

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



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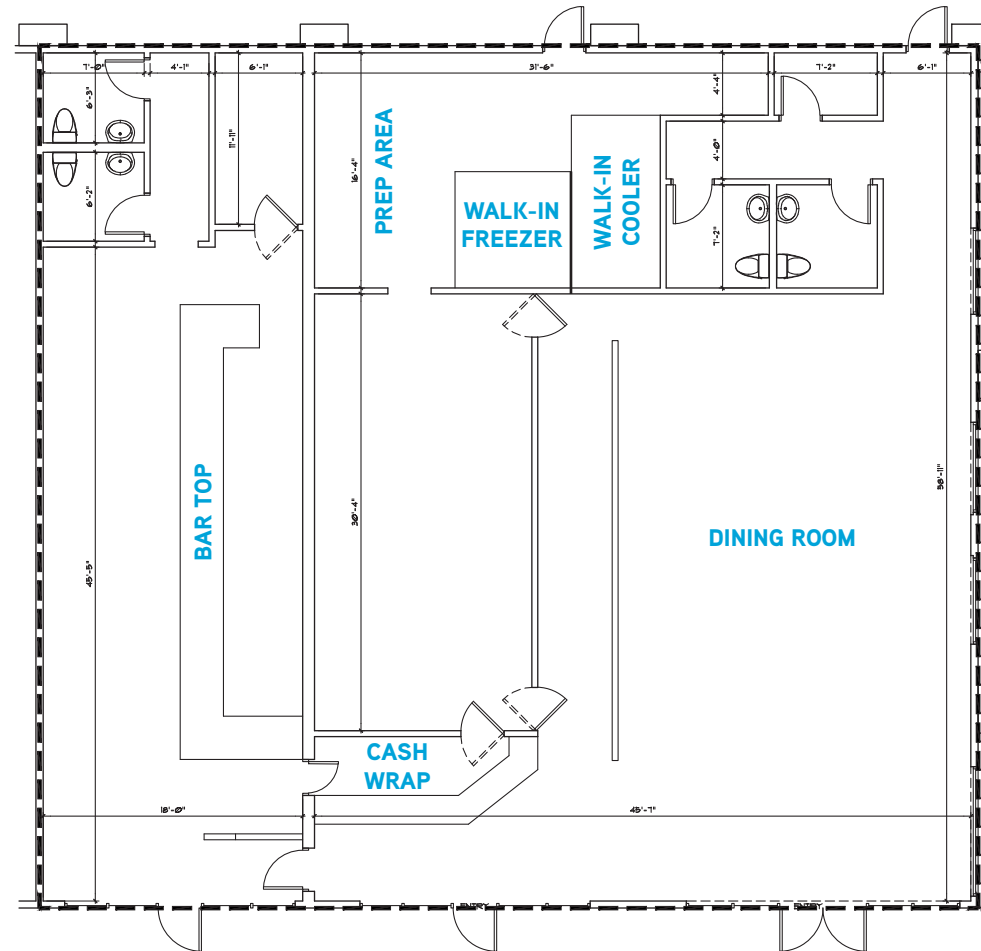
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FLOORPLAN

±3,914 RSF



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