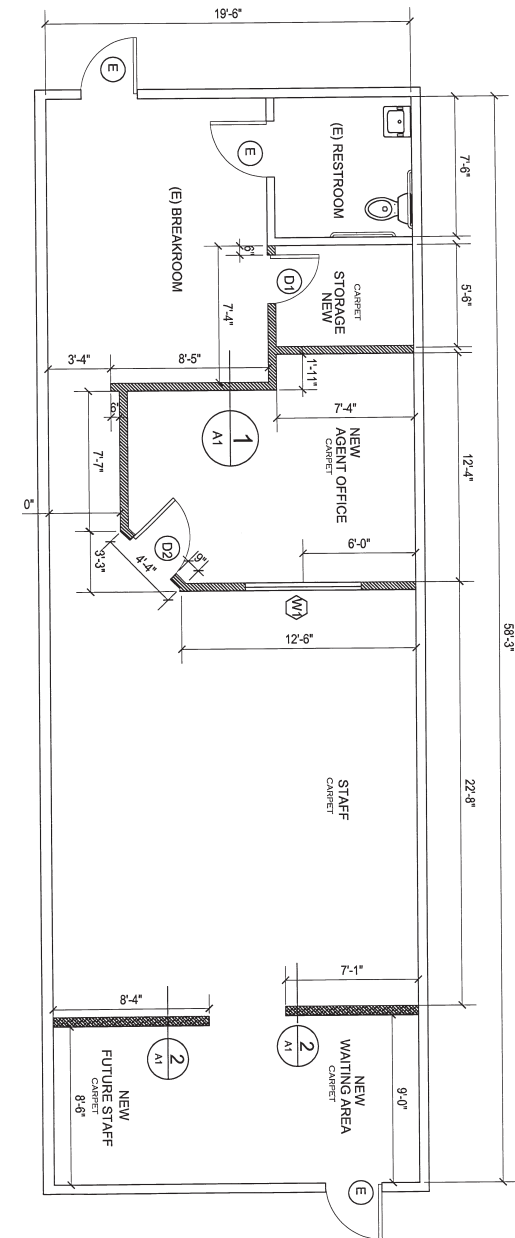
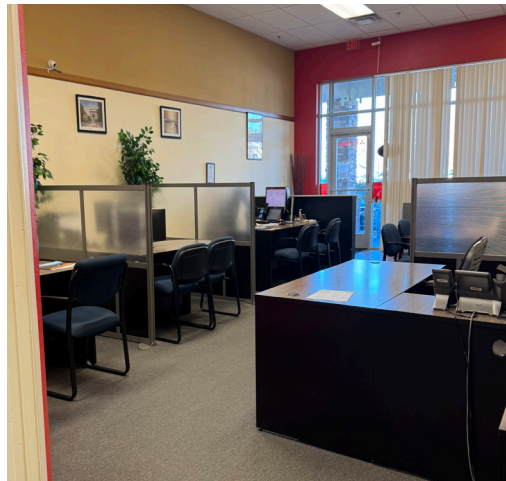
FLOOR PLAN

SUITE 114

±1,200 SF

PROPERTY HIGHLIGHTS

- Front, open reception with pony-walls & hard wood floors
- One (1) restroom, storage closet & employee back-area
- Large private office and large bull pen for multiple cubicles
- Former State Farm office
- Landlord open to revising suite
- Available June 1, 2025 (possibly sooner)



±1,200 SF OFFICE or RETAIL SUITE

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Major Roads

- I-215 less than 1 mile
- Signalized section-line intersection of Centennial Parkway & Losee Road



Households

- Rapidly growing residential area
- Numerous new communities under construction
- 3 Miles: 28,000 HH
- 5 Miles 77,000 HH



Income

- 1 Mile: \$79,000
- 3 Miles: \$83,000
- 5 Miles: \$75,000



Location Overview