

RESTAURANT WITH DRIVE THROUGH

9595 WEST TROPICANA, LAS VEGAS NV 89147

» SPACE FOR SUB-LEASE



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PROPERTY DESCRIPTION

Turn key, second generation restaurant space available for sub-lease. This restaurant includes approximately 3,469 square feet plus a 790 square foot outdoor patio with additional seating. All existing fixtures, furniture, and equipment is included (see complete list on the following page)!

This prime location is positioned less than 1/2 mile west of the I-215, with frontage on West Tropicana Road. The property benefits from significant visibility to approximately 30,000+ vehicles per day.

PROPERTY FEATURES

- Year Built: 2007
 - Estimated Lot Size: 0.53 acres
 - Space Available For Sub-Lease: 3,469 SF
 - Outdoor Patio Space: 790 SF
 - Lease Term Remaining: 9 years
 - Daily Total Traffic Count: 30,000+ cars per day
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- Unobstructed visibility fronting West Tropicana Avenue
 - Conveniently located just west of the I-215



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INCLUDED FIXTURES, FURNITURE & EQUIPMENT

Turn-key restaurant ready to sub-lease! Here's a list of what is included:

- Six patio tables
- Patio chairs
- Patio benches
- All lighting fixtures throughout diner
- All tables, chairs, and booths located in diner
- All wooden shelves and cabinets located throughout diner
- Barstools
- Heating lamp
- Cabinets in kitchen
- 3 prep tables and sinks
- Stainless server table and shelves in kitchen
- Manitowoc ice machine
- Grease retention system pre-plumbed
- 23 metro shelves
- Drop safe, shelves, and desk in office
- True two door reach in cooler
- Double Vulcan convection oven
- Five handwashing sinks
- Complete Men's and Women's bathrooms
- Vulcan combination oven/six burner stove
- Bunn hot water system
- 2 Vulcan broiler oven's
- Vulcan five burner flat top grill
- True lowboy refrigerator
- 3 True combination reach-in/food preparation coolers
- True two door freezer unit
- 3 stainless production tables
- 4 well warmer system
- Three compartment sink
- Tables, hood end sink with spray nozzle for dish machine
- Burner air curtain
- Back door alarm monitor system
- CO2 alarm monitor system
- Soda system ready to be installed
- 3 Rinnai tankless hot water heaters
- Two hood system ansul system



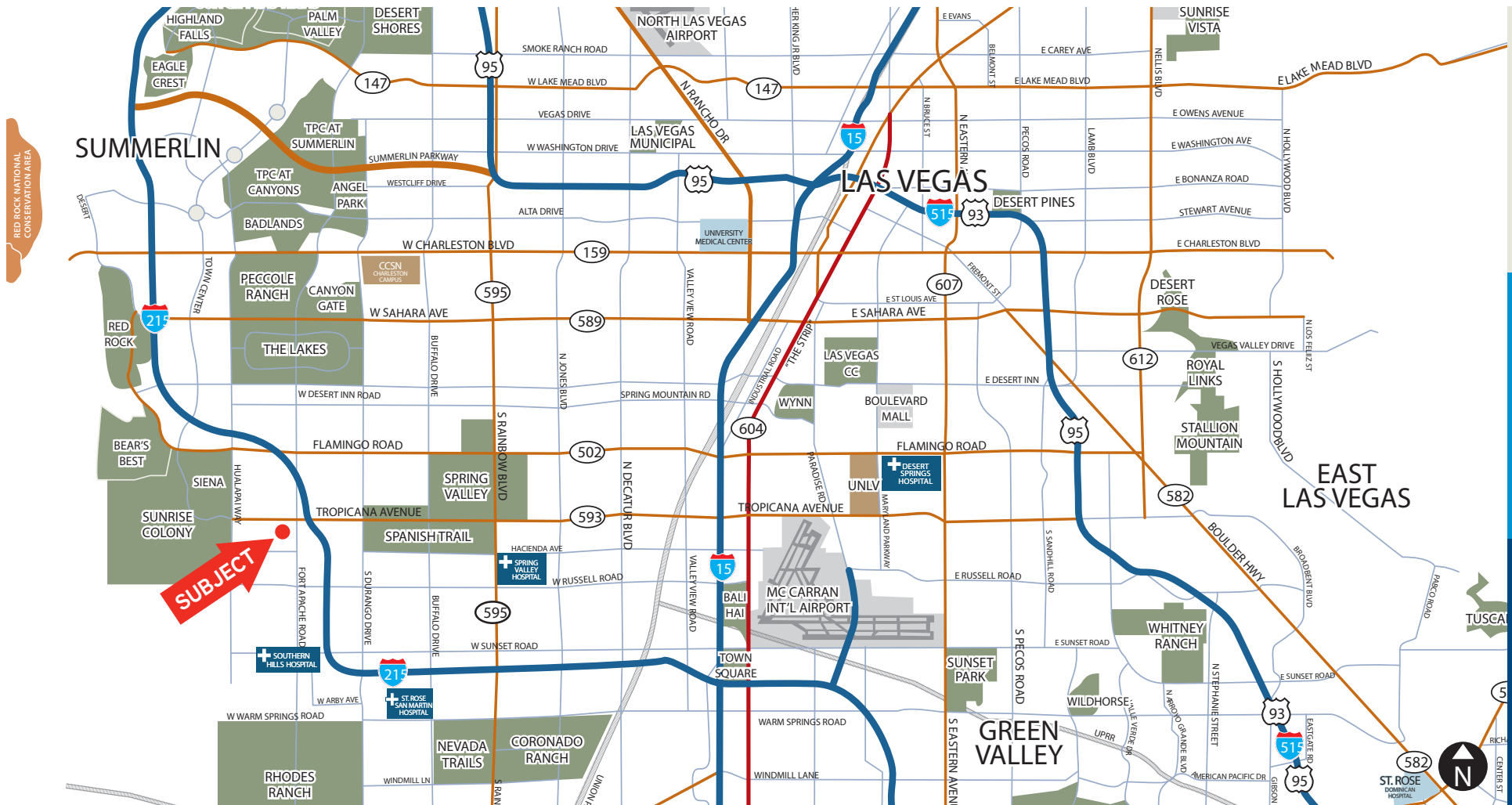
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9595 WEST TROPICANA W. TROPICANA AVENUE & S. FORT APACHE ROAD



