

STEVE NEIGER, CCIM

+1 702 592 7187

steve.neiger@cast-cap.com

License # NV-B.0146583.LLC

BRETT RATHER

+1 702 575 1645

brett.rather@cast-cap.com

License # NV-S.0174245.LLC

CHRIS CLIFFORD

+1 702-802-4660

chris.clifford@cast-cap.com

License # NV-S.0067842.PC

CAST

**EXPERIENCED
RESTAURATEURS
WANTED!**



4415-4455 Spring Mountain Road

**A MIXED-USE REDEVELOPMENT IN LAS VEGAS'
WORLD-FAMOUS CHINATOWN CORRIDOR**

RETAIL & RESTAURANT SPACE AVAILABLE FOR LEASE



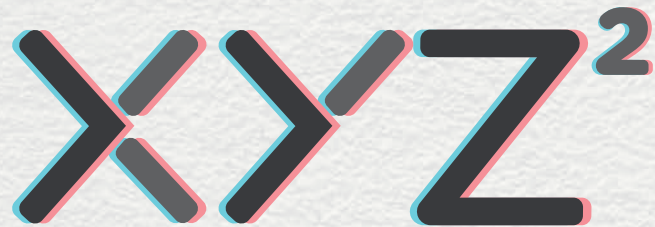
XYZ Square(d)

**A MIXED-USE REDEVELOPMENT IN LAS VEGAS'
WORLD-FAMOUS CHINATOWN CORRIDOR**

±2,000 – ±14,500 SF

Known today as the Wells Fargo Regional Campus in Las Vegas, the property will soon be redeveloped as an exciting mixed-use project. Levels above the first floor will remain Class A office space, while the ground floor space throughout the project will be converted from office to retail & restaurant space, bringing to Chinatown a completely new kind of experience.

Let's Talk!



**XYZ Square(d) is
located in what used
to be Las Vegas' best
kept secret.**

The secret is out – Las Vegas' very own Chinatown has become one of the greatest food & beverage corridors in the world.

World-class food offerings for every major type of cuisine found across the globe are offered on this very limited stretch of Spring Mountain Road, less the five minutes west of the core of the Las Vegas Strip.



THE CONVENIENCE OF NEARBY AMENITIES

1 mile from the Las Vegas Strip, which hosts over 42MM visitors annually. In the heart of Chinatown, a destination for locals & tourists.



ACCESS

Immediate access to the I-15 Freeway with great Ingress/Egress circulation around the property.



A ROAD WELL TRAVELED

Excellent visibility and frontage on Spring Mountain Road. ±64,500 cars per day.

WORLD FAMOUS CHINATOWN

A thriving commercial district that spans several blocks and offers a range of businesses, including restaurants, shops, and unique architecture.

CELEBRATING CULINARY EXCELLENCE

This captivating destination is full of creativity, cultural richness, and an array of flavors that will delight your taste buds.

Chinatown is a popular tourist destination, attracting visitors from around the world who are interested in exploring the unique cultural offerings of the area.



