



3,000 - 11,000 SF AVAILABLE

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

CURRENT LEASING OPPORTUNITIES

SUITE 100

Approx. 3,000 SF

\$24.00/SF NNN

- Storefront suite with restroom and storage
- Flexible retail, service, wellness or showroom use
- May be combined with neighboring Suite 104

SUITE 104

Approx. 8,000 SF

\$18.00/SF NNN

- Approx. 19' clear height with broad open floor area
- Men's and women's restrooms, office and support area
- Former athletic center; wide range of approved uses

COMBINED OPPORTUNITY: APPROX. 11,000 SF

EST. NNN: APPROX. \$5.00/SF



PROPERTY HIGHLIGHTS

- **Denny's anchored**
Established 3-building retail center
- **Freeway visibility**
Adjacent to I-11 / US-95
- **150 parking spaces**
Approx. 4.47 / 1,000 SF
- **Pylon + building signage**
Customer-facing storefront exposure
- **Wet sprinkler system**
Tenant-controlled HVAC
- **C-1 zoning**
Neighborhood commercial uses

Information contained herein is believed reliable but is not guaranteed. Suite sizes, rates, NNN expenses, clear height, parking, zoning, availability and final configuration are approximate and subject to verification, landlord approval and lease documentation.

REPRESENTATIVE TENANTS

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

LEASING INFORMATION | J & S AND SONS, LTD.

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