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DEMOGRAPHICS & POPULATION

POPULATION AND INCOME				
	2017 ESTIMATED POPULATION	2017 AVERAGE HOUSEHOLD INCOME	2017 AVERAGE HOME VALUE	2022 ESTIMATED POPULATION
1 MILE RADIUS	18,781	\$77,760	\$249,653	20,451
3 MILE RADIUS	130,260	\$76,512	\$260,379	141,748
5 MILE RADIUS	285,067	\$78,833	\$264,315	309,868

POPULATION BY RACE (2017)				
	CAUCASIAN	AFRICAN AMERICAN	ASIAN	OTHER
1 MILE RADIUS	60%	11%	22%	7%
3 MILE RADIUS	64%	10%	20%	6%
5 MILE RADIUS	66%	10%	18%	6%

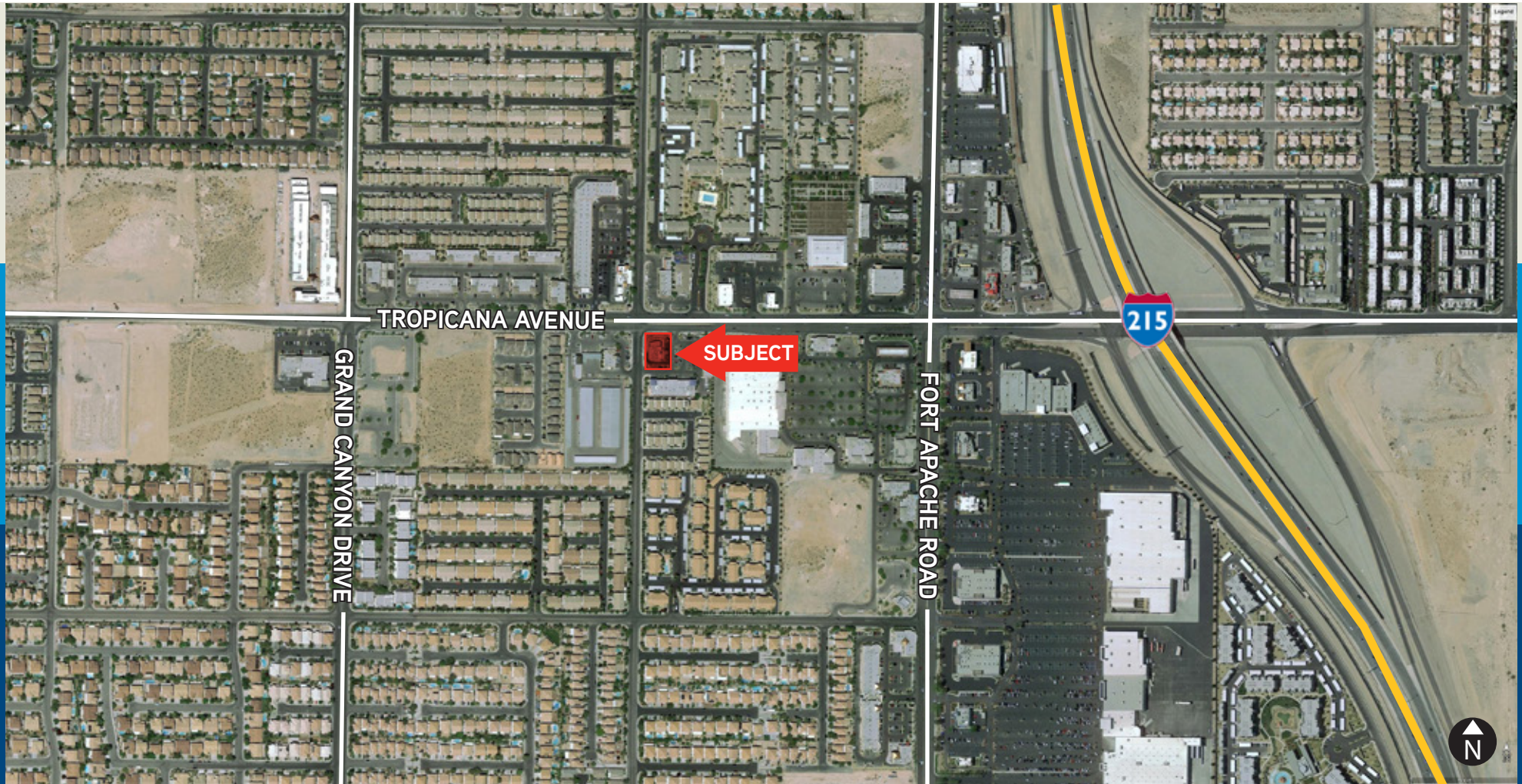
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9595 WEST TROPICANA AERIAL PHOTO



