

CRAIG SHOPPING CENTER

7071-7091 W Craig Road | Las Vegas, NV 89129



3,000-11,000 SF AVAILABLE

Denny's-Anchored Neighborhood Shopping Center with Freeway Visibility



SUITE 100

Approx. 3,000 SF **\$24.00/SF NNN**



SUITE 104

Approx. 8,000 SF **\$18.00/SF NNN**



COMBINED OPPORTUNITY:
Approx. 11,000 SF



EST. NNN:

Approx. \$5.00/SF

PROPERTY HIGHLIGHTS

- Denny's anchored
- Approx. 33,575 SF total center GLA
- 150 parking spaces
- Approx. 4.47 / 1,000 SF parking ratio
- Approx. 19' clear height in Suite 104
- Pylon + building signage
- Wet sprinkler system
- C-1 zoning
- Adjacent to I-11 / US-95
- Built in 2008

PROPERTY OVERVIEW

Established 3-building neighborhood shopping center serving the Northwest Las Vegas trade area. Craig Shopping Center combines neighborhood convenience with regional accessibility and visibility adjacent to I-11 / US-95. Ownership is currently offering two newly available suites of approximately 3,000 SF and 8,000 SF, with a potential combined opportunity of approximately 11,000 SF.



REPRESENTATIVE TENANTS

Denny's | Joey's | CrossFit Las Vegas |
Arthur Murray Dance Studio

LEASING INFORMATION



James Hussey | (402) 850-6575 | jim.hussey@ymail.com



David Hussey | (775) 682-1583 | jsandsons.mgmt@gmail.com



J & S AND SONS, LTD.

SUITE 100

Approx. 3,000 SF | \$24.00/SF NNN



POTENTIAL COMBINED OPPORTUNITY
WITH NEIGHBORING SUITE 104



SUITE OVERVIEW

Suite 100 offers an efficient approximately 3,000 SF storefront opportunity within Craig Shopping Center. The suite provides a functional open layout and may appeal to a variety of neighborhood-serving retail and commercial users seeking a flexible footprint in an established center.



SIZE

Approx. 3,000 SF



LOCATION

Craig Shopping Center | Suite 100



LEASE RATE

\$24.00/SF NNN



ESTIMATED NNN

Approx. \$5.00/SF



KEY FEATURES

- Approx. 3,000 SF
- Storefront presence
- Flexible open layout
- Storage/core area
- May be combined with neighboring Suite 104
- Estimated NNN: Approx. \$5.00/SF



POTENTIAL USES

- Specialty retail
- Service retail
- Salon / spa
- Med spa
- Wellness
- Boutique fitness
- Showroom
- Office-retail
- Other approved commercial uses

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SUITE 104

Approx. 8,000 SF | \$18.00/SF NNN



Approx. 19' Clear Height



SUITE OVERVIEW

Suite 104 is a large-format approximately 8,000 SF retail/commercial opportunity formerly occupied by an athletic center. The suite offers a broad open floor area, substantial volume, and a flexible large-format layout suitable for a wide range of approved commercial concepts.



KEY FEATURES

- Approx. 8,000 SF
- Approx. 19' clear height
- Broad open floor area
- Large-format former athletic-center layout
- Storefront presence
- Estimated NNN: Approx. \$5.00/SF



POTENTIAL USES

- Showroom
- Fitness
- Training
- Children's recreation
- Educational
- Furniture or mattress
- Discount retail
- Pet-related retail/service
- Entertainment
- Wellness
- Specialty retail
- Other approved commercial uses

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PROPERTY OVERVIEW, SITE & SPECIFICATIONS

Craig Shopping Center | 7071-7091 W Craig Road | Las Vegas, NV 89129



PROPERTY SUMMARY

- Retail shopping center
- Approx. 33,575 SF total center GLA
- Three buildings
- Approx. 20,000 SF building containing current availability
- 2.81 AC site area
- 150 parking spaces
- Approx. 4.47 / 1,000 SF parking ratio
- Built in 2008
- One story
- Wet sprinkler system
- C-1 Neighborhood Commercial zoning
- Approx. 19' clear height in Suite 104



ACCESS & VISIBILITY

- Direct access from West Craig Road
- Freeway visibility adjacent to I-11 / US-95
- Dedicated turn lane
- Signalized intersection
- Pylon + building signage
- Customer parking field



REPRESENTATIVE TENANTS

Denny's | Joey's |
CrossFit Las Vegas |
Arthur Murray Dance Studio

CURRENT AVAILABILITY



SUITE 100
Approx. 3,000 SF
\$24.00/SF NNN



SUITE 104
Approx. 8,000 SF
\$18.00/SF NNN



COMBINED OPPORTUNITY:
Approx. 11,000 SF



EST. NNN:
Approx. \$5.00/SF

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