

AVAILABLE FOR LEASE

Lease Rate: \$1.35-\$1.75/SF NNN

(2021 estimated CAMs are \$0.58 PSF)

TENAYA VILLAGE



RETAIL SPACES • 7220-7290 W Azure Drive | Las Vegas, NV 89130

PROPERTY DESCRIPTION

TENAYA VILLAGE is a ±50,000 sf Community Center located at the Northwest corner of Tenaya Way and Azure Drive. Close proximity to both the US 95 and CC-215 freeways provide easy access to the surrounding Aliante, Centennial Hills, Summerlin, and Downtown area. Turn-key, second generation spaces with quality buildouts are available at very competitive lease rates. Join tenants: Timbers, Starbucks, Capriotti's, Frijoles & Frescas Mexican Restaurant, Lino's Pizza, Barking Dogs, Nevada State High School, and many more.

PROPERTY HIGHLIGHTS

- Well maintained center with great tenant mix.
- New Bourbon Street Tavern and Arco C-Store/Gas, Lee's Discount Liquor are across the street.
- Great area demographics and dense surrounding rooftop numbers.
- Only 0.9 miles from US 95 via North Tenaya Way or 1.2 miles via West Centennial Parkway and 1.7 miles from CC-215 via West Azure Drive.

FOR MORE INFORMATION CONTACT:

GERI JAMESON | NV Lic # S.0190514

o: 702.787.0123 x423 | c: 702.907.0767 | geri@virtusco.com

1333 N Buffalo Dr, Ste 120 Las Vegas, NV 89128 | 702.787.0123 ph | 702.463.0123 fax

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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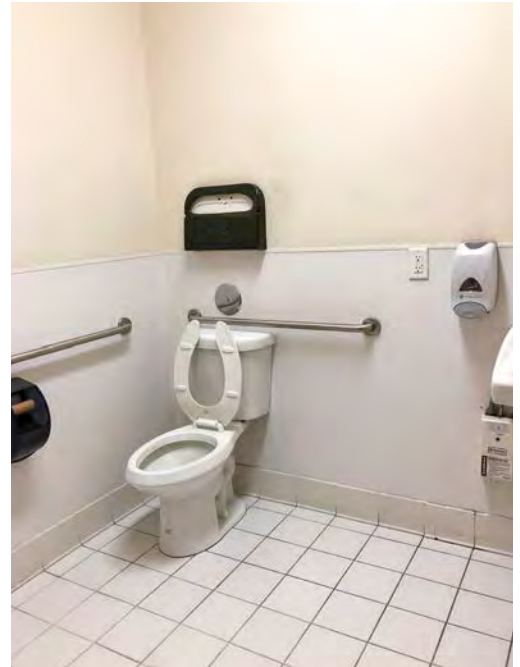
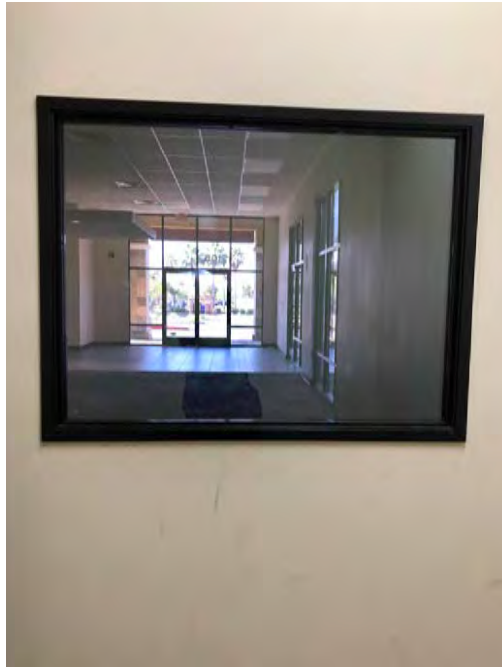
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TENAYA VILLAGE

WELL-MAINTAINED CENTER WITH GREAT TENANT MIX • 7220-7290 W Azure Drive | Las Vegas, NV 89130

