

525 EAST TWAIN AVENUE



FOR
LEASE

RETAIL SPACE

+/- 2,400 - 4,565 SF

525 EAST TWAIN AVENUE

LAS VEGAS, NEVADA

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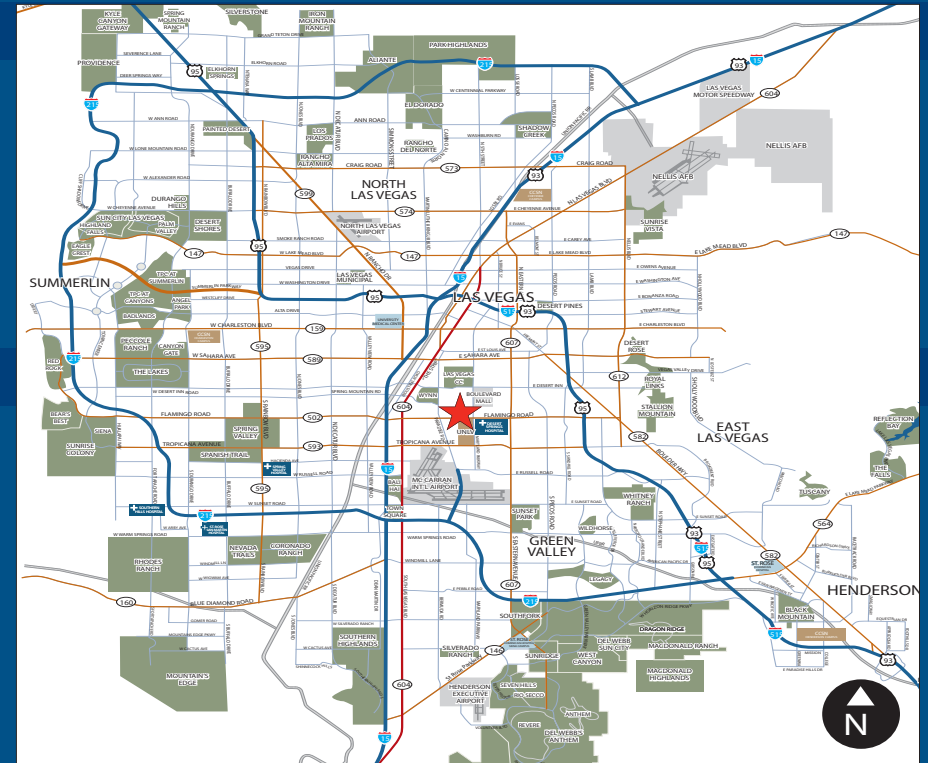


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The property is located on East Twain Avenue, just east of the famous Las Vegas "Strip" and minutes from the 215 beltway and I-15 interstate. Three suites are currently available for lease.

- Suite 539 - ±4,565 SF
- Suite 547 - ±2,400 SF
- Suite 561 - ±3,760 SF

- ±4,565 SF Total
- Former Bar With Area For Live Entertainment
- Grandfathered Liquor License
- \$0.99/SF



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DEMOGRAPHICS

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	EST. 2014 POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN AGE	NUMBER OF BUSINESSES	OWNER OCCUPIED HOUSING UNITS	DAYTIME BUSINESS POPULATION
1 MILE	23,533	\$34,011	35.3	3,160	782	30,599
2 MILES	37,739	\$39,187	36.0	8,069	5,218	99,467
3 MILES	147,573	\$42,541	37.5	17,387	16,561	161,719

POPULATION BY RACE (2010 CENSUS)				
	WHITE	BLACK	ASIAN/PACIFIC ISLANDER	HISPANIC
1 MILE	11,647	3,663	1,969	8,508
2 MILES	33,553	8,655	6,339	27,149
3 MILES	77,332	15,404	13,493	60,957

