

RETAIL SPACE FOR LEASE :: \$1.75 - \$3.50 PSF (RETAIL NNN: \$0.34 PSF)

THE CENTER AT SPRING MOUNTAIN

3893 SPRING MOUNTAIN ROAD, LAS VEGAS, NV 89102



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World renowned as Las Vegas' very own China Town, this area, just one very quick mile west of the Fashion Show Mall, Wynn & Encore Resorts, and The Strip, has become a destination for both locals and tourists alike.

With uniquely themed properties that include some of the most famous and well known restaurants in the Las Vegas valley, the China Town corridor is visited at all times day and night, with some hot spots open with 30-minute waits as late (or early) as 3:00 AM. There's no place off the Las Vegas Strip quite like it!

Property Details

- ±1,000 - ±4,000 SF Space Available
- Located in the heart of China Town, just two minutes from The Strip, which hosts over 42,000,000 visitors annually
- Excellent visibility and immediate access to I-15
- Spring Mountain Road: 61,500 CPD
Valley View Boulevard: 28,800 CPD
- Join: The Golden Tiki, Partage, Yama Sushi, Pho Kim Long, Lee's Sandwiches, Hot N Juicy Crawfish, and More!

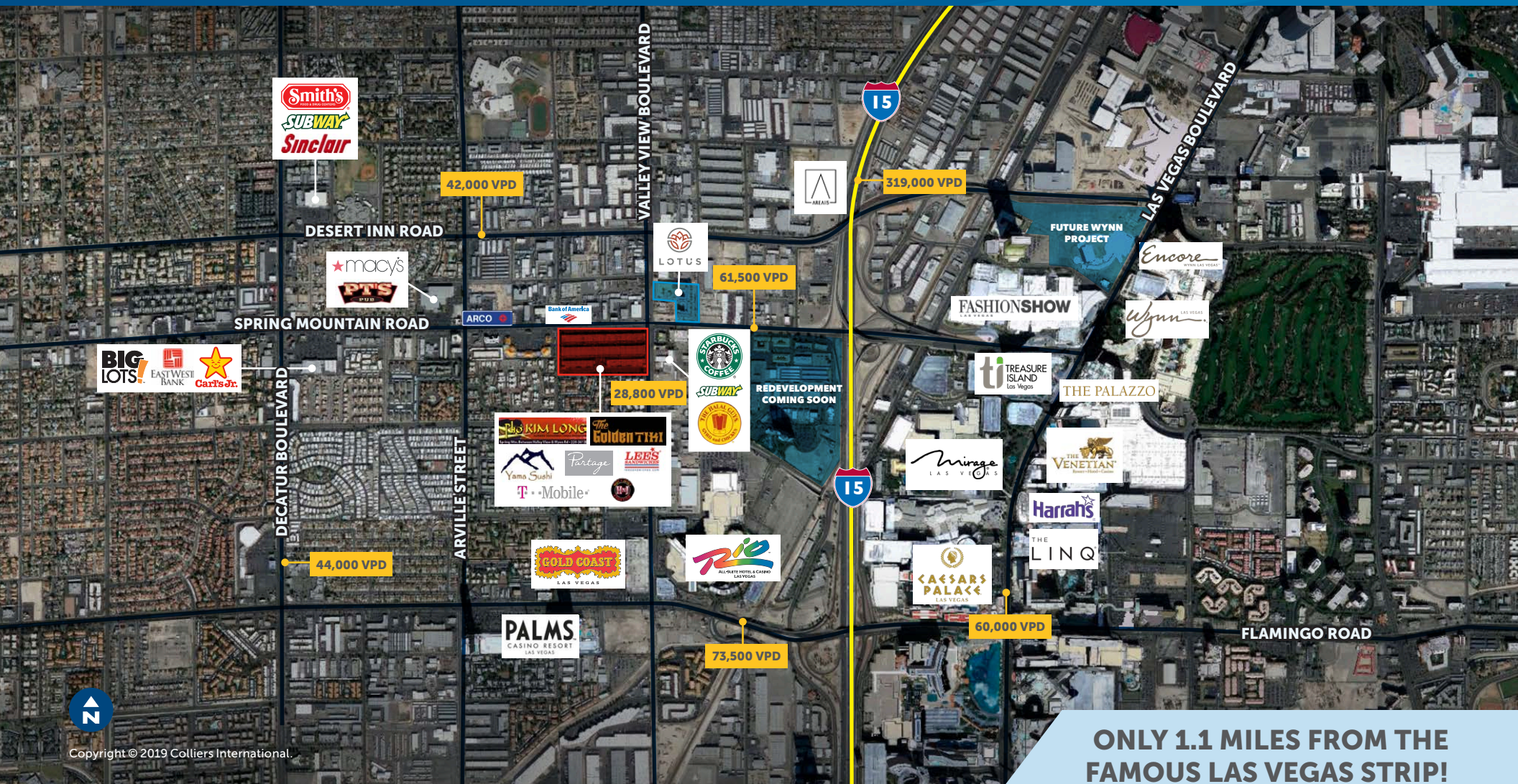
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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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**ONLY 1.1 MILES FROM THE
FAMOUS LAS VEGAS STRIP!**

