

FOR LEASE

# TURN-KEY RESTAURANT SPACE

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



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EXCELLENT ACCESS, VISIBILITY AND PARKING

# ±2,791 – ±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 \$0.39 PSF/MONTH**

## PROPERTY HIGHLIGHTS

- ±2,791 – ±3,914 RSF
- Lease Rate: \$1.50 PSF/Month NNN; CAMs Estimated at \$0.39 PSF/Month
- Space Contains Grease Trap, Hood, and Bar (Bar Excluded for ±2,791 RSF Space)
- 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



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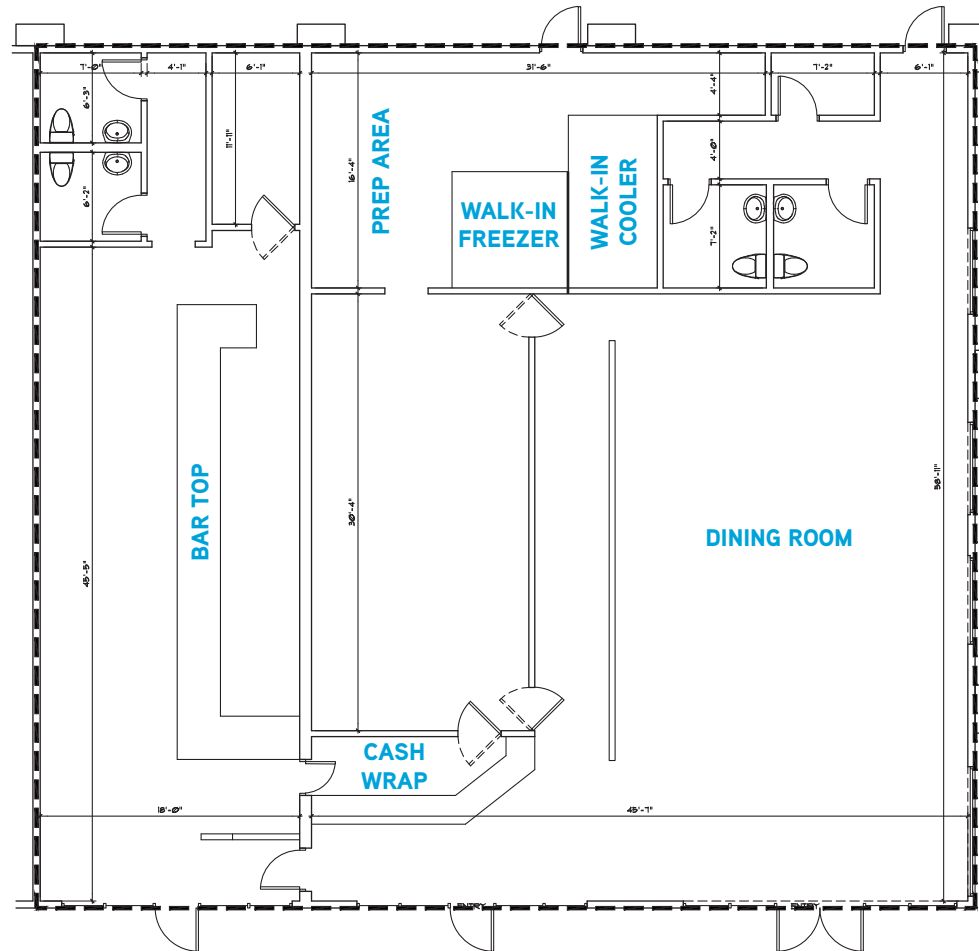
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### SUITES 120–130 FLOORPLAN

±3,914 RSF

- Restaurant and Bar Space
- Space Contains Grease Trap, Hood, and Bar



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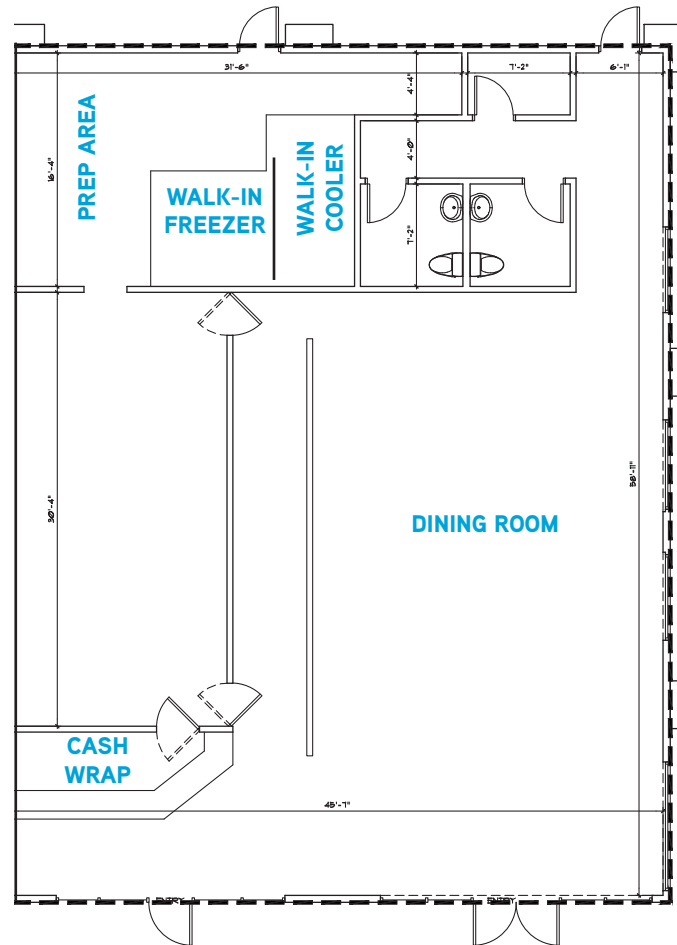
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### SUITES 125–130 FLOORPLAN