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AERIAL

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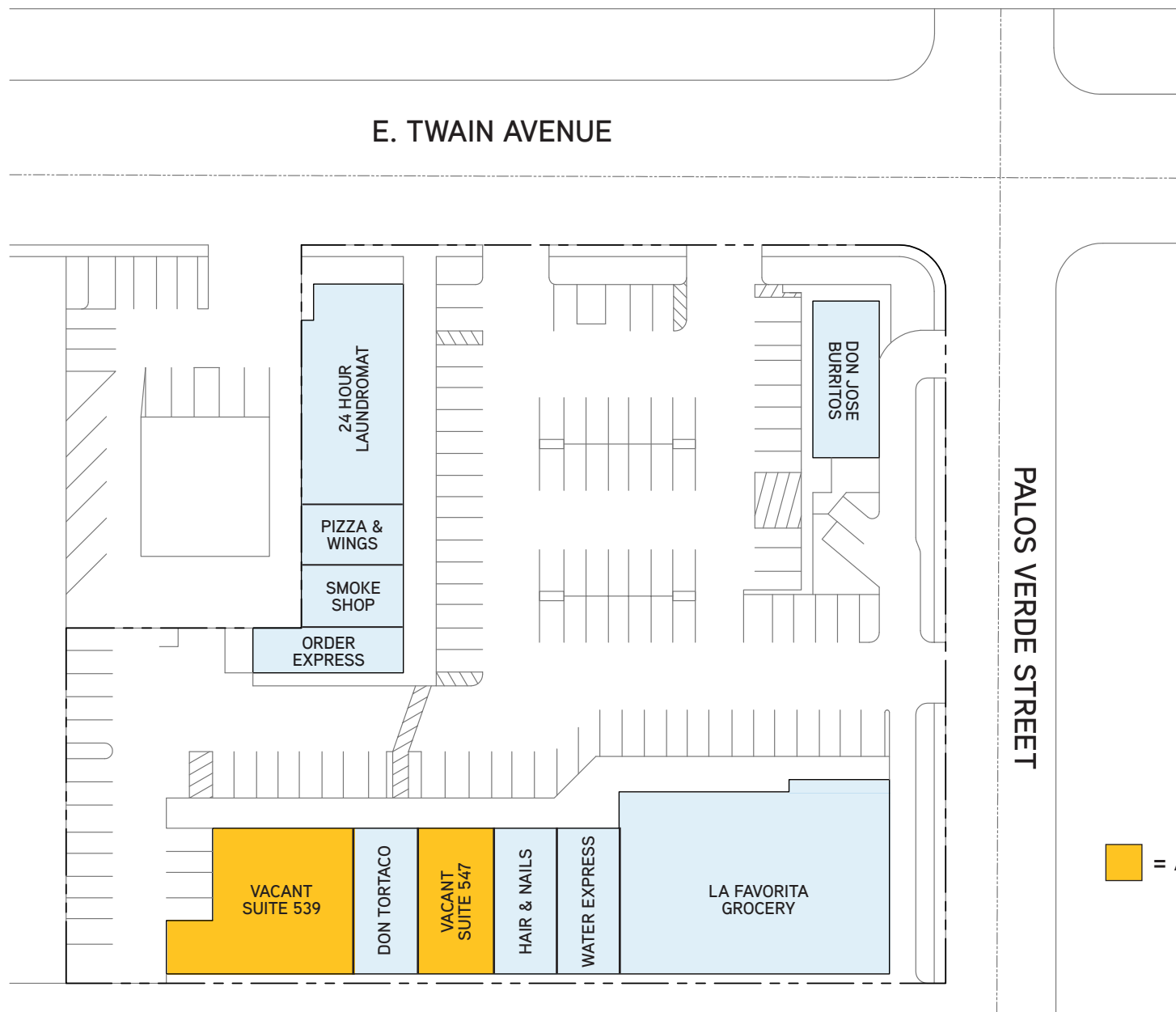