AERIAL PLAN



**ONLY 1 MILE FROM THE
FAMOUS LAS VEGAS STRIP!**



AREA 15

XYZ²

CHINATOWN

Spring Mountain Rd. // 64,500 CPD

GOLD COAST

PALMS

Walgreens
Dunkin' Donuts

SUBWAY
BURGER KING

Cane's
McDonald's

Allegiant Stadium

Designated
Stadium District

FASHION SHOW

ti

Mirage

CASAS PALACE

BELLAGIO

CITYCENTER

NEW YORK
NEW YORK

Excalibur

LUXOR

MANDALAY BAY

BALI HAI
GOLF CLUB

Encore
at
SUN

Sands

Harrah's

Flamingo

CROWWELL

HORSESHOE

planet hollywood

MGM GRAND

Tropicana

OYO

Excelsior

LUXOR

MANDALAY BAY

Allegiant Stadium

Designated
Stadium District

BALI HAI
GOLF CLUB

BALI HAI
GOLF CLUB

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

Fontainebleau

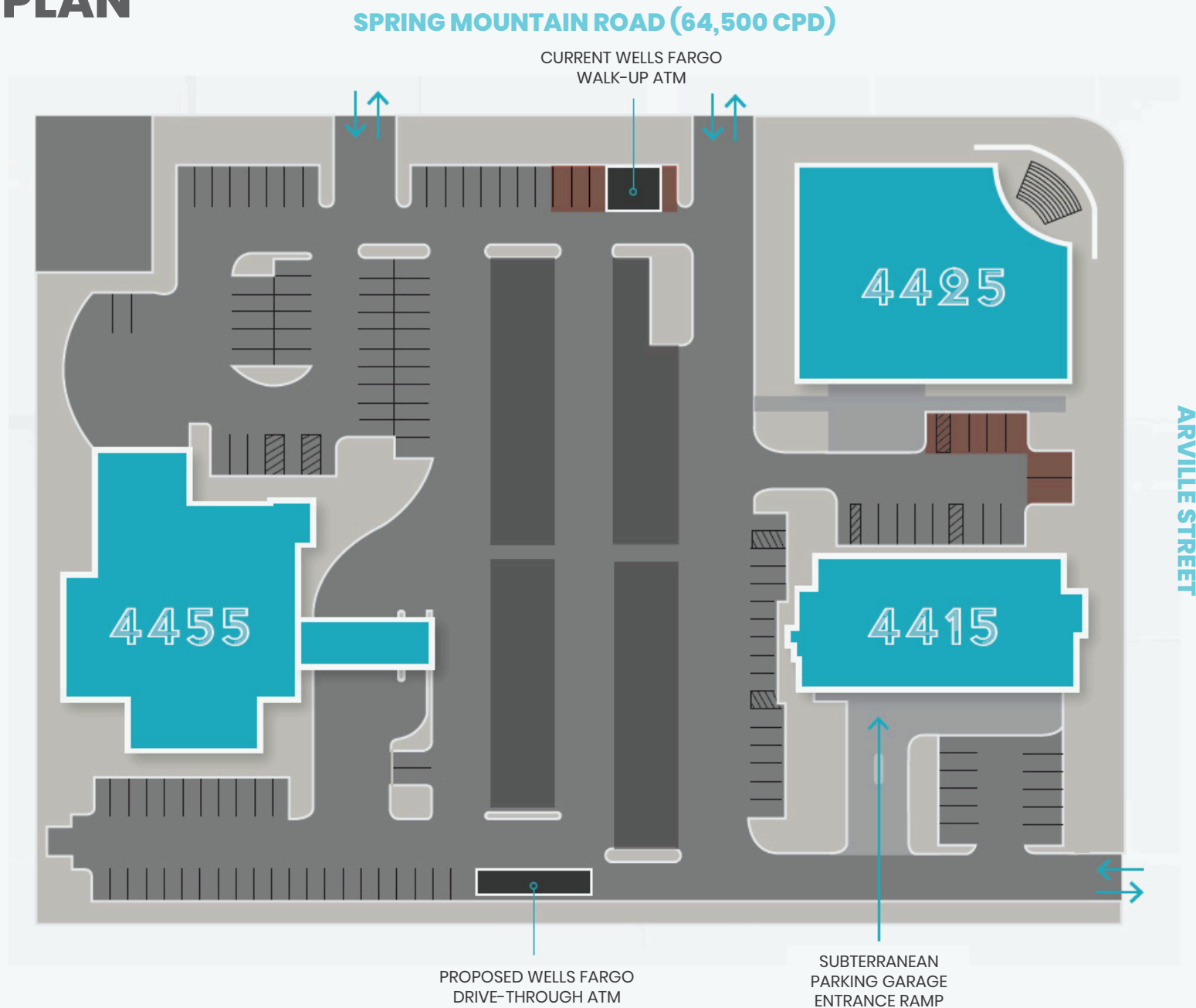
Fontainebleau

A MIXED-USE REDEVELOPMENT

Located in the
heart of Chinatown



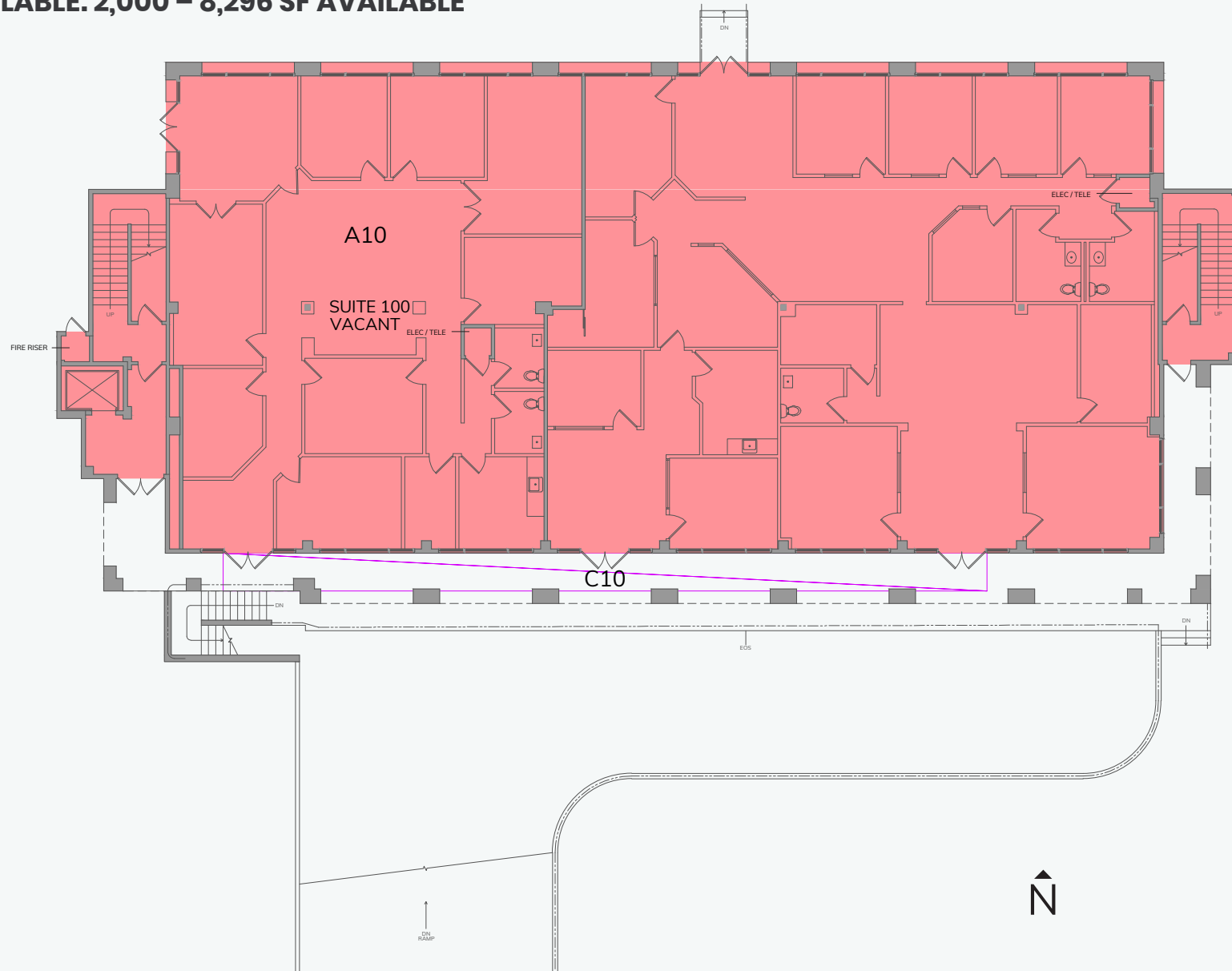
SITE PLAN



4415 (REAR BUILDING)

FIRST FLOOR:

SF AVAILABLE: 2,000 – 8,296 SF AVAILABLE

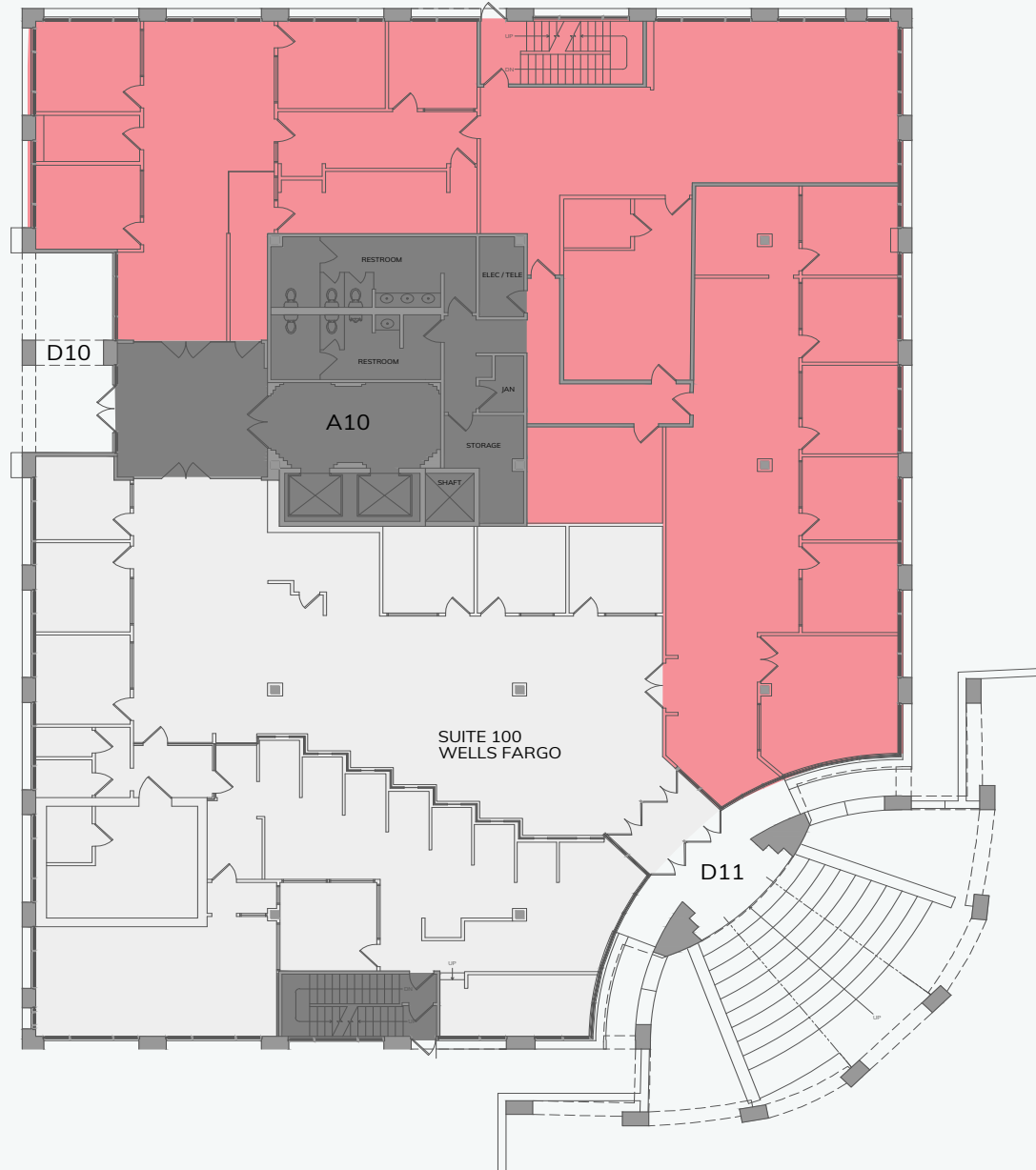


4425 (FRONT BUILDING)

