

RETAIL SPACE FOR LEASE > \$1.75 - \$2.75 NNN (RETAIL NNN: \$0.30 PSF)

THE CENTER AT SPRING MOUNTAIN

3893 SPRING MOUNTAIN ROAD, LAS VEGAS, NV 89102



FOR MORE INFORMATION, PLEASE CONTACT:

STEVE NEIGER
+1-702-592-7187
steve.neiger@colliers.com



HARSCH
INVESTMENT
PROPERTIES



THE CENTER AT SPRING MOUNTAIN

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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 HIGHLIGHTS

- $\pm 1,000$ - $\pm 2,550$ SF Space Available
- Located in the heart of China Town, just two minutes from The Strip, which hosts over 45,000,000 visitors annually
- Excellent visibility and immediate access to I-15
- Traffic counts - 70,000 cars a day
- Join The Golden Tiki, Chada Street, Yama Sushi, Pho Kim Long, Lee's Sandwiches, and More!

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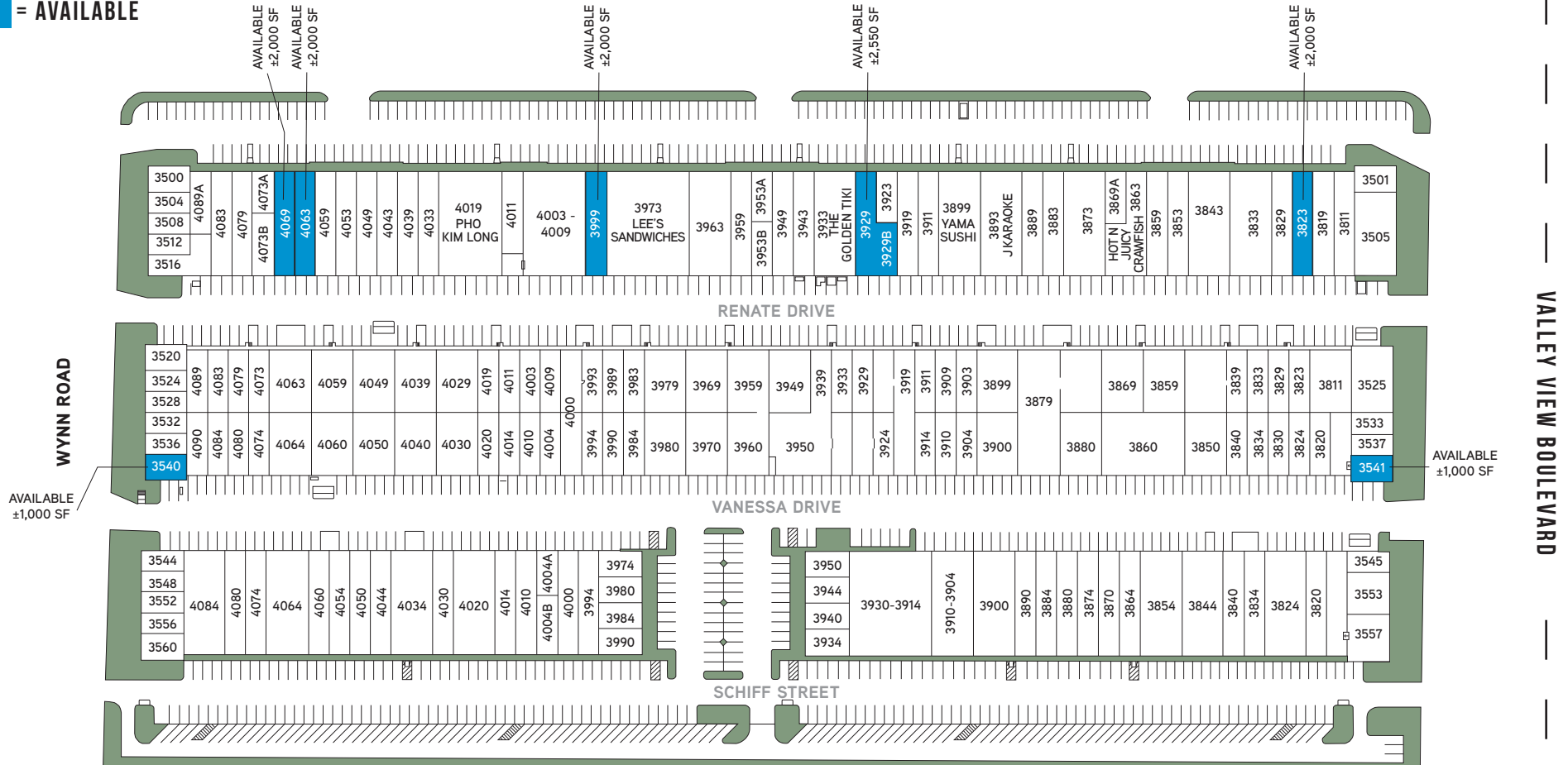
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SPRING MOUNTAIN ROAD