±2,791 RSF

- Restaurant Space
- Space Contains Grease Trap and Hood



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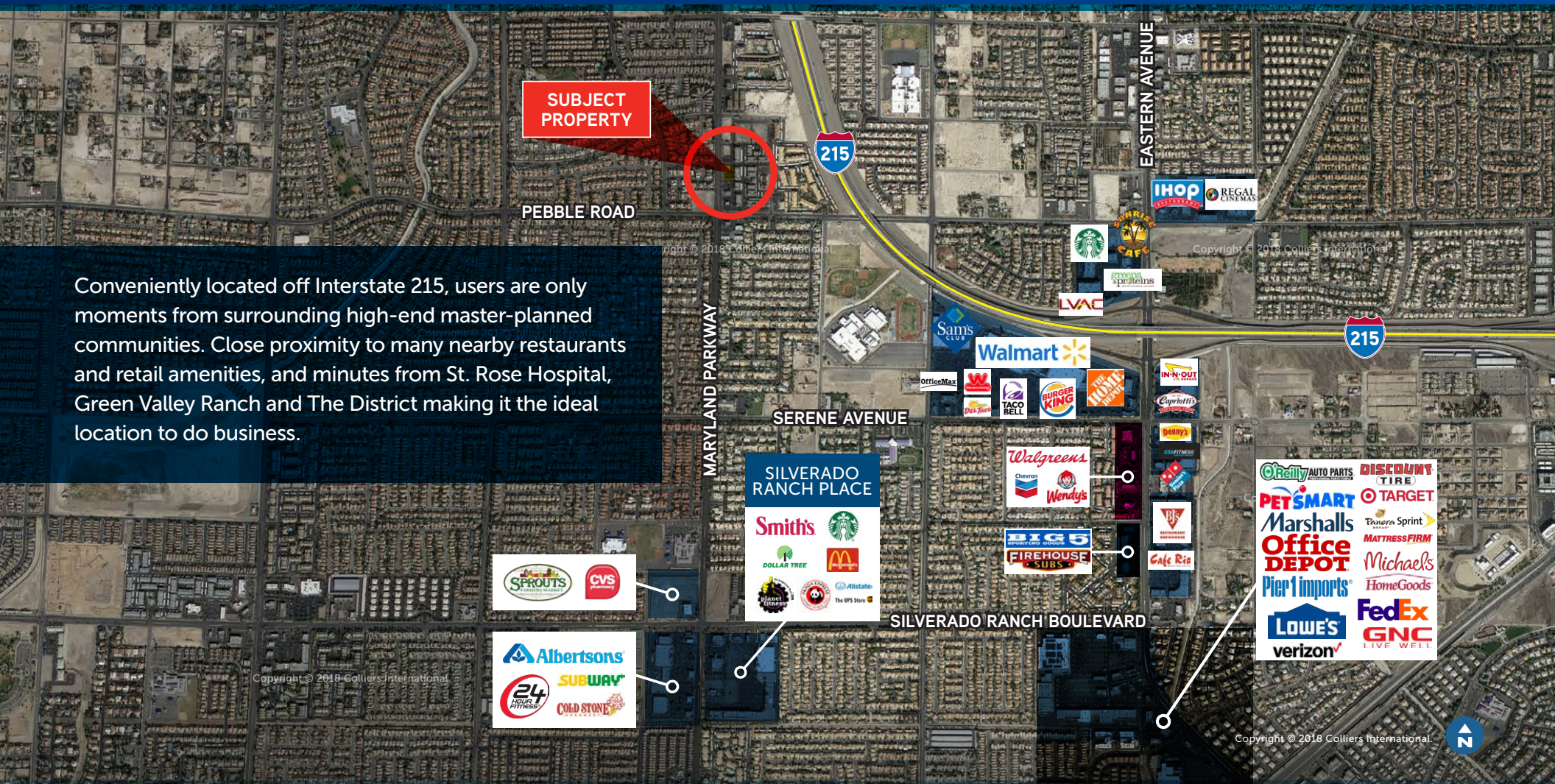
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Conveniently located off Interstate 215, users are only moments from surrounding high-end master-planned communities. Close proximity to many nearby restaurants and retail amenities, and minutes from St. Rose Hospital, Green Valley Ranch and The District making it the ideal location to do business.

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