

FOR LEASE

TURN-KEY RESTAURANT SPACE



8810 S. MARYLAND PARKWAY, SUITES 120-130 :: LAS VEGAS, NV 89123



CHRIS CONNELL
+1 702 836 3709
chris.connell@colliers.com

GRANT TRAUB
+1 702 836 3789
grant.traub@colliers.com

EXCELLENT ACCESS, VISIBILITY AND PARKING

±3,914 RSF TURN-KEY RESTAURANT SPACE

8810 S. MARYLAND PARKWAY, SUITES 120-130, LAS VEGAS, NV 89123



FOR LEASE

\$1.50 PSF/MONTH NNN; CAMS ESTIMATED AT \$0.37 PSF/MONTH

PROPERTY HIGHLIGHTS

- ±3,914 RSF
- Lease Rate: \$1.50 PSF/Month NNN; CAMs Estimated at \$0.37 PSF/Month
- Space Contains Grease Trap, Hood, and Bar
- Zoned Clark County C-1 (Local Business)
- Prominent Pylon Signage Available
- Excellent Access, Visibility and Parking
- Approximately one (1) mile from I-215 Beltway
- Existing Restaurant Equipment May Be Available

Demographics*	1 Mile	2 Mile	3 Mile
EST. 2017 POPULATION:	24,352	149,215	320,249
AVG.HH. INCOME:	\$82,409	\$80,481	\$82,792
EST. 2020 POPULATION:	26,162	160,741	344,290

*The Nielsen Company

CHRIS CONNELL

+1 702 836 3709

chris.connell@colliers.com

GRANT TRAUB

+1 702 836 3789

grant.traub@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

www.colliers.com/lasvegas

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.

EXCELLENT ACCESS, VISIBILITY AND PARKING

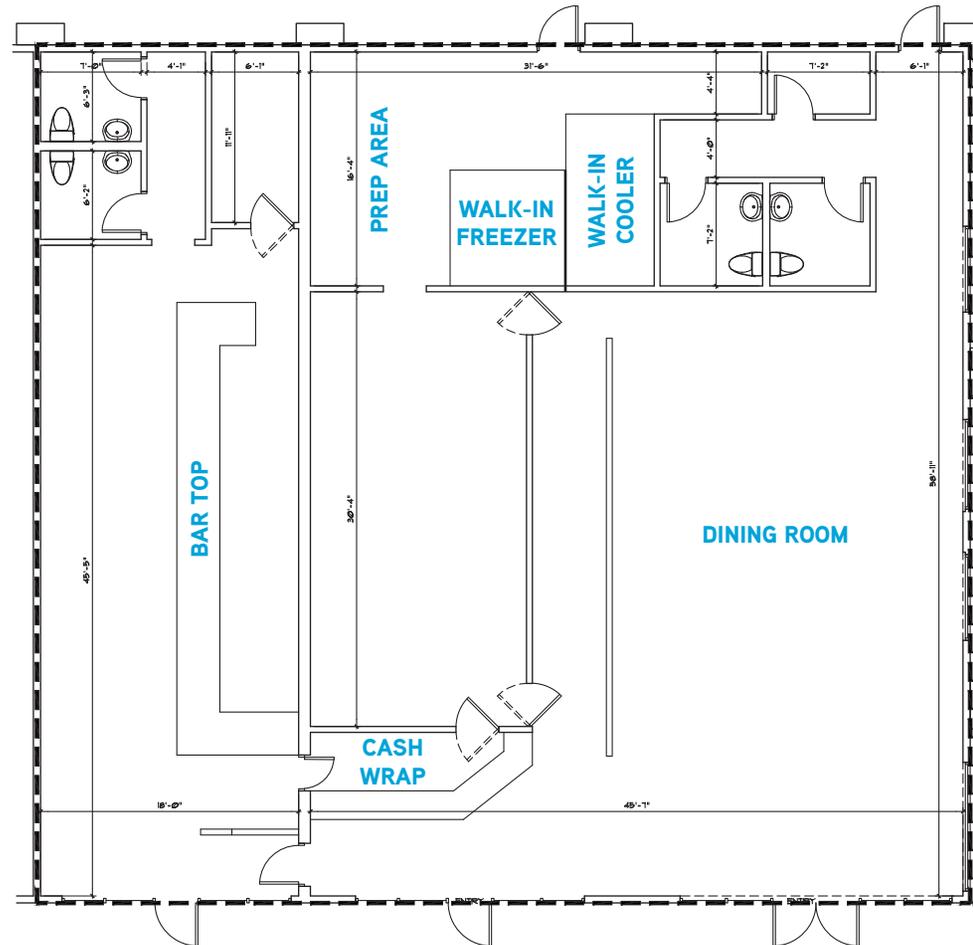
±3,914 RSF TURN-KEY RESTAURANT SPACE

8810 S. MARYLAND PARKWAY, SUITES 120-130, LAS VEGAS, NV 89123



FLOORPLAN

±3,914 RSF



CHRIS CONNELL

+1 702 836 3709

chris.connell@colliers.com

GRANT TRAUB

+1 702 836 3789

grant.traub@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

www.colliers.com/lasvegas

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.

EXCELLENT ACCESS, VISIBILITY AND PARKING

±3,914 RSF TURN-KEY RESTAURANT SPACE

8810 S. MARYLAND PARKWAY, SUITES 120-130, LAS VEGAS, NV 89123

Colliers
INTERNATIONAL



CHRIS CONNELL

+1 702 836 3709

chris.connell@colliers.com

GRANT TRAUB

+1 702 836 3789

grant.traub@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

www.colliers.com/lasvegas

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.