CENTENNIAL **COURT**
Las Vegas, NV 89131

Inline Spaces Available →

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743

M SQUARE COMMERCIAL

M Square Commercial
10450 W Cheyeene Ave, Suite 130
Las Vegas, NV 89129
msquarecommercial.com



SHADOW ANCHORED BY TARGET, VONS, & YMCA
6505 - 6535 N Buffalo Drive, Las Vegas, NV 89135

The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

CENTENNIAL COURT
Las Vegas, NV 89135

OVERVIEW

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743

AVAILABLE

±1,258 SF (Available Summer 2026)
- 6530 N Buffalo Dr., Suite 140 - Currently Allstate Insurance
- Asking $2.75 psf, NNN $0.73 psf

±1,200 SF (Available Spring 2026)
- 6525 N Buffalo Dr., Suite 170 - Currently Vegas Lash Lounge
- $2.50 asking psf, NNN $0.73 psf

PROPERTY DETAILS

- Opportunity to establish a business in a dynamic and growing trade area
- Tenant improvement allowance available
- Ample parking
- Monument & pylon opportunities available
- Co-tenancy with national brands
- Strong daytime and residential demographics
- Convenient and easy access
- Prime exposure to I-95 and North Buffalo off-ramp
- **DO NOT DISTURB EXISTING TENANT**



2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	14,609	115,389	304,954
Daytime Pop	14,836	83,003	212,818
2030 Pop	16,044	119,930	318,928
Median Age	36.7	39.5	39.1
Households	5,982	41,914	110,857
AVG HH Income	$106,768	$134,014	$129,411

