

7575 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA 89143

THE VILLAGE OF CENTENNIAL SPRINGS



RETAIL SPACE FOR LEASE:
1,964 SF - \$3.50 PSF (\$0.88 NNN)

BRETT RATHER
+1 702 575 1645
brett.rather@cast-cap.com
License # NV-S.0174245.LLC

STEVE NEIGER, CCIM
+1 702 592 7187
steve.neiger@cast-cap.com
License # NV-B.0146583.LLC

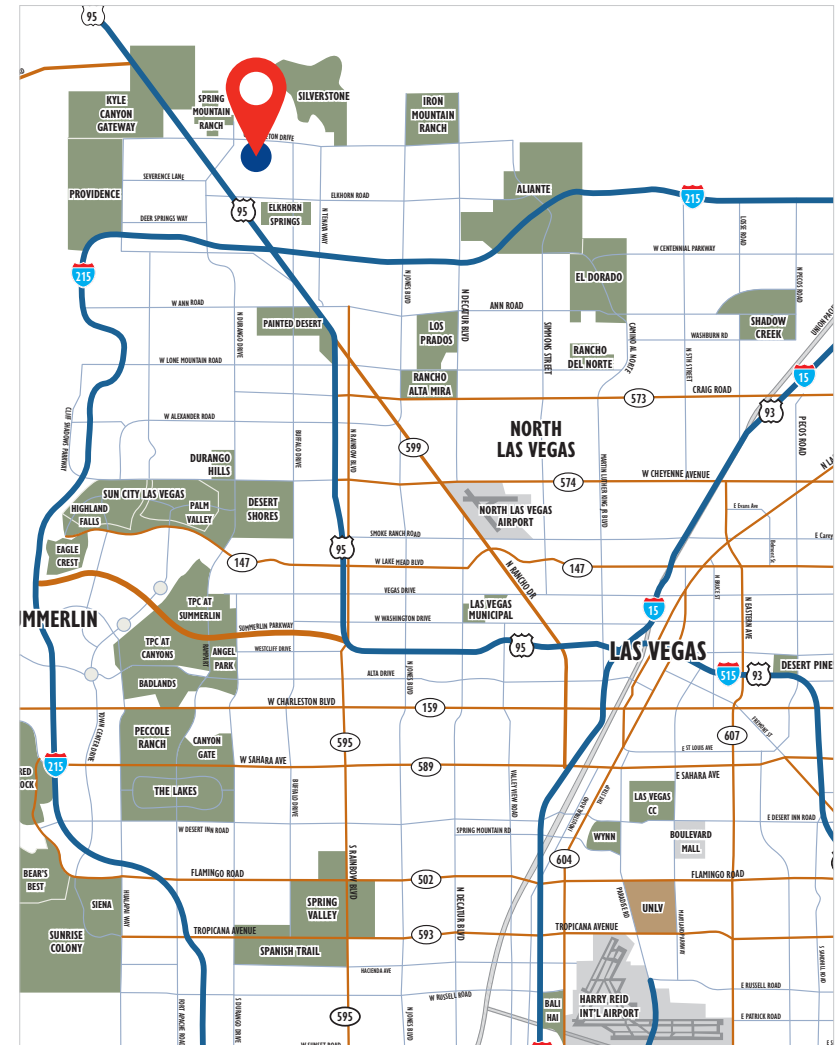
CAST

PROPERTY HIGHLIGHTS

- Welcome Tenants La Casa de Juliette, Sunstone Master Community Association, and Featherblade!
- Easy access to the US-95 & I-215 Beltway
- Unique mixed-use community featuring retail, restaurants, office, second story condo's, and Pop Squires Park
- Unique [monthly artisanal market](#)
- 143-unit multifamily development, Brownstones, at 95% occupancy
- 363 homes directly surrounding the property
- New ±2,000 acre Masterplanned Community by Lennar known as Sunstone, 1 exit away from property

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	19,811	146,939	321,426
HOUSEHOLD	7,522	58,109	125,088
AVG. HH INCOME	\$92,827	\$95,255	\$99,723



SITE PLAN

For Illustration Purposes Only. Not To Scale.



PROPERTY TYPE			TENANT
BLDG 1			
7585	-	-	La Casa De Juliette
BLDG 2			
Suite 140	-	-	Nittaya's Little Kitchen
Suite 130	-	-	Featherblade Craft Butchery
Suite 120	-	-	Vibes DIY Studio
Suite 110	-	-	Sunstone Master Community Association
BLDG 3			
Suite 110	-	-	Coffee Religion
Suite 120	-	-	Coffee Religion Mochi
Suite 130	-	-	Gear Up By Design
BLDG 7			
Suite 110-130	-	-	Streets of New York
Suite 140	-	-	The Vault Bike Shop
Suite 170	-	-	Sara's Threading
Suite 210	-	-	SW Injury Attorney
Suite 230	-	-	SW Injury Attorney
Suite 250	-	-	The Math Corner
Suite 270	-	-	Brilliant Behavior
BLDG 13			
Suite 110	Office/Retail	±1,964 SF	Available
Suite 130	-	-	Precision Chiropractic Center
Suite 150	-	-	Omniluminous
BLDG 15			
7571	-	-	Brilliant Behavior

PROPERTY PHOTOS



AMENITIES AERIAL





THE VILLAGE OF CENTENNIAL SPRINGS

7575 NORMAN ROCKWELL LANE, LAS VEGAS, NEVADA 89143

CAST



+1 702-802-4660
3560 Wynn Road
Las Vegas, NV 89103
www.Cast-Cap.com

CONTACT US

BRETT RATHER
+1 702 575 1645
brett.rather@cast-cap.com
License # NV-S.0174245.LLC

STEVE NEIGER, CCIM
+1 702 592 7187
steve.neiger@cast-cap.com
License # NV-B.0146583.LLC

Copyright ©2023 CAST All rights reserved. The information contained herein was obtained from sources believed reliable; however, CAST makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.