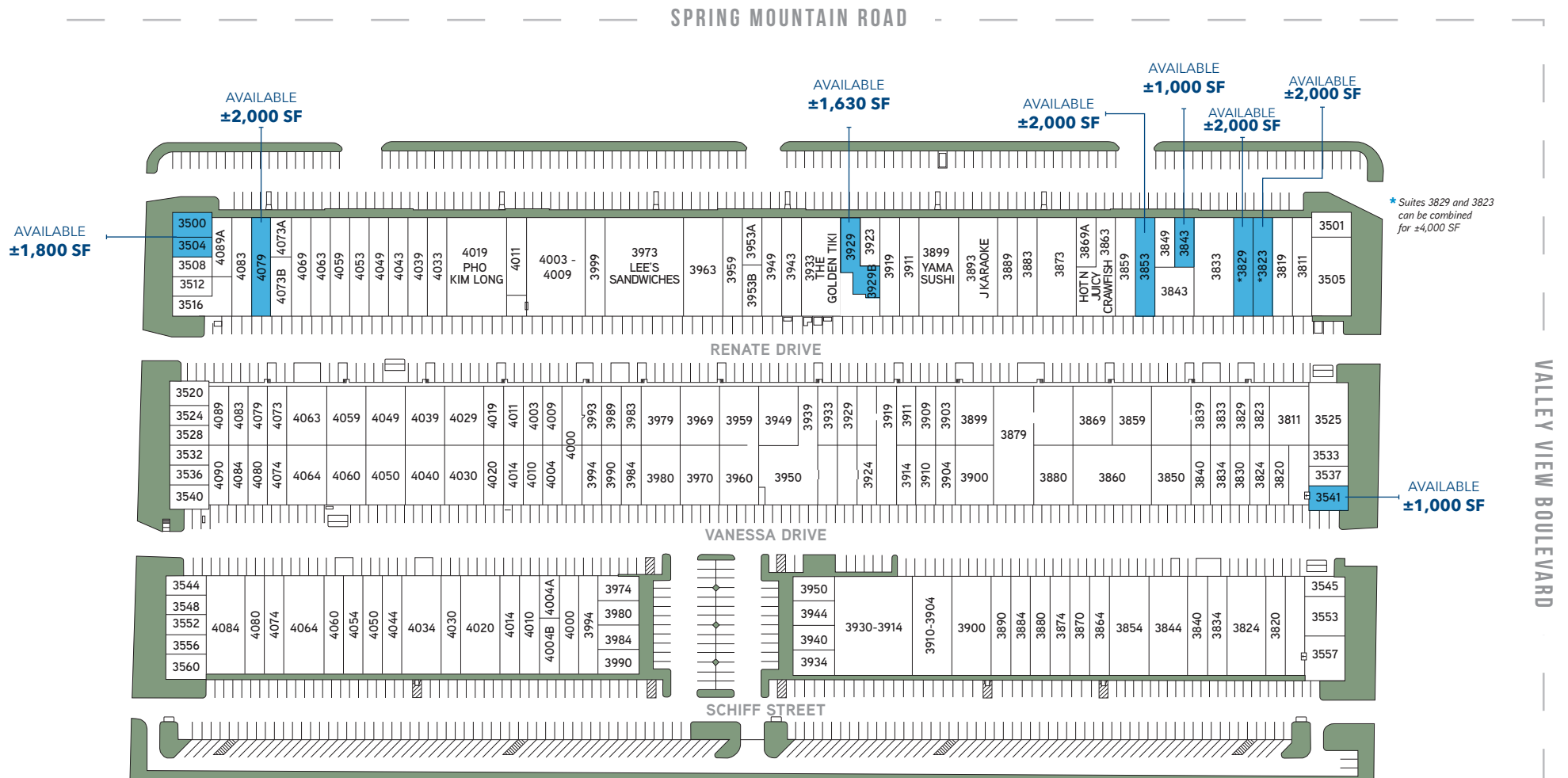
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