TRAFFIC COUNTS

Buffalo Dr: 16,700 AADT

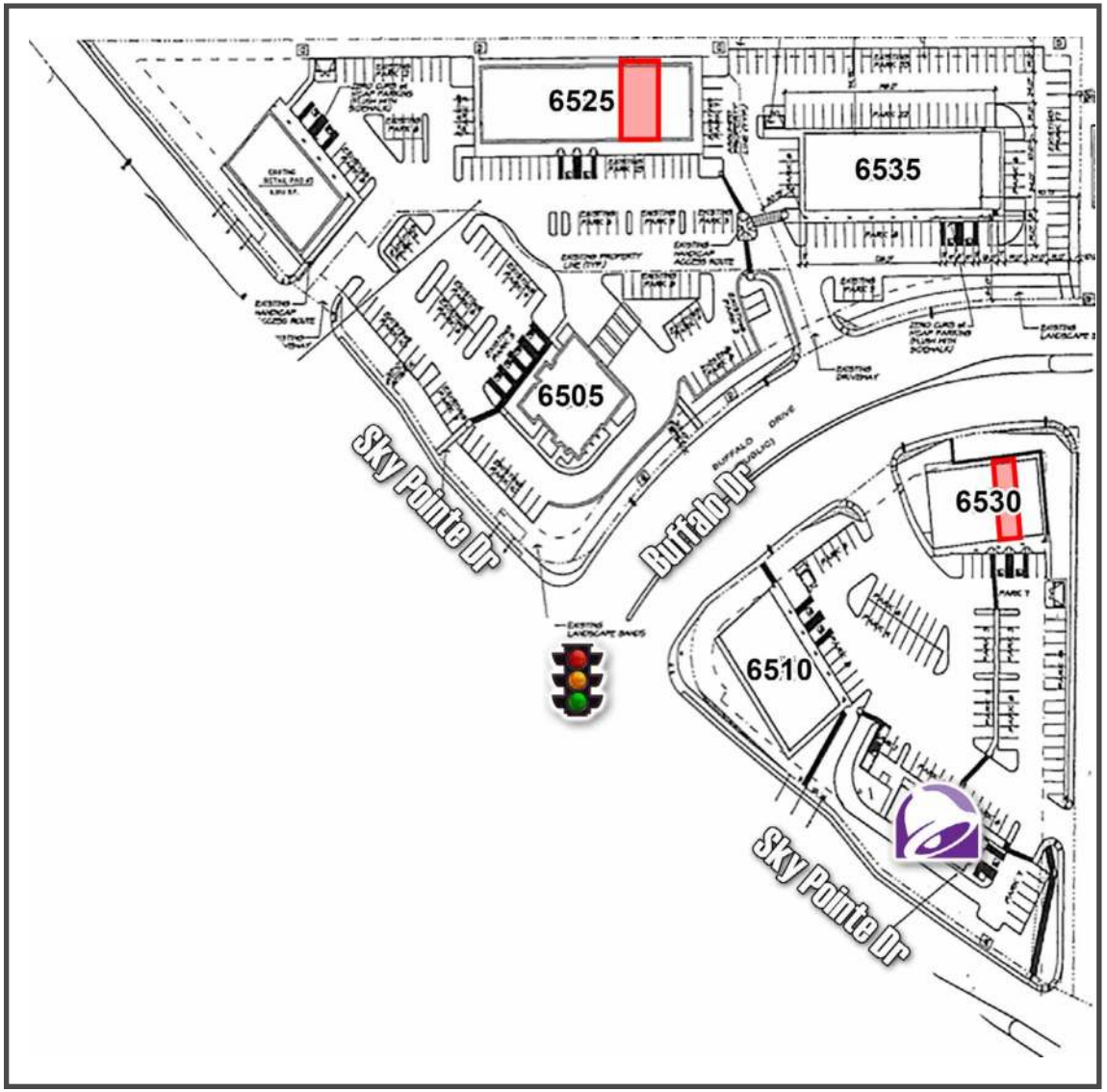
I-11/US-95: 57,000 AADT

The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

CENTENNIAL COURT
Las Vegas, NV 89135

SITE PLAN

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743



BUILDING 6505
Nevada State Bank

BUILDING 6510
Suite 110 - Simple Cremation
Suite 130 - Flowers by Michelle
Suite 150 - Check City

BUILDING 6520
Taco Bell

BUILDING 6525
Suite 110 - Leslie's Pool Supply
