



FOR LEASE

CENTENNIAL GATEWAY

5760 Centennial Ctr Blvd
Las Vegas, NV 89149

- Currently a Mrs. Patio Store

±8,400 SF RETAIL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Specs

LEASE RATE	\$2.20/SF/Mo/NNN
CAMS	\$0.47
MONTHLY RENT	\$22,428.00/Mo
TOTAL AVAILABLE	5760 ±8,400 SF
YEAR BUILT	2007
ZONING	T-C

- Currently a Mrs. Patio Store.
- 400 amps of power to the suite.
- Employee break room.
- Rear storage room with an exterior roll up door.
- Part of a thriving commercial center.
- Signalized ingress and egress to the center
- Anchored by Total Wine and More, Bourbon Street, Lazy Boy, and Sapporo Japanese Steak House.
- Generating factors include office buildings across the street and many rooftops just down the street.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

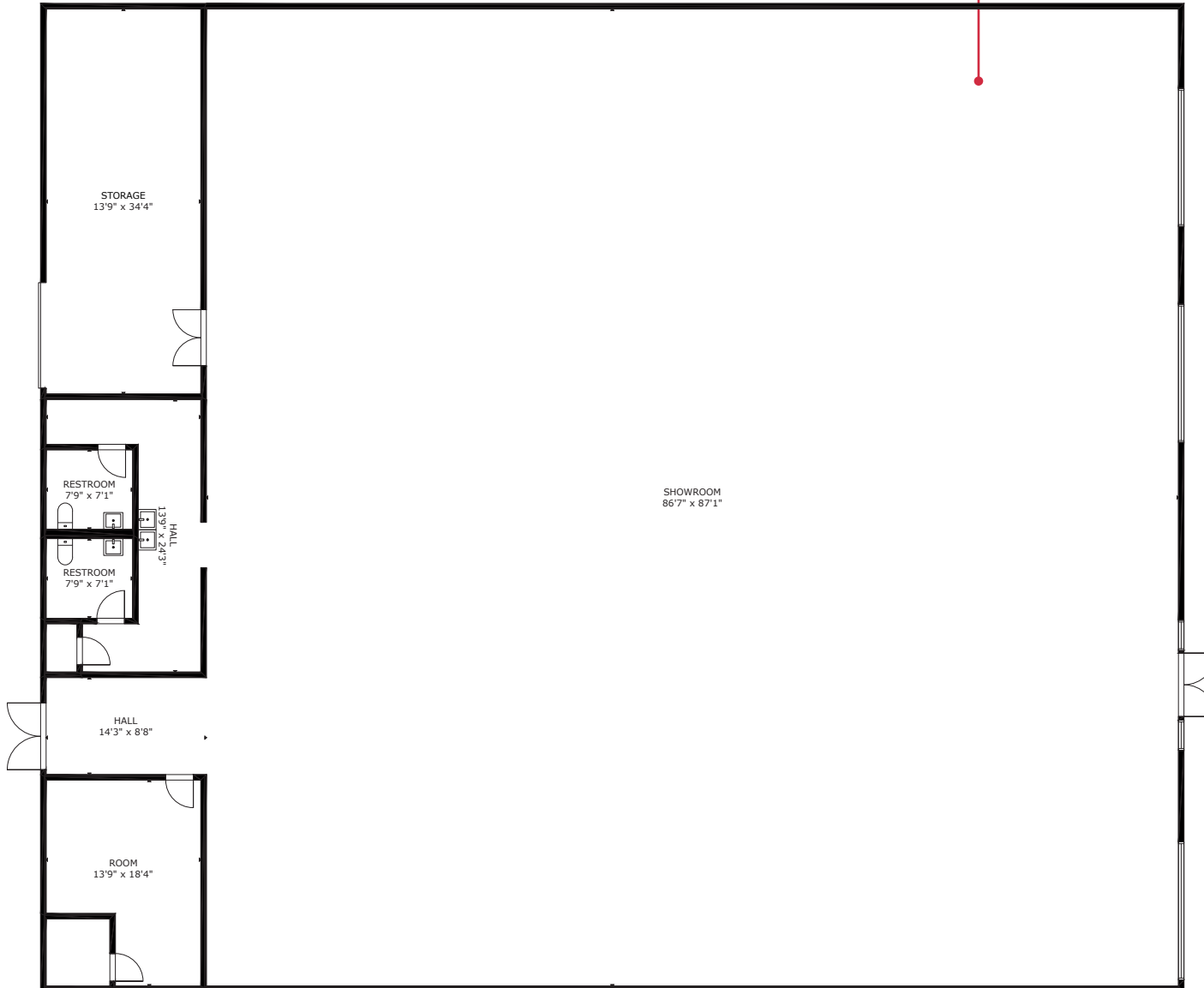
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SUMMARY



CLICK HERE
FOR A 3D TOUR



FLOOR PLAN



PHOTOS



AREA MAP



Smith's **five BELOW** **TJ-MAXX** **Dollar Tree** **DAISO**
Davita **Office DEPOT** **ULTA BEAUTY** **meineke** **WING DOP** **TERRIBLE'S**
KOHL'S **Burlington** **Public Storage** **Distill** **BLAZE** **Starbucks** **WELLS FARGO**

LESLIE'S **TSC** **TRACTOR SUPPLY CO** **NSB** **CHASE** **WONNACOTT'S** **Auto Zone** **Target** **TACO BELL**
Smoothie King **Wells Fargo** **Starbucks** **Wing Dop** **Terrible's** **Meineke** **Office Depot** **Ulta Beauty** **Dollar Tree** **Smith's** **Five Below** **TJ-Maxx**