 = AVAILABLE



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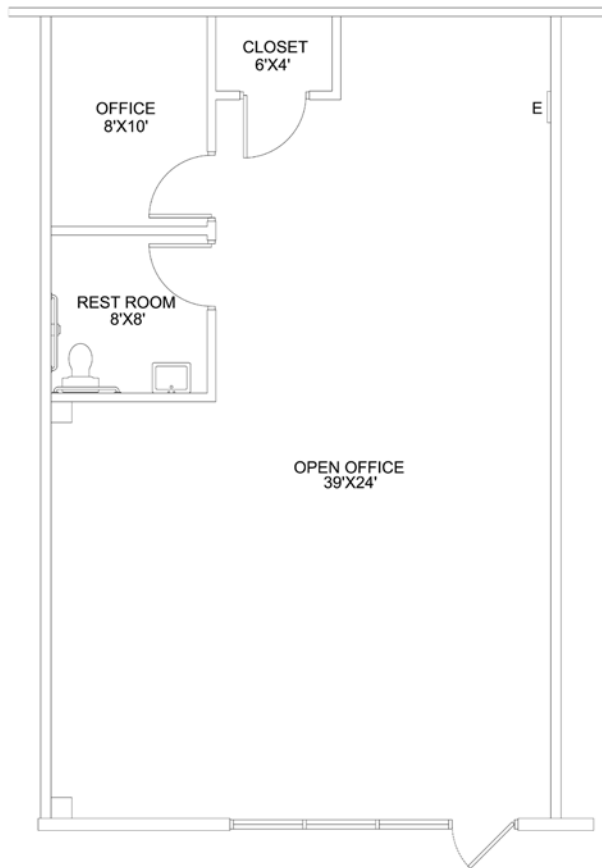


THE CENTER AT SPRING MOUNTAIN

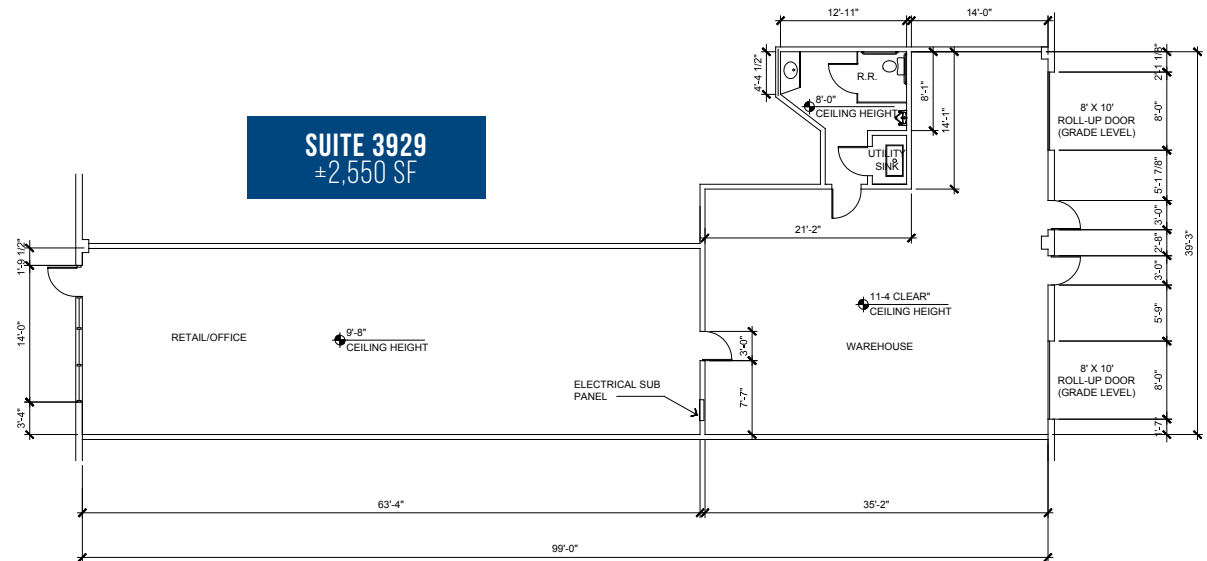
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SUITE 3541
±1,000 SF