Suite 130 - Sunset Clinic
Suite 150 - NV Music Academy
Suite 160 - FM Insurance Group
Suite 170 - Available Spring 2026
Suite 180 - Dentistry

BUILDING 6530
Suite 110 - A Cut Above
Suite 120 - Blazin' Nails
Suite 130 - Pizzeria
Suite 140 - Available Summer 2026
Suite 150 - Smoothie King

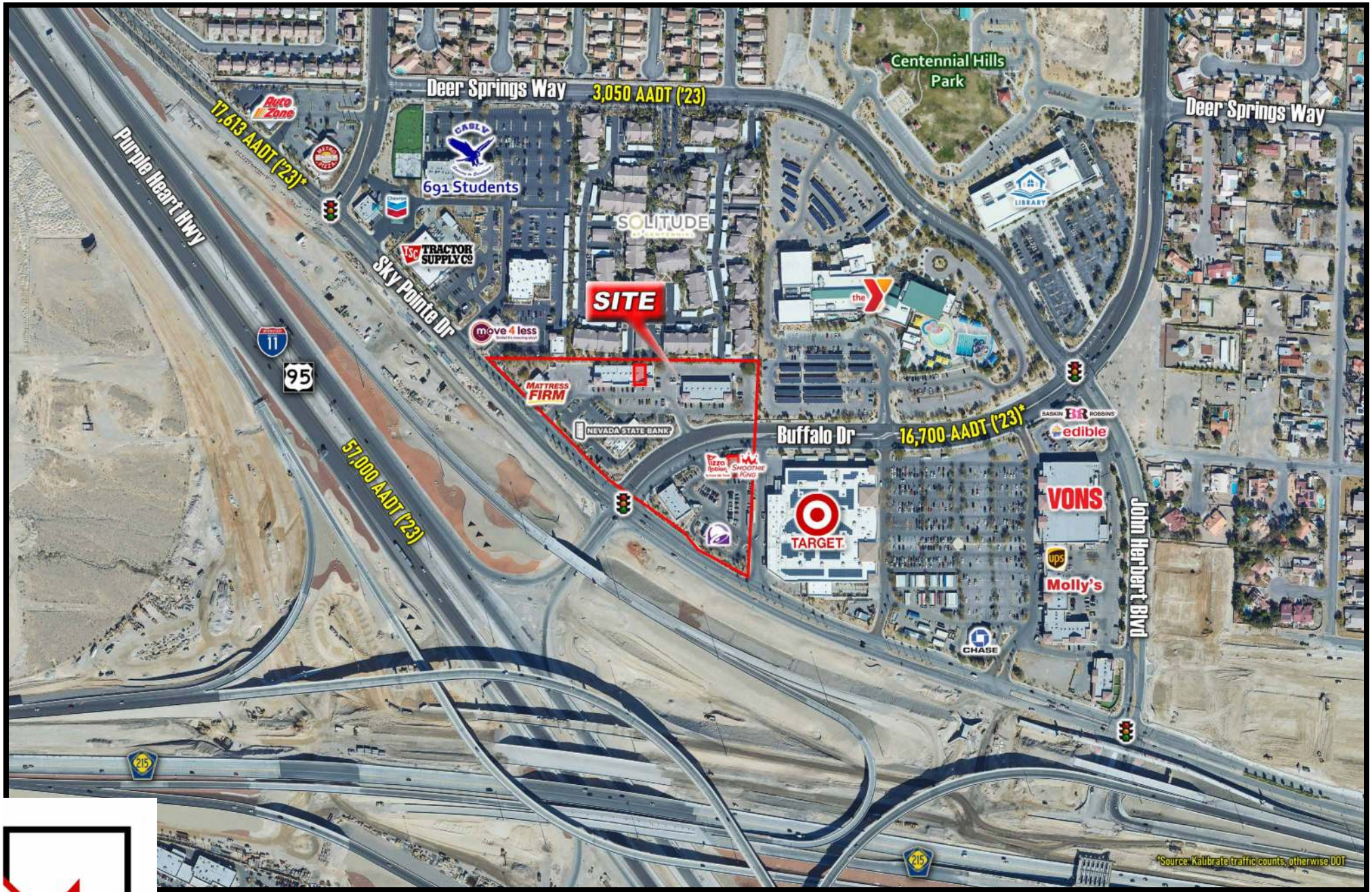
BUILDING 6535
Suite 110 - Affordable Flooring
Suite 120 - Limitless Physical Therapy
Suite 150 - Dance Studio
Suite 160 - Gracie Barra Jiu Jitsu