SUITE 150: 6,807 SF AVAILABLE

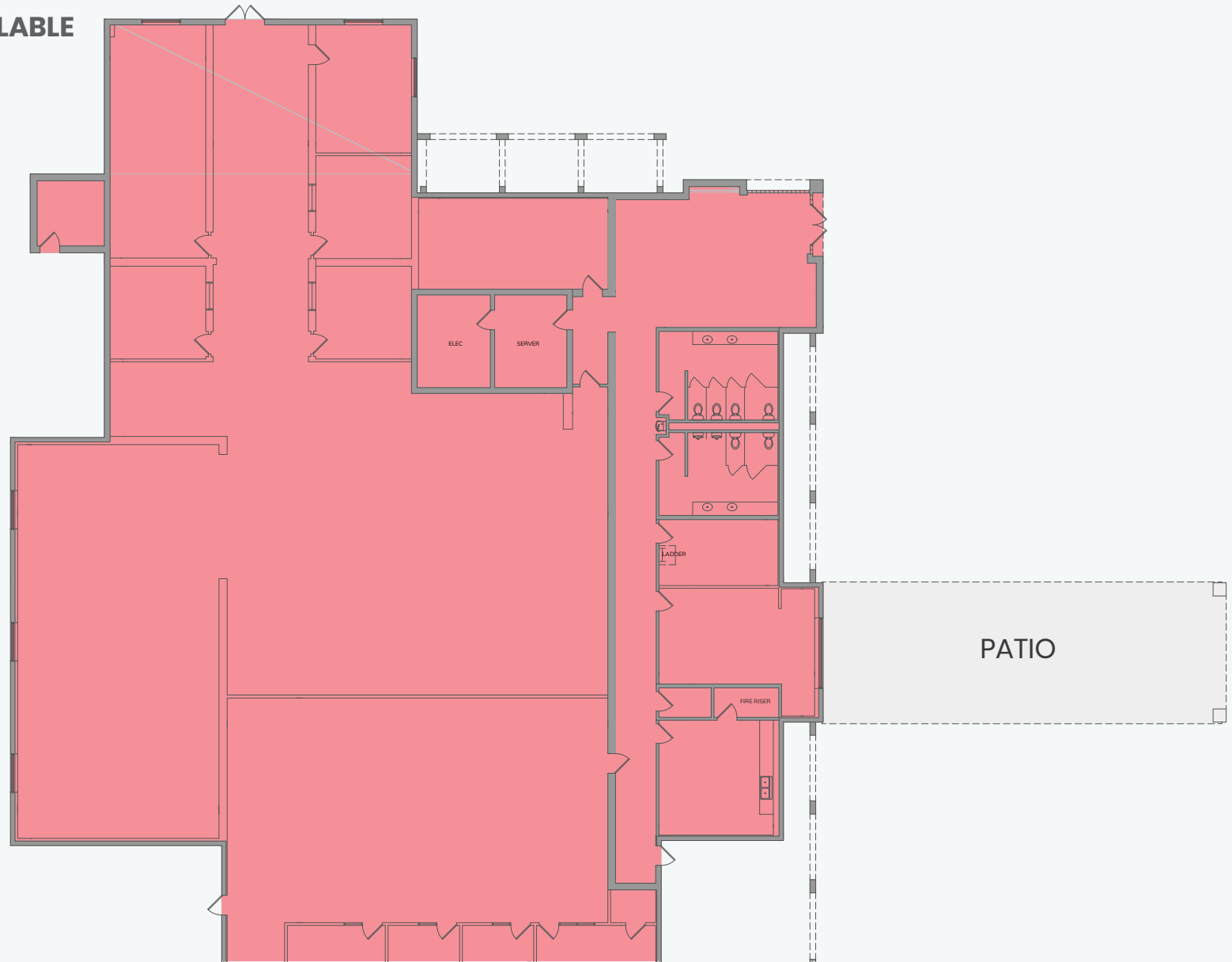
SPRING MOUNTAIN ROAD

WELLS FARGO



4455

14,527 SF AVAILABLE





CAST



+1 702-802-4660
3560 Wynn Road
Las Vegas, NV 89103
www.Cast-Cap.com

FOR MORE INFORMATION, PLEASE CONTACT

STEVE NEIGER, CCIM
+1 702 592 7187
steve.neiger@cast-cap.com
License # NV-B.0146583.LLC

BRETT RATHER
+1 702 575 1645
brett.rather@cast-cap.com
License # NV-S.0174245.LLC

CHRIS CLIFFORD
+1 702-802-4660
chris.clifford@cast-cap.com
License # NV-S.0067842.PC

Copyright ©2023 CAST All rights reserved. The information contained herein was obtained from sources believed reliable; however, CAST makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.