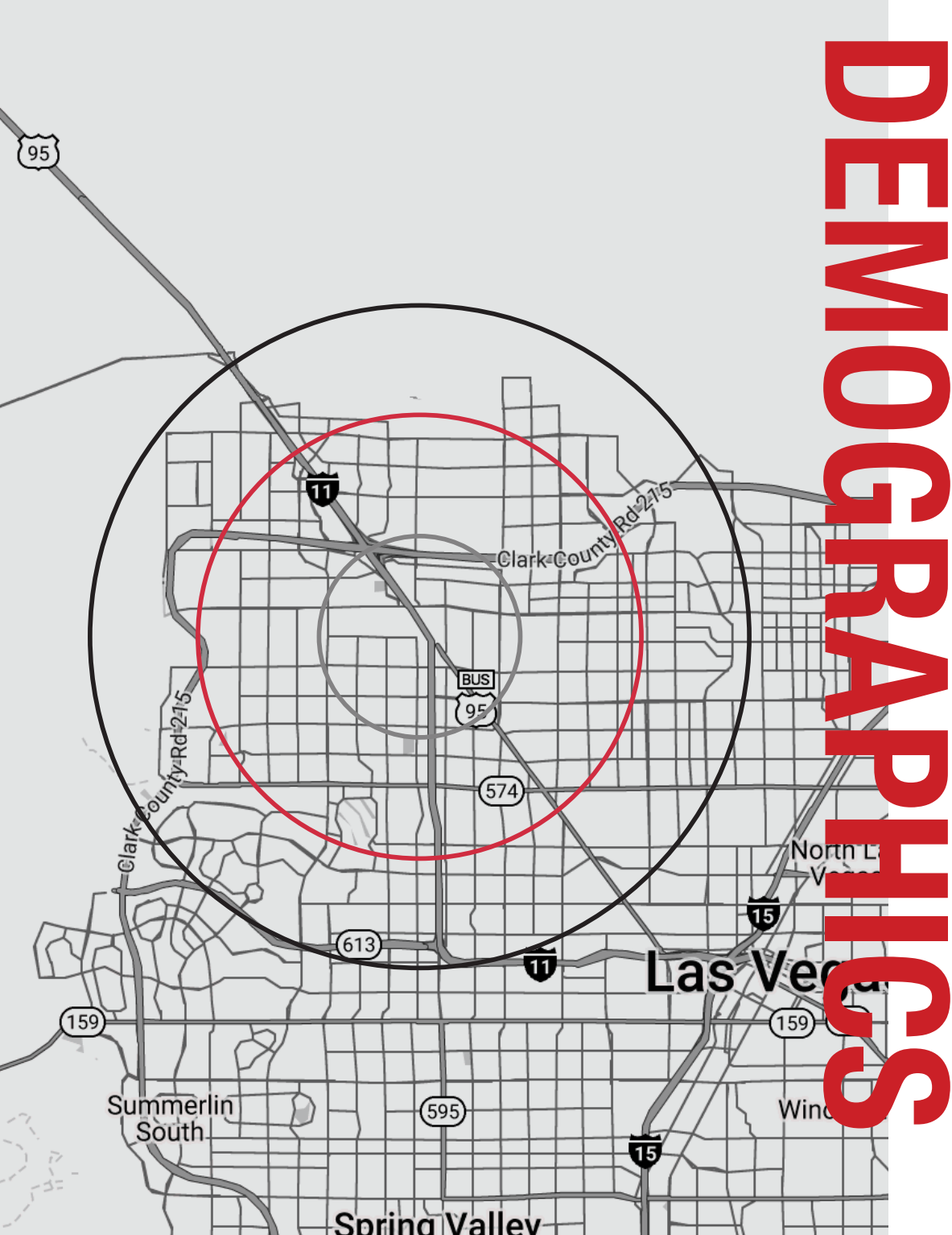
CareNow **MERAKI** **verizon** **FarmerBoys** **THE HOME DEPOT**
Chick-fil-A **Olive Garden** **sam's club** **Walmart** **BJS**
Red Robin **Panera** **HomeGoods** **FAMOUS** **footwear**
Wahoo's **Bath & Body Works** **SEPHORA** **petco**
SNEAKERS **Indo Mechatry**

Lee's **Findlay** **ARCO** **DISCOUNT TIRE**
Robert's **Timber's**

PLANET NISSAN **Dotty's LaZboy** **SPORTSMAN'S** **HARBOR FREIGHT** **POKE N-N-OUT** **Cane's**
Cafe Rip **smash burger** **Walgreens** **ZUPAS** **ON THE BORDER** **TRADER JOE'S**
Total Wine **Desert Book**

Houston Hot Chicken **Albertsons** **The Lodge** **RAC**
Chevrolet **Ford** **McDonald's** **Sinclair**

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	13,482	119,253	391,899
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	5,503	44,481	143,914
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$114,683	\$126,414	\$120,651

Traffic Counts

STREET	AADT
West Ann Road	38,000
N Centennial Center Blvd	12,000

Cities Nearby

Reno, Nevada	441 miles
Los Angeles, California	270 miles
Salt Lake City, Utah	420 miles
Denver, Colorado	748 miles
Phoenix, Arizona	301 miles
San Antonio, Texas	1,280 miles

TERMS & CONDITIONS

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