The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

CENTENNIAL COURT
Las Vegas, NV 89135

CLOSE AERIAL

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743

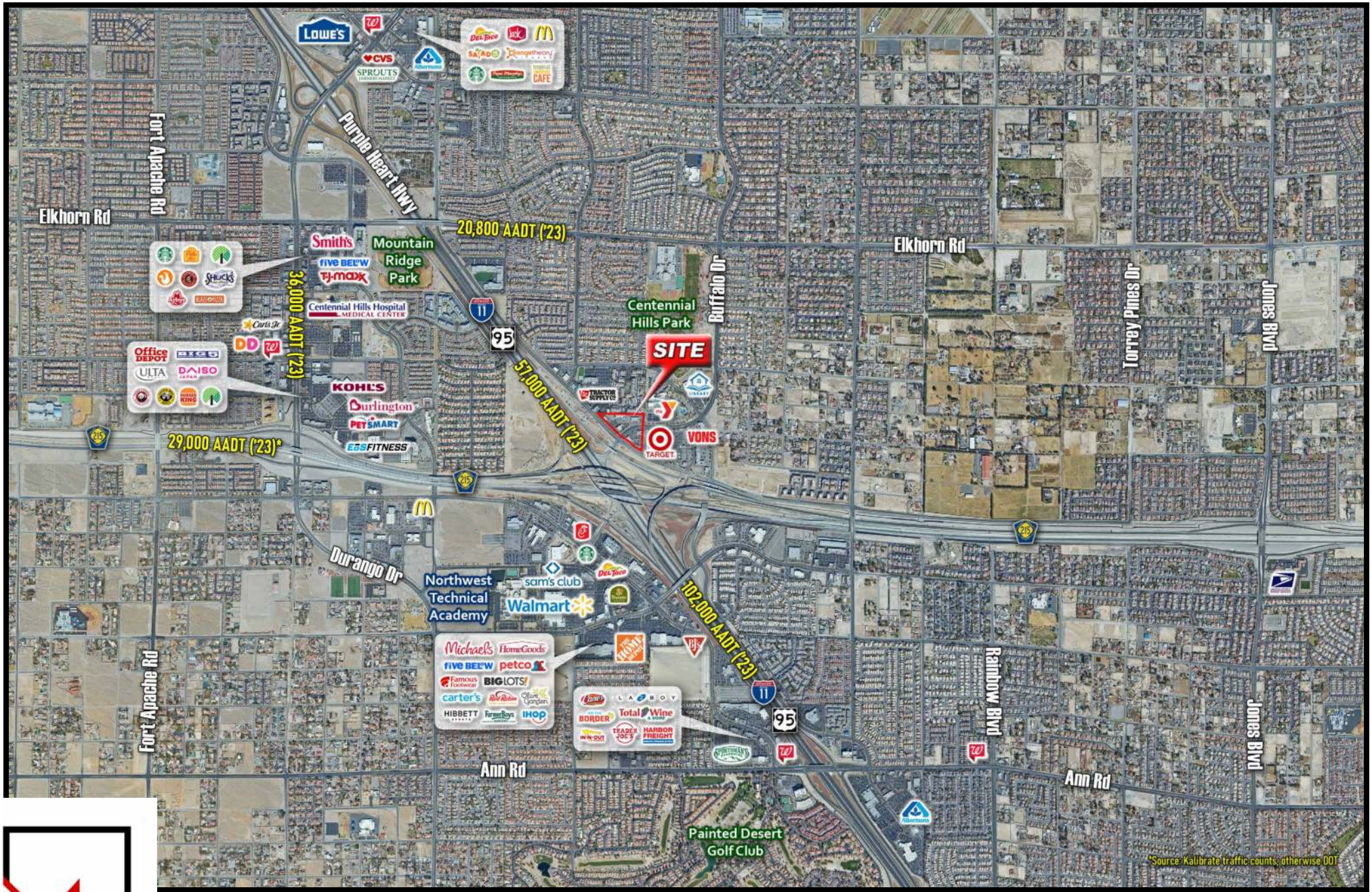


The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

CENTENNIAL COURT
Las Vegas, NV 89135

WIDE AERIAL

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743



The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

CENTENNIAL COURT
Las Vegas, NV 89135

6525 SUITE 170 PHOTOS

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743





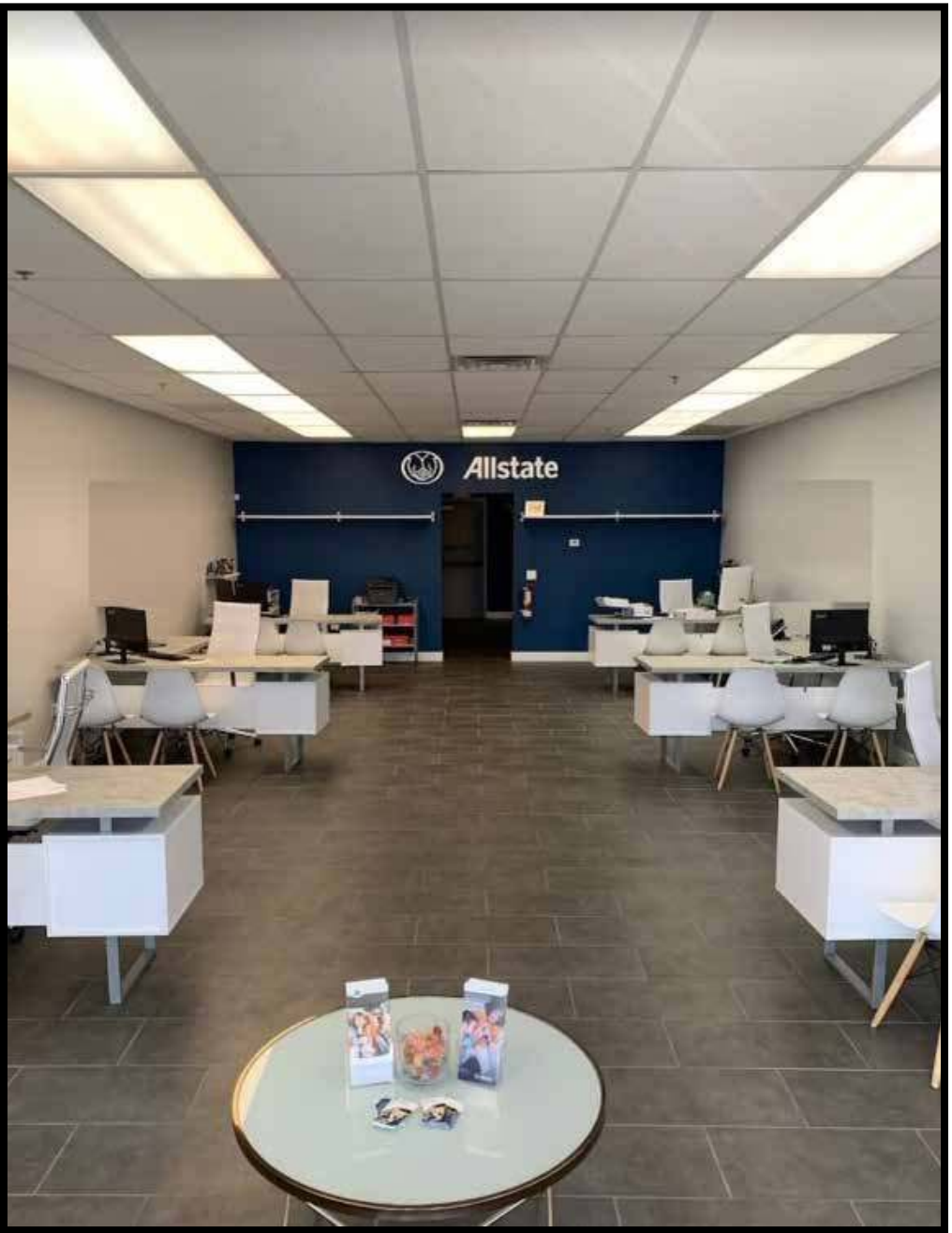
The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

CENTENNIAL COURT
Las Vegas, NV 89135

6530 SUITE 140 PHOTOS

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743





The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.

CENTENNIAL COURT
Las Vegas, NV 89135

PROPERTY PHOTOS

Brittany Megrath, CCIM
Principal | 702.858.7792
bmegrath@msquarecommercial.com
Nevada License: 0144743









The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of the information. Sellers and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser/tenant investigate fully.