

COMMERCE CENTENNIAL MARKETPLACE

365 W CENTENNIAL PKWY, N LAS VEGAS



COMMERCE CENTENNIAL MARKETPLACE is a $\pm 65,000$ SF neighborhood retail center, situated on ± 13.34 acres, and located at the Southwest corner of West Centennial Parkway and North Commerce Street in North Las Vegas.

The property enjoys visibility from both Commerce Street and Centennial Parkway, and benefits from the tenancy of notable tenants such as Somerset Academy, Tire Works, AutoZone, Taco Bell, Roberto's Taco Shop, Pizza Hut, Circle K, and others.

PROPERTY SUMMARY

FOR LEASE

STARTING BASE RENT
\$2.00/ SF, NNN

CAMS
\$0.40 / SF

PROPERTY TYPE
OFFICE/RETAIL, 1-STORY

CENTER SIZE (GLA)
 $\pm 65,000$ SF

ZONING
C2, COUNTY

YEAR BUILT
2007

PARKING RATIO
5:1,000 SF

APN
124-27-115-014, -015

PROPERTY HIGHLIGHTS:

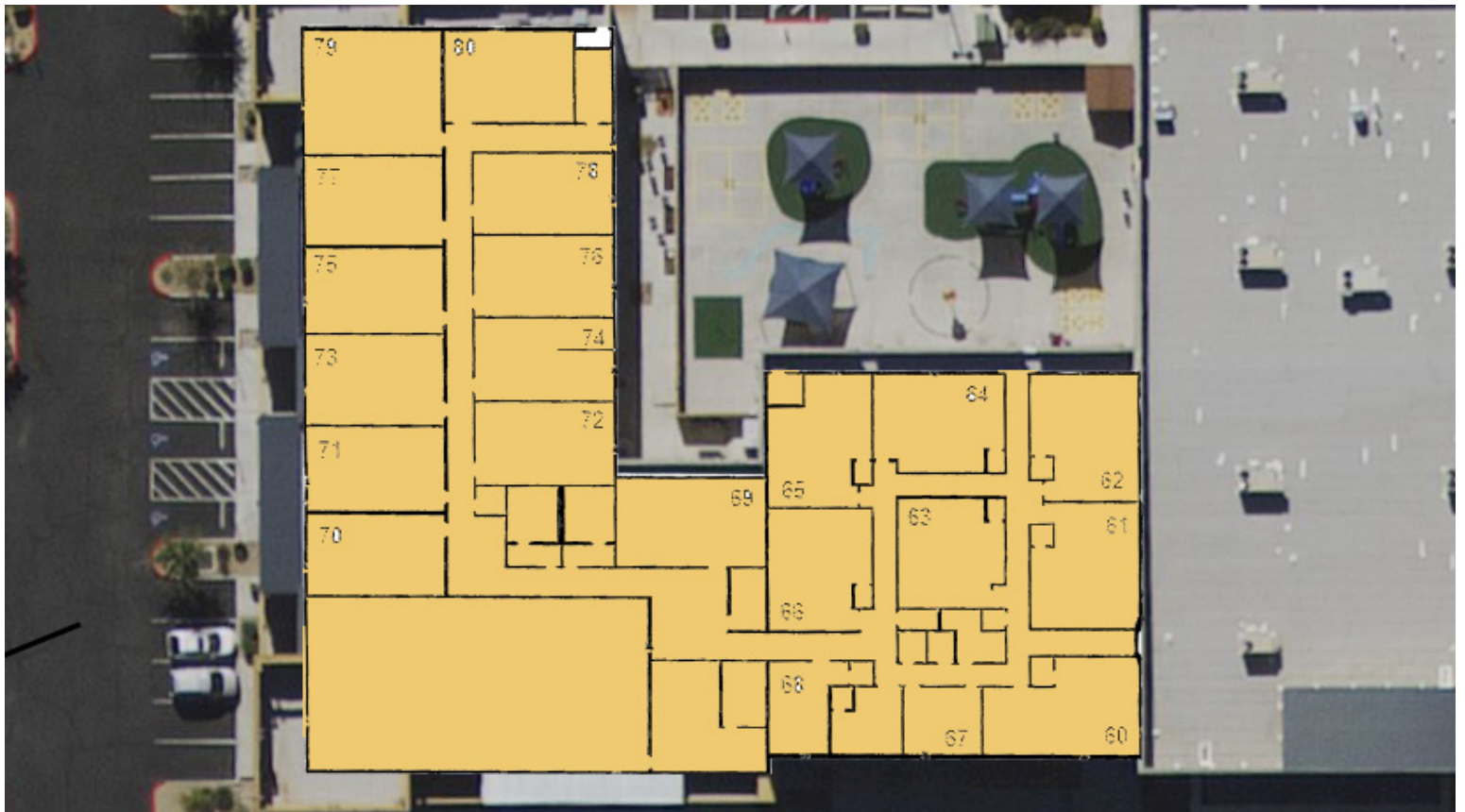
- Great visibility and healthy traffic counts
- Pylon, monument, and building signage opportunities
- Minutes away from 215 freeway
- Abundant parking





SUITE	SIZE (± SF)	TENANT
355	2,500	Taco Bell
375	22,540	AVAILABLE
385	40,000	Somerset Academy
395	7,400	AutoZone
435	4,400	Circle K
445	5,800	Tire Works
6325	3,800	Uprising MMA Training Center
6355_101	1,520	Pizza Hut
6355_102	1,230	Smoke Shop
6355_103	1,800	Roberto's Shop
6355_104	1,243	Nu Nails & Spa
6355_107	1,400	Dog Grooming
6355_105	1,000	Pure Elegance Hair Salon
6355_106	1,231	AVAILABLE <i>*Former Allstate Insurance</i>
6375	NOT A PART	Wash U Carwash





SUITE 375 HIGHLIGHTS:

- Second generation $\pm 22,540$ SF elementary school space
- Features a large $\pm 7,000$ SF secure play area with shaded playground equipment.
- Usable space for a wide variety of concepts. A natural fit for all educational uses, charter schools, daycare, adult daycare, training facilities, etc.
- Features 21 existing private classrooms
- Large cafeteria / multi-purpose room
- Kitchen with hood, 3-compartment sink, large preparation area, service window, and private office.
- Ample parking is available on three sides of the premises.





± 7,000 SF SECURE PLAY AREA







SUITE 6355_106 HIGHLIGHTS:

- Second generation $\pm 1,231$ SF in-line office/retail space.
- Signage opportunities on two sides of the building
- Features three office/storage areas
- ADA compliant restroom











For more information, contact:

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COMMERCIAL**

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