SUITE 3929
±2,550 SF



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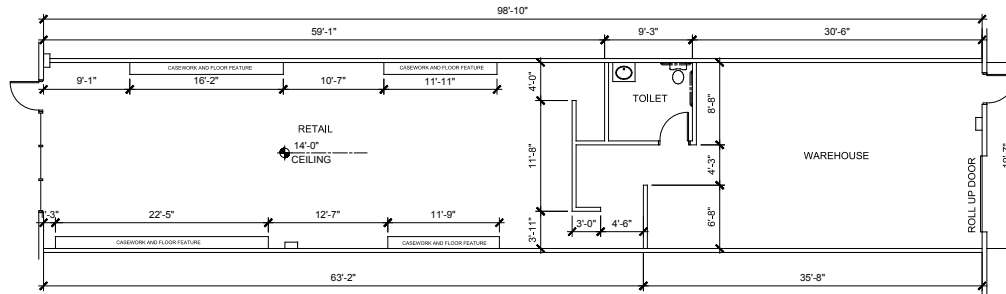


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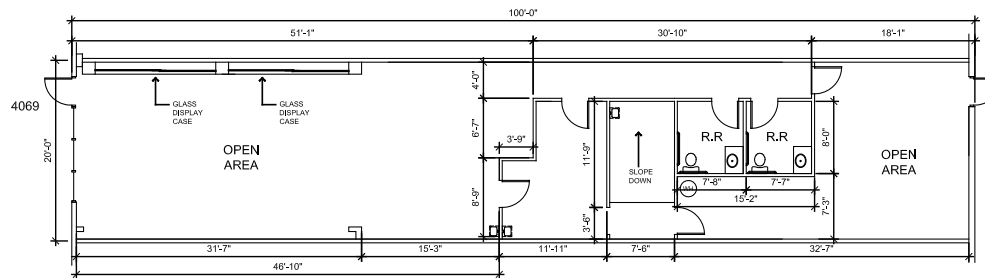
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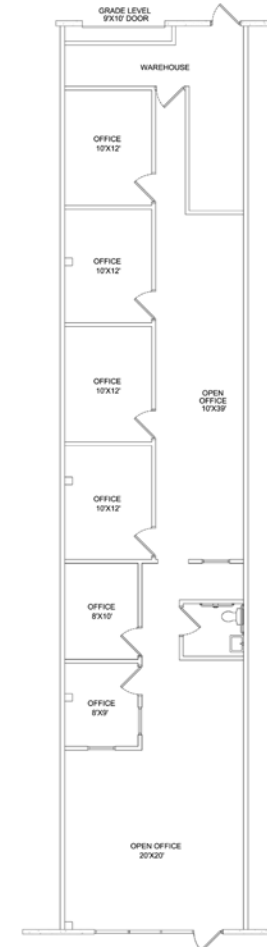
SUITE 3999
±2,000 SF



SUITE 4069
±2,000 SF



SUITE 4063
±2,000 SF



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