AERIAL PHOTO

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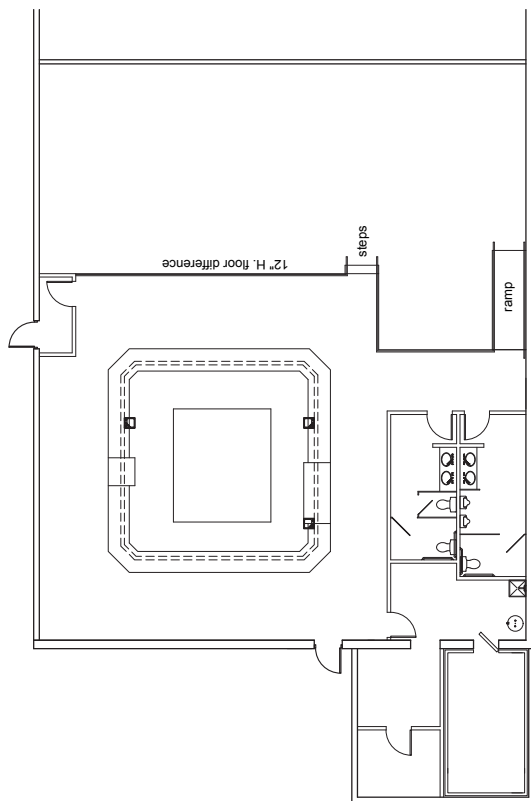
SITE PLAN