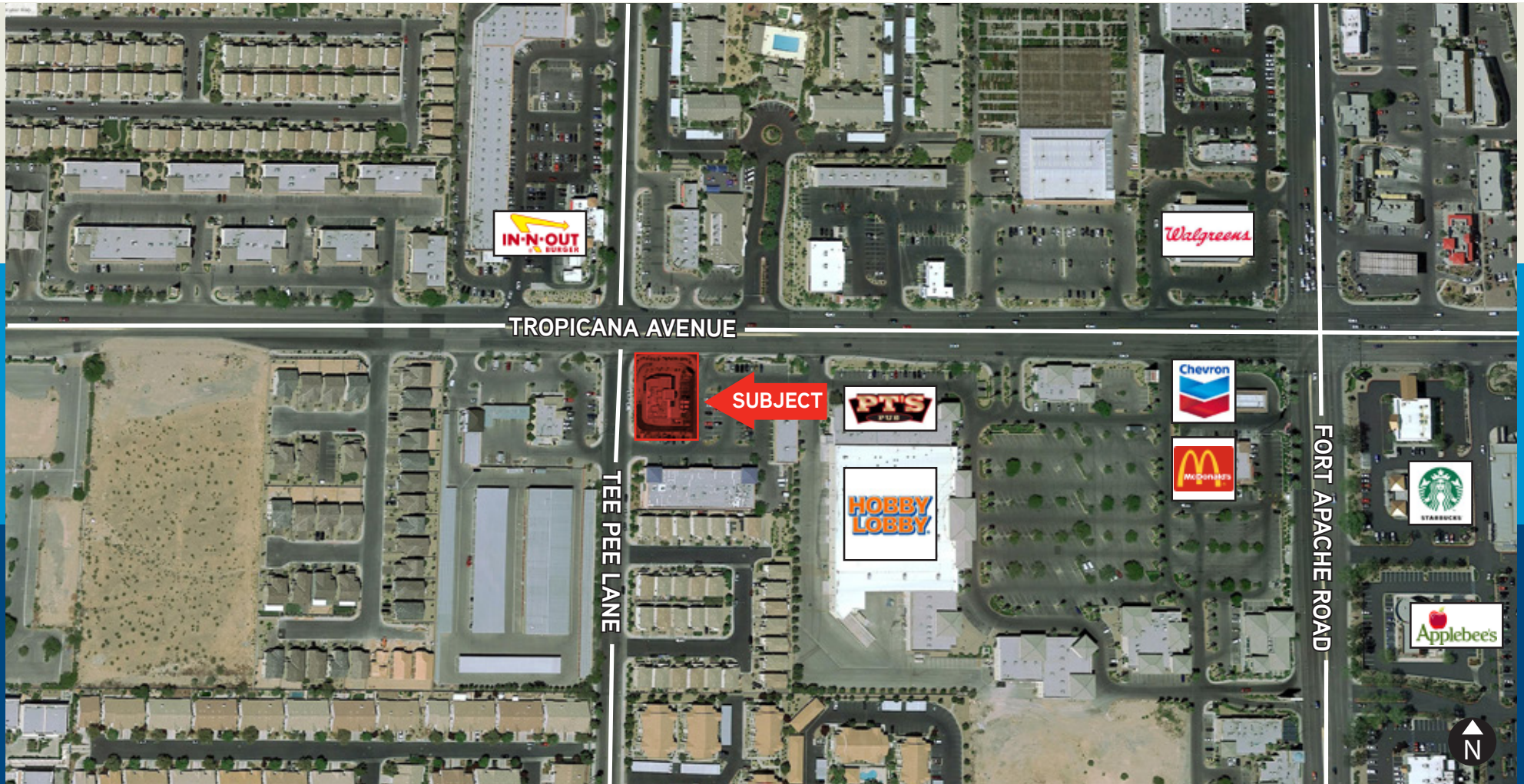
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9595 WEST TROPICANA AERIAL PHOTO - CLOSE UP



