

FOR LEASE PARK 2000



RETAIL & OFFICE SPACE AVAILABLE
6400 S. EASTERN AVENUE, LAS VEGAS, NV 89120

CAST

PARK 2000

Demolition & Renovations Now Underway!



Park 2000 is located within the extremely under-served Airport Industrial & Office submarket, immediately adjacent to the Harry Reid International Airport and just minutes away from the Las Vegas Strip.

**SIGNIFICANT TENANT IMPROVEMENT
ALLOWANCE INCENTIVES AVAILABLE.**

PROPERTY HIGHLIGHTS

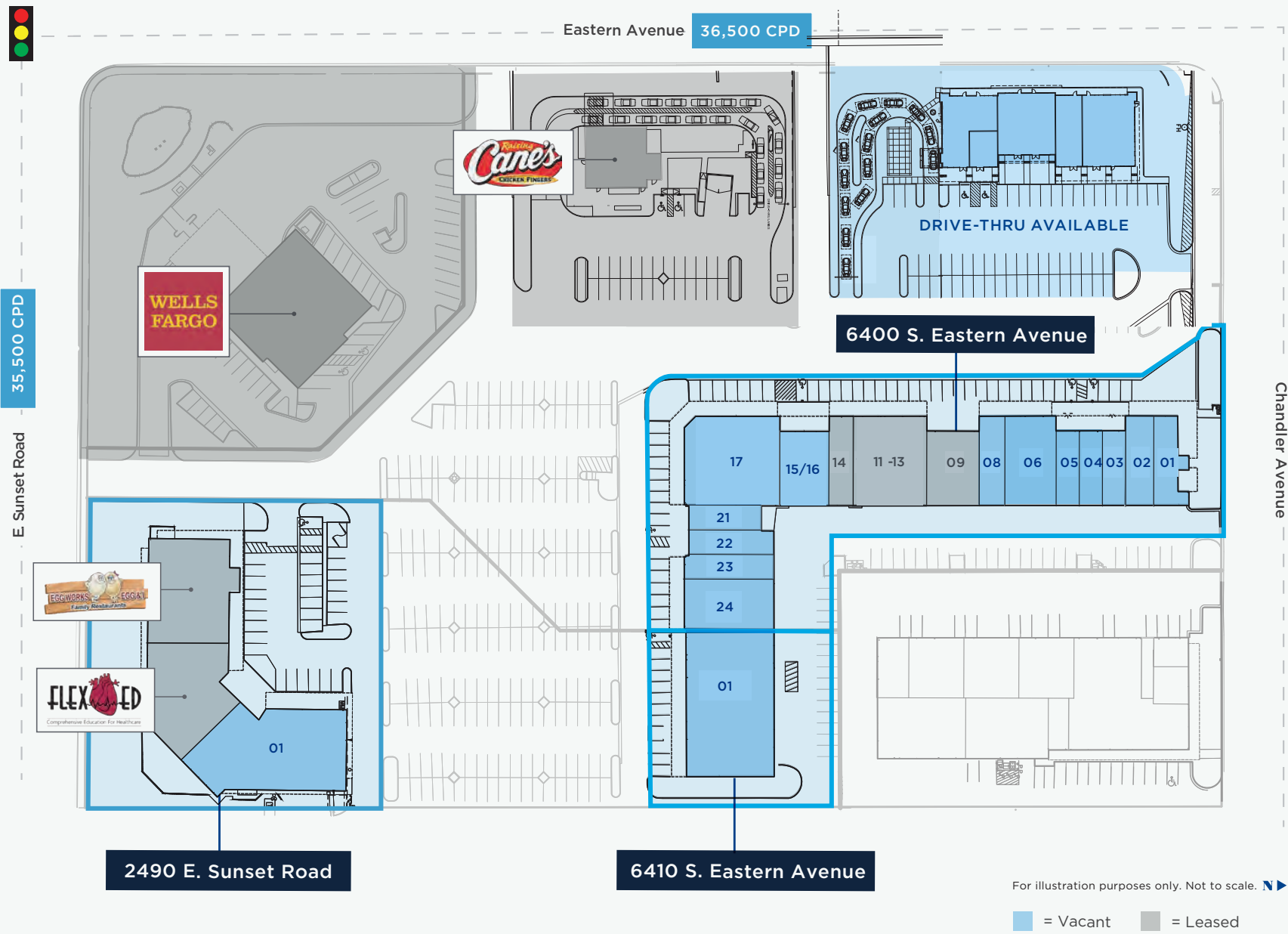
- Demolition & renovations underway now!
- Significant tenant improvement allowance incentives available
- Located directly across from Harry Reid International Airport within the Airport Industrial & Office Submarket
- Tenants include Egg Works, McDonalds, Raising Canes, Taco Bell, and more!
- Within close proximity to The Las Vegas Strip
- Zoned C2 with ample parking
- Raising Cane's coming soon!

DEMOGRAPHICS

	3 MILE	5 MILE
Population	127,583	405,414
Households	51,475	167,429
Avg. HH Income	\$81,123	\$84,149



OVERALL SITE PLAN