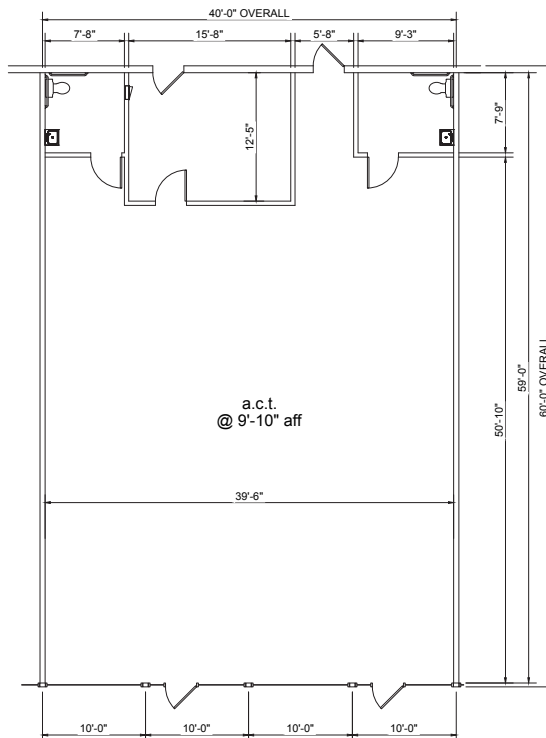
 = AVAILABLE



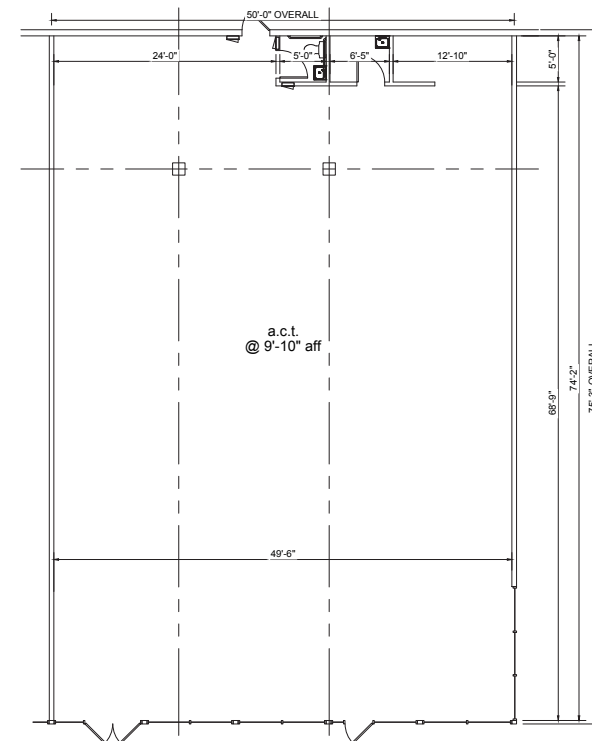
SUITE #539 - 4,565 SF



SUITE #547 - 2,400 SF



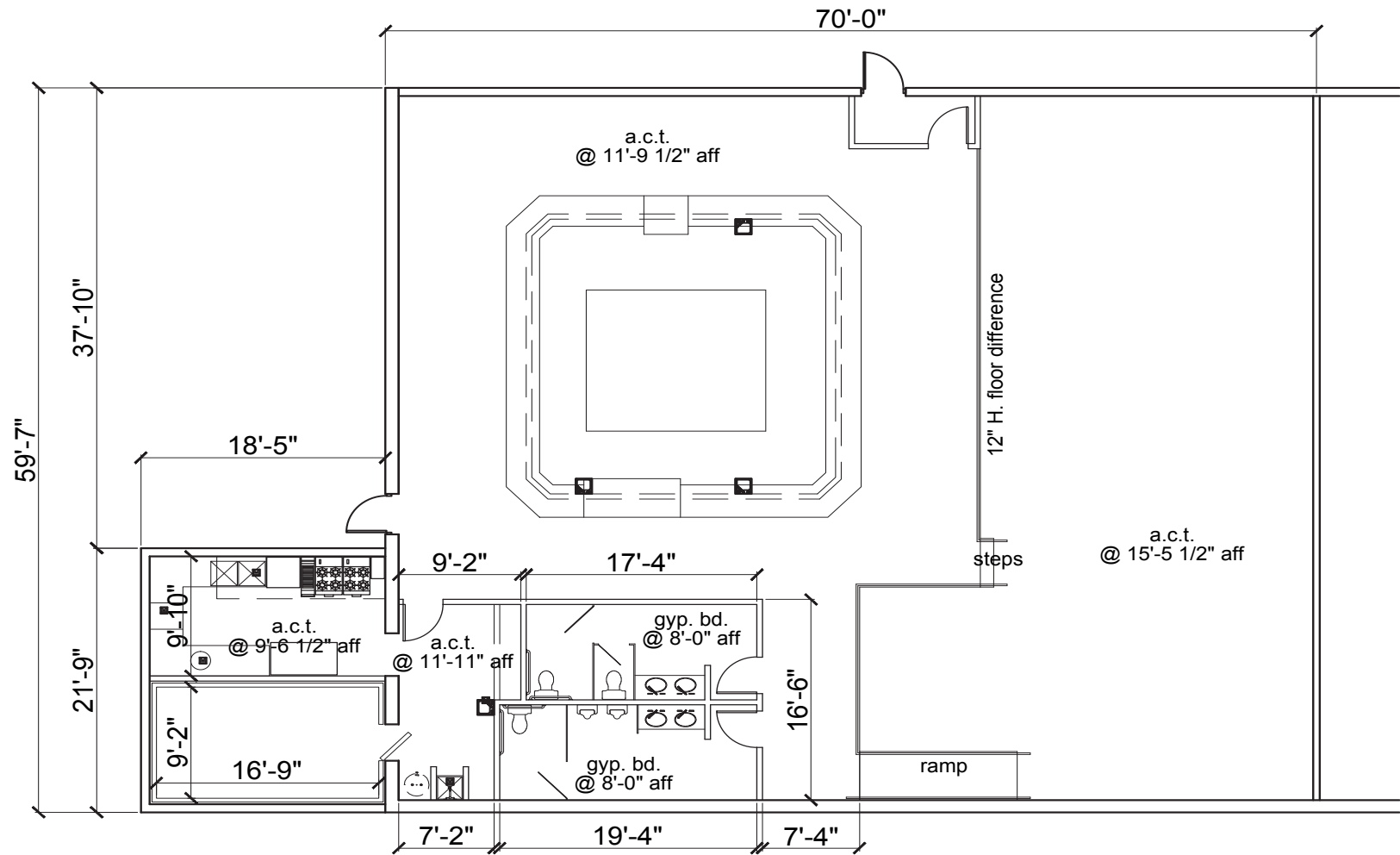
SUITE #561 - 3,760 SF



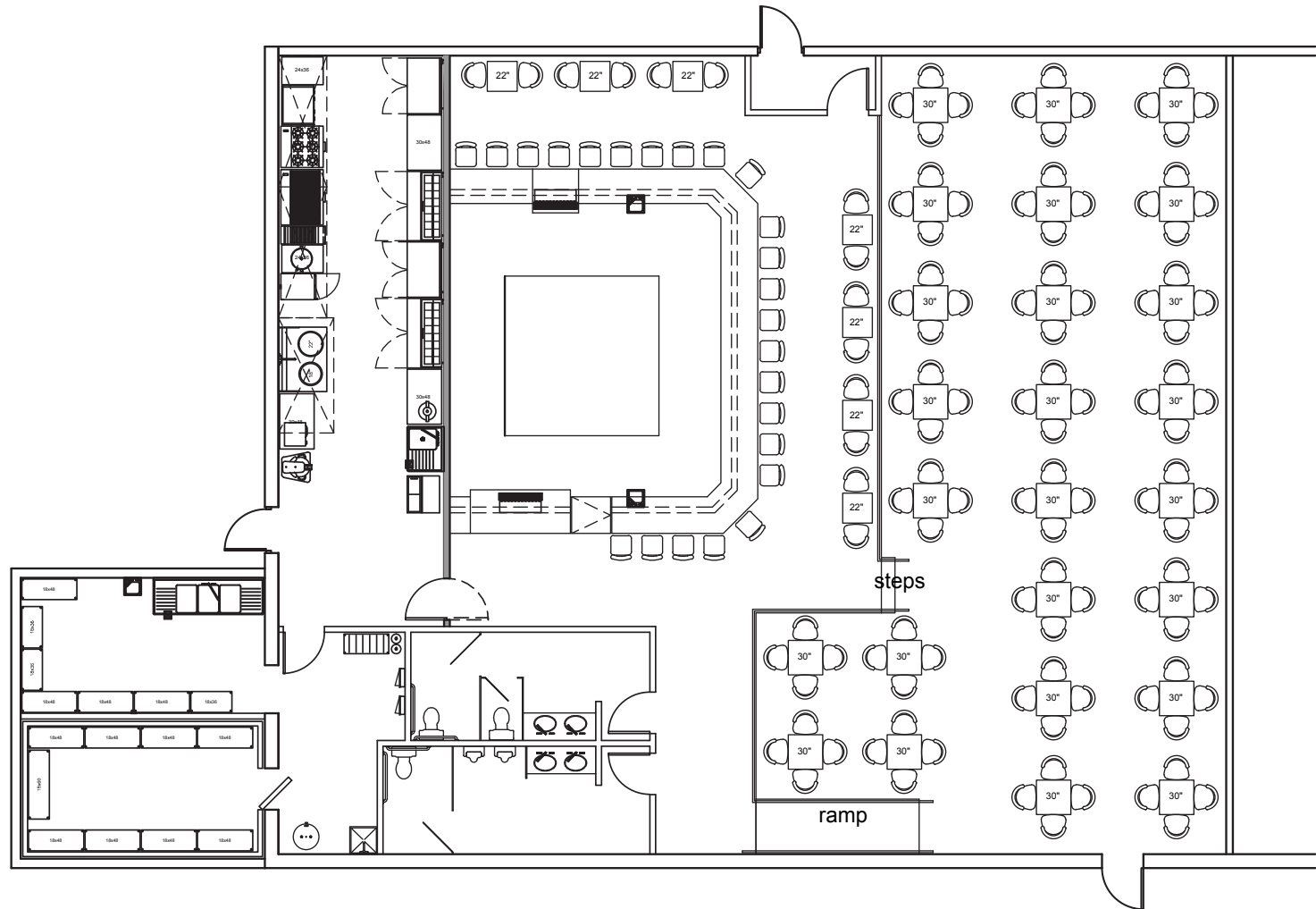
AVAILABLE SUITES - FLOOR PLANS

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SUITE #539 - 4,565 SF - AS-BUILT RESTAURANT FLOOR PLAN



SUITE #539 - 4,565 SF - CONCEPTUAL RESTAURANT FLOOR PLAN

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INTERIOR PHOTOS

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