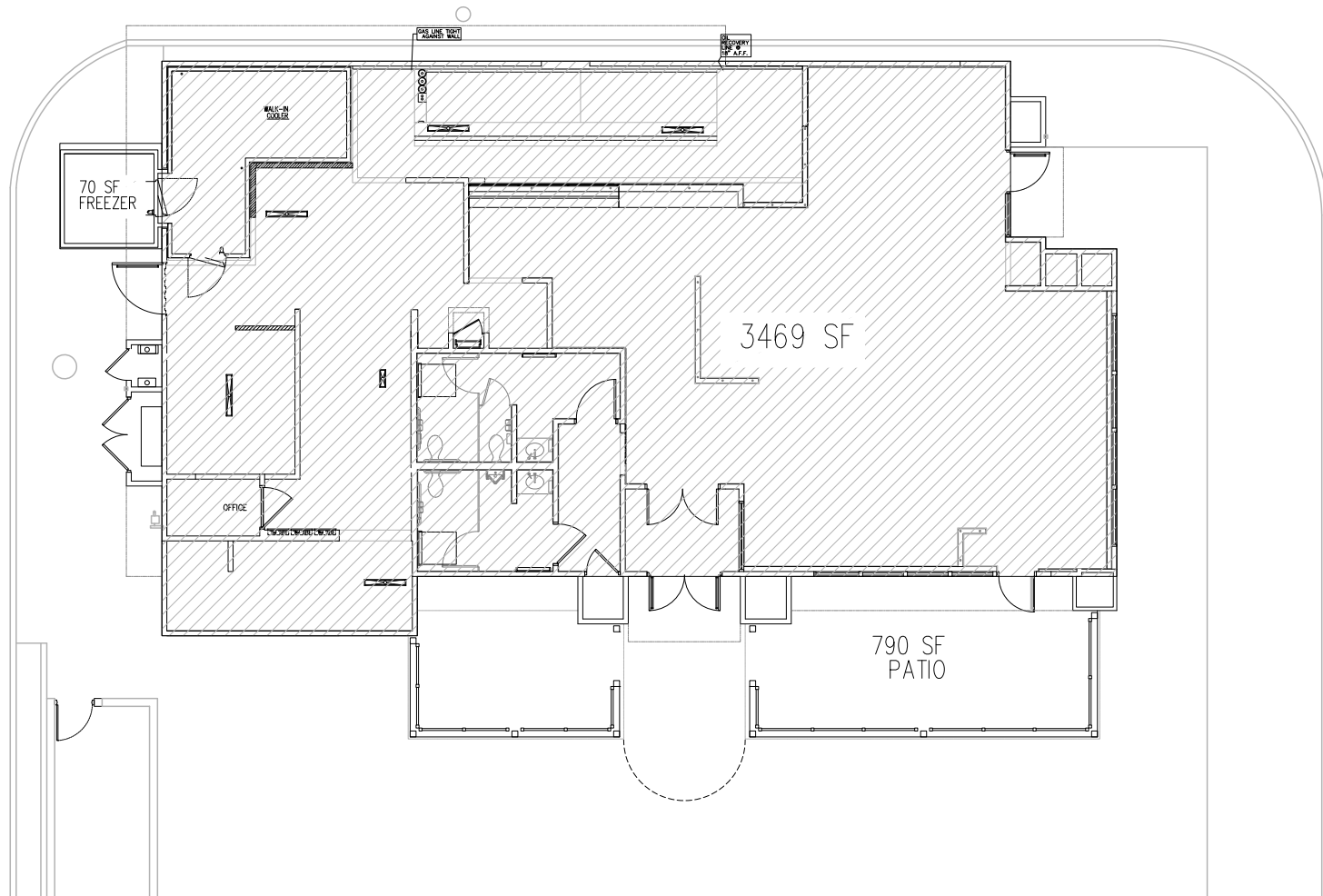
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9595 WEST TROPICANA AS-BUILT FLOOR PLAN



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9595 WEST TROPICANA EXTERIOR PHOTOS



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9595 WEST TROPICANA INTERIOR PHOTOS



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