7240 W Azure Dr - SUITE 105 (1,519 SF)



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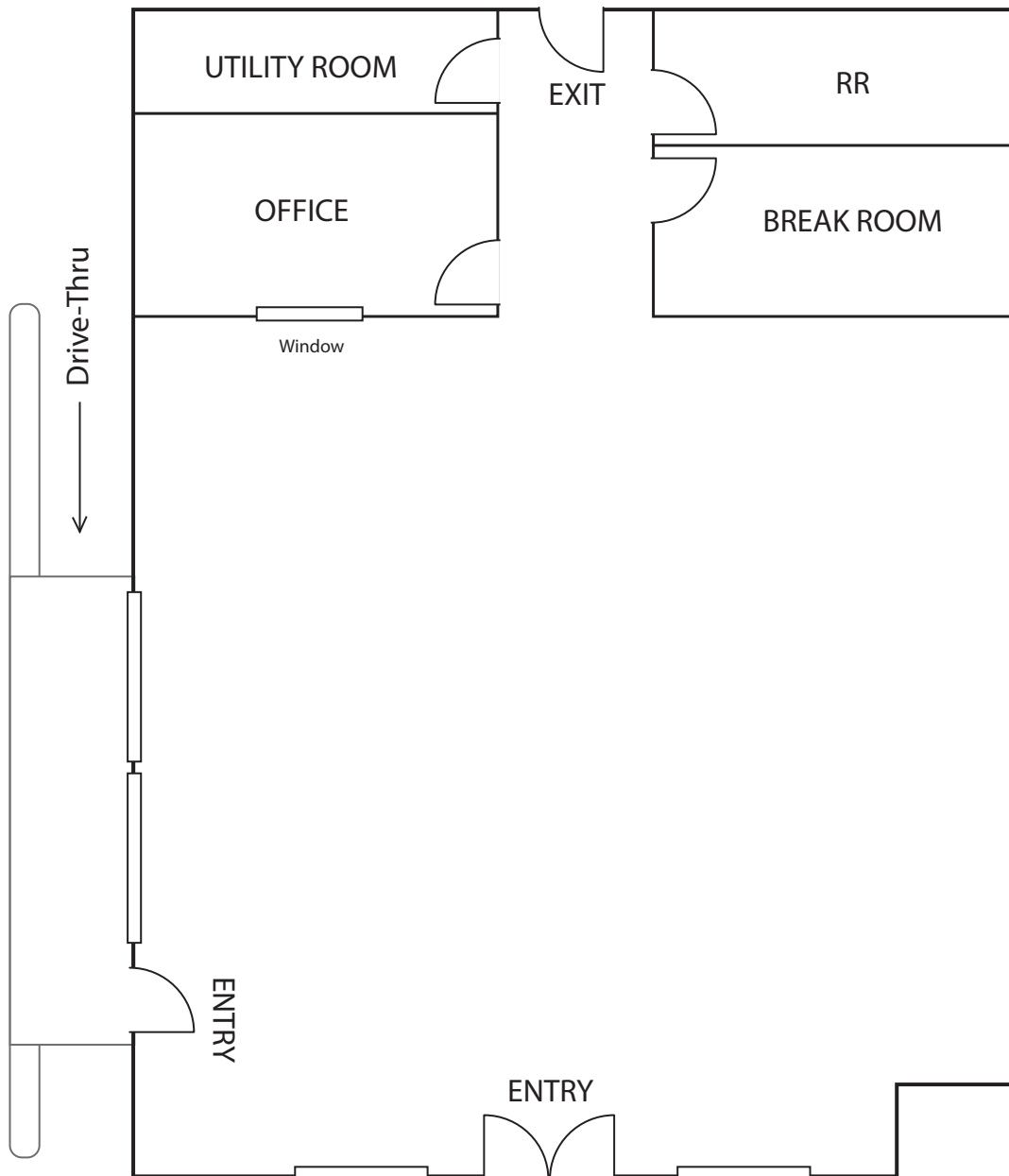
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FLOOR PLAN

7240 W Warm Springs Dr - SUITE 105 (1,519 SF)



Floor plan is not to exact scale. It is intended for general information purposes only.

