

FUTURE RETAIL NOW PRELEASING

Kyle Canyon Rd & I-11 NEC
North Las Vegas, NV 89143



KYLE CANYON
GATEWAY
504 HOMES

KYLE CANYON
232 HOMES

SINGLE
FAMILY
RETAIL
RETAIL

PROPOSED 15 AC
RETAIL CENTER

MONUMENT
HILLS
6,000 HOMES

NW REGIONAL
PARK



KYLE CANYON RD

SINGLE
FAMILY



SUNSTONE PKWY

SUNSTONE
3,000 HOMES
AT BUILD-OUT

FUTURE
HIGH SCHOOL

SKYE CANYON PARK DR

IRON MOUNTAIN RD

SKYE
CANYON
6,500 HOMES
AT BUILD-OUT

ELYSIAN AT
SKYE CANYON

BASE APMTS

SKYE CANYON
MARKETPLACE

SCHERKENBACK ES

BILBRAY ES



OSO BLANCA RD

GRAND CANYON PKWY

SKYE CANYON PKWY

30,500 VPD



ABOUT THE PROPERTY

Embedded in the Sunstone Master-Planned Community

- ±15-acre retail center offering shop space, pad sites, and drive-thru opportunities, thoughtfully designed with ample parking and landscaped open spaces in the heart of the 630-acre Sunstone master-planned community.
- Strategically positioned within a dense master-planned residential corridor, surrounded by Skye Canyon (6,500 homes), Spring Mountain Ranch (1,760 homes), and the planned Monument Hills community (6,000 homes)
- Located in a trade area with extremely limited existing retail options, creating a strong opportunity to serve a growing residential base
- Direct visibility and convenient access from the I-11 freeway, providing strong exposure for the project
- Proximity to major lifestyle and recreational destinations, including Mount Charleston, Floyd Lamb State Park, and Paiute Golf Park



125-06-210-001

125-06-399-002

125-06-310-001

APN



GENERAL COMMERCIAL (C-2)

ZONING



15 ACRES

TOTAL AREA

FUTURE RETAIL

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SITE PLAN

FUTURE RETAIL

Kyle Canyon Rd & I-11 NEC
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74,210 SF
GROSS RETAIL SPACE

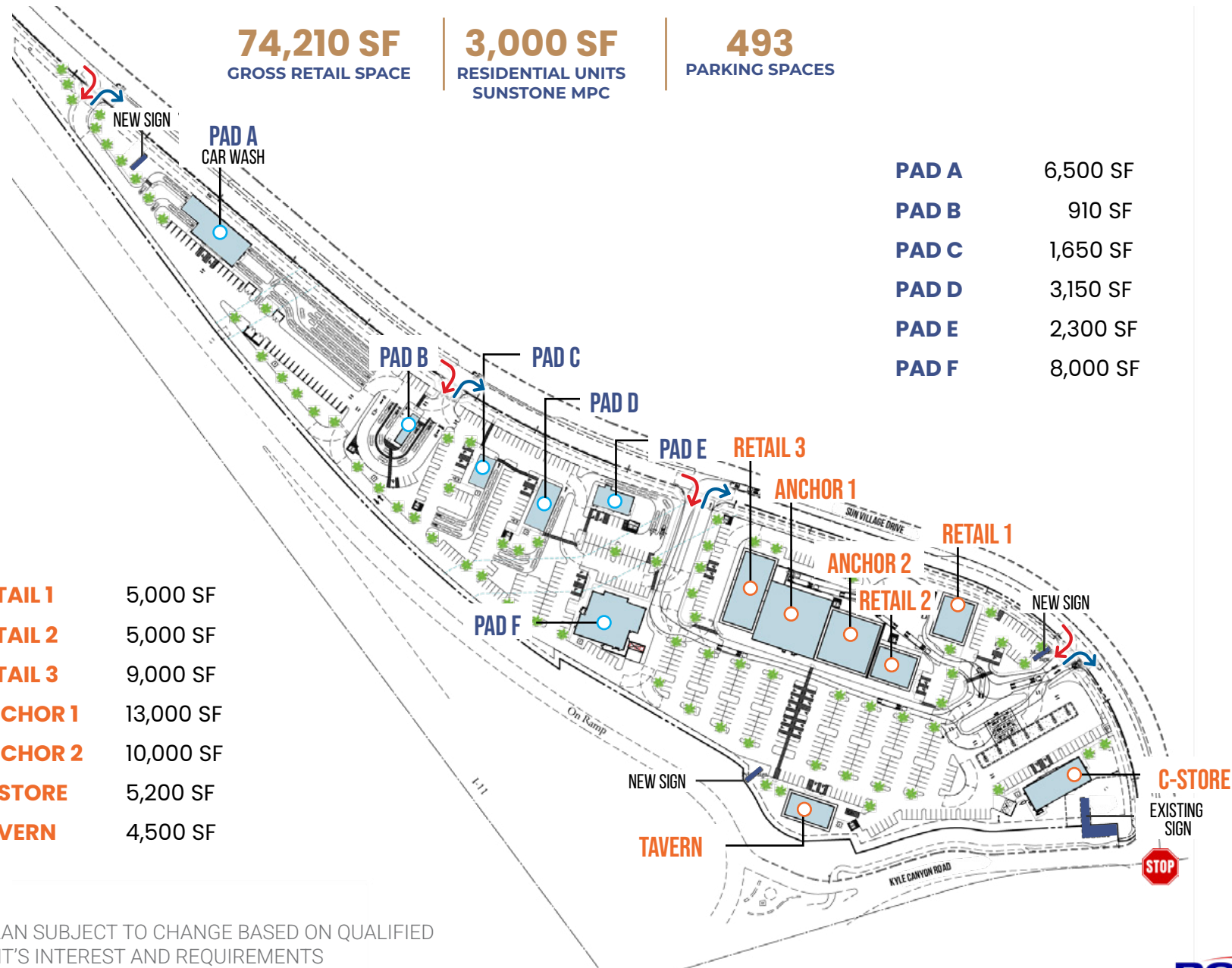
3,000 SF
RESIDENTIAL UNITS
SUNSTONE MPC

493
PARKING SPACES

PAD A	6,500 SF
PAD B	910 SF
PAD C	1,650 SF
PAD D	3,150 SF
PAD E	2,300 SF
PAD F	8,000 SF

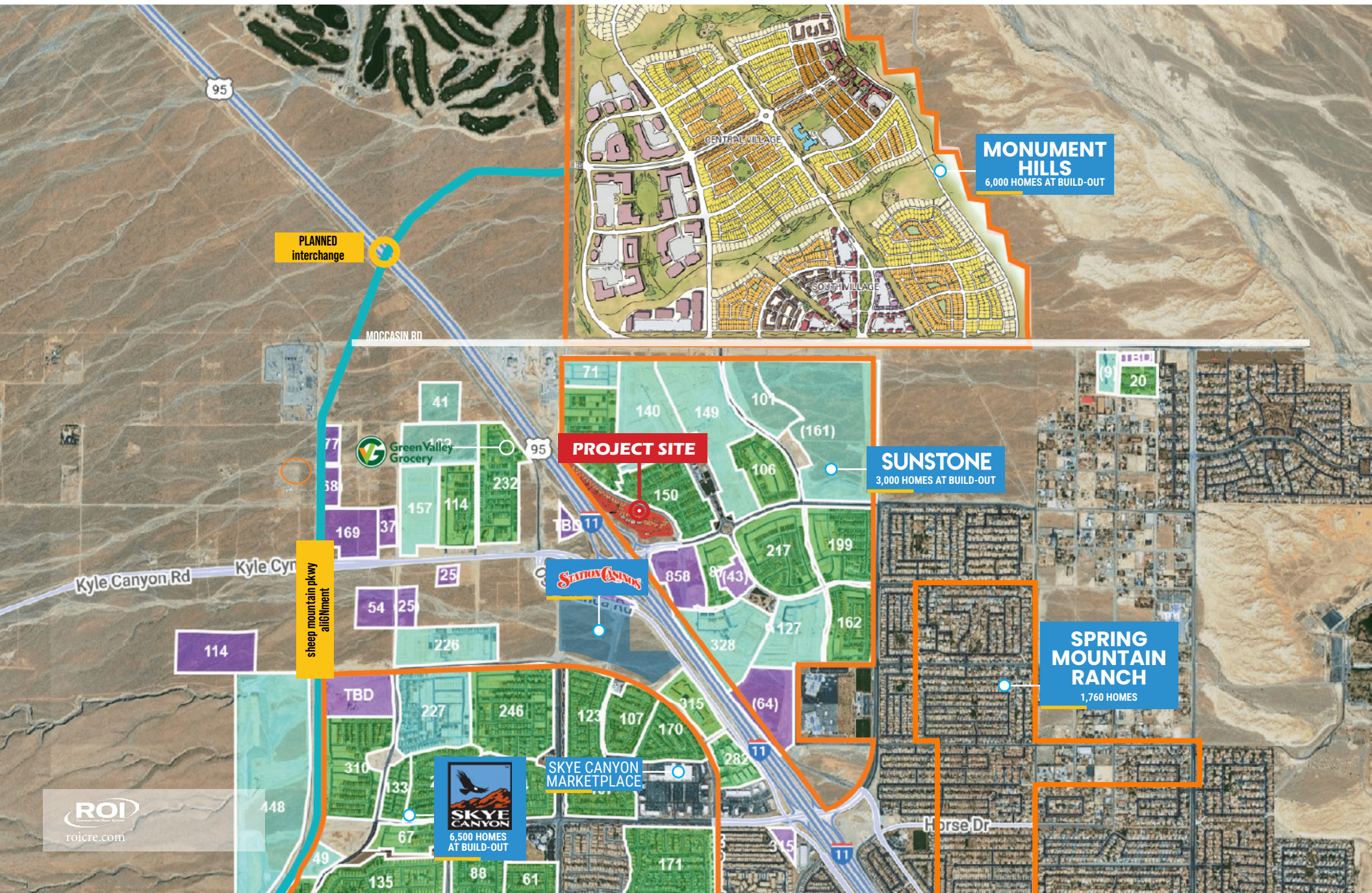
RETAIL 1	5,000 SF
RETAIL 2	5,000 SF
RETAIL 3	9,000 SF
ANCHOR 1	13,000 SF
ANCHOR 2	10,000 SF
C-STORE	5,200 SF
TAVERN	4,500 SF

SITEPLAN SUBJECT TO CHANGE BASED ON QUALIFIED
TENANT'S INTEREST AND REQUIREMENTS



HOUSING

HOUSING STATUS



KYLE CANYON

DEVELOPMENT PIPELINE





FUTURE RETAIL

LEASING INFO

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