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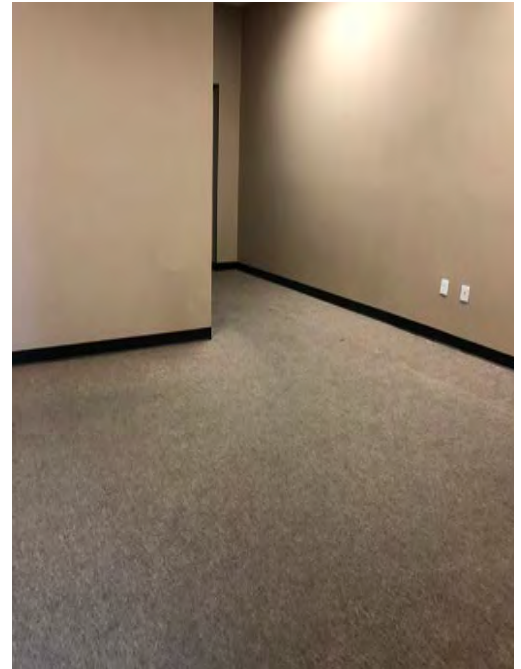
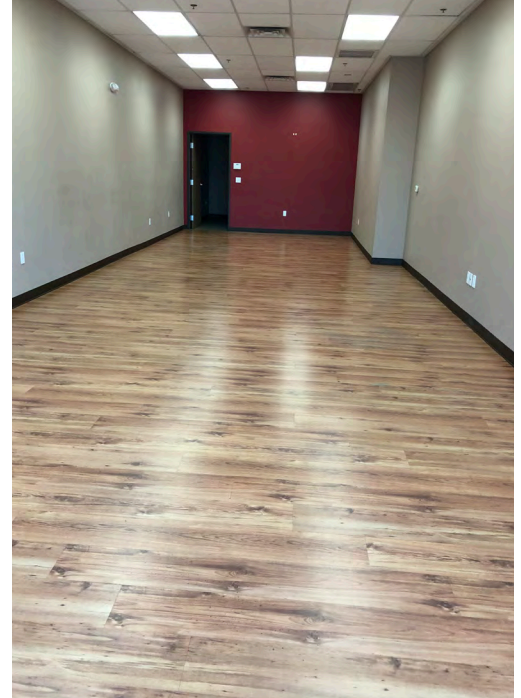
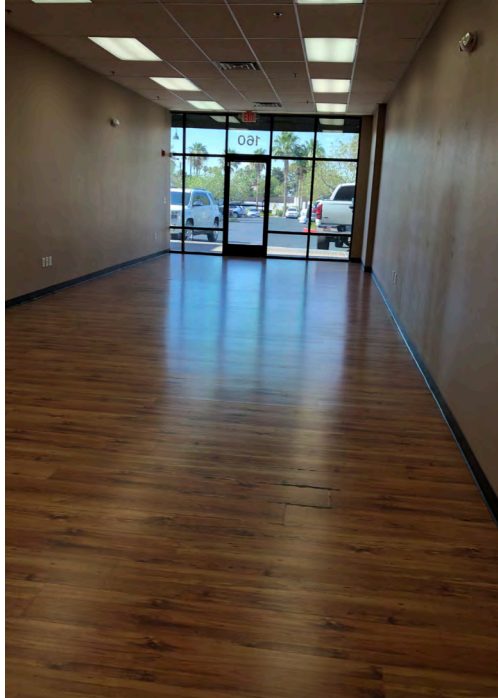
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7240 W Azure Dr - SUITE 160 (1,008 SF)



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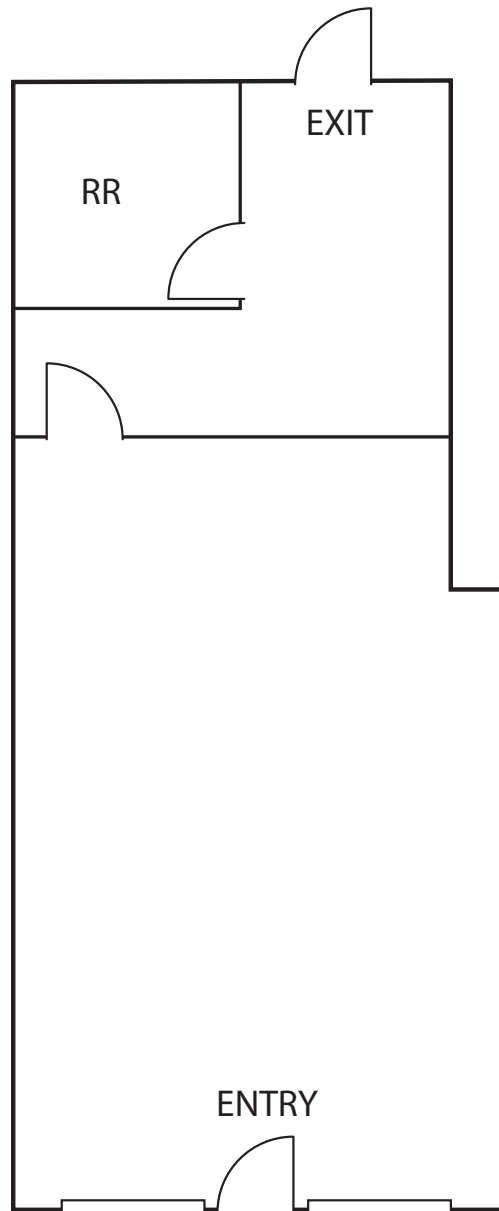
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PROPERTY PHOTOS



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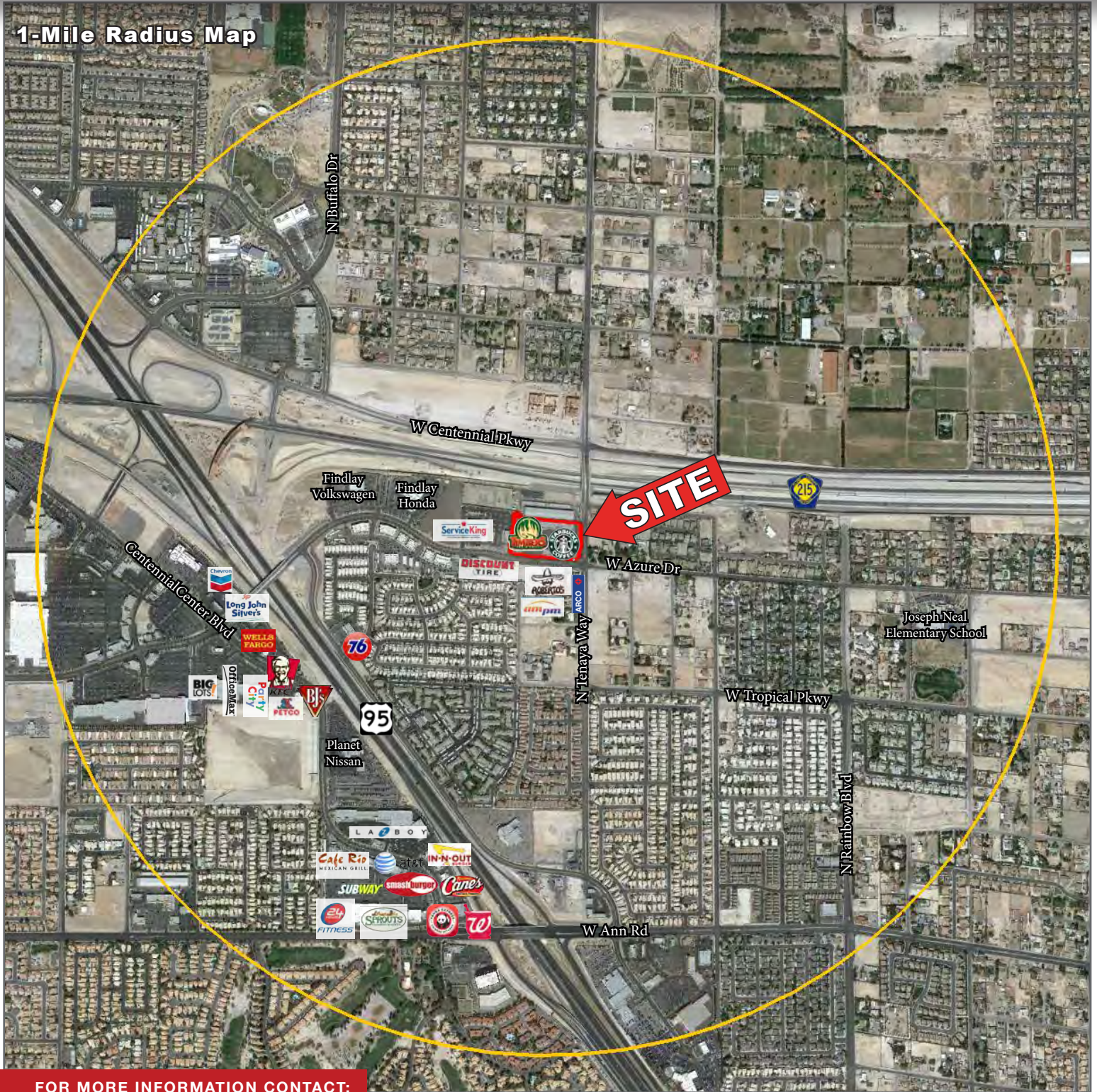
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1-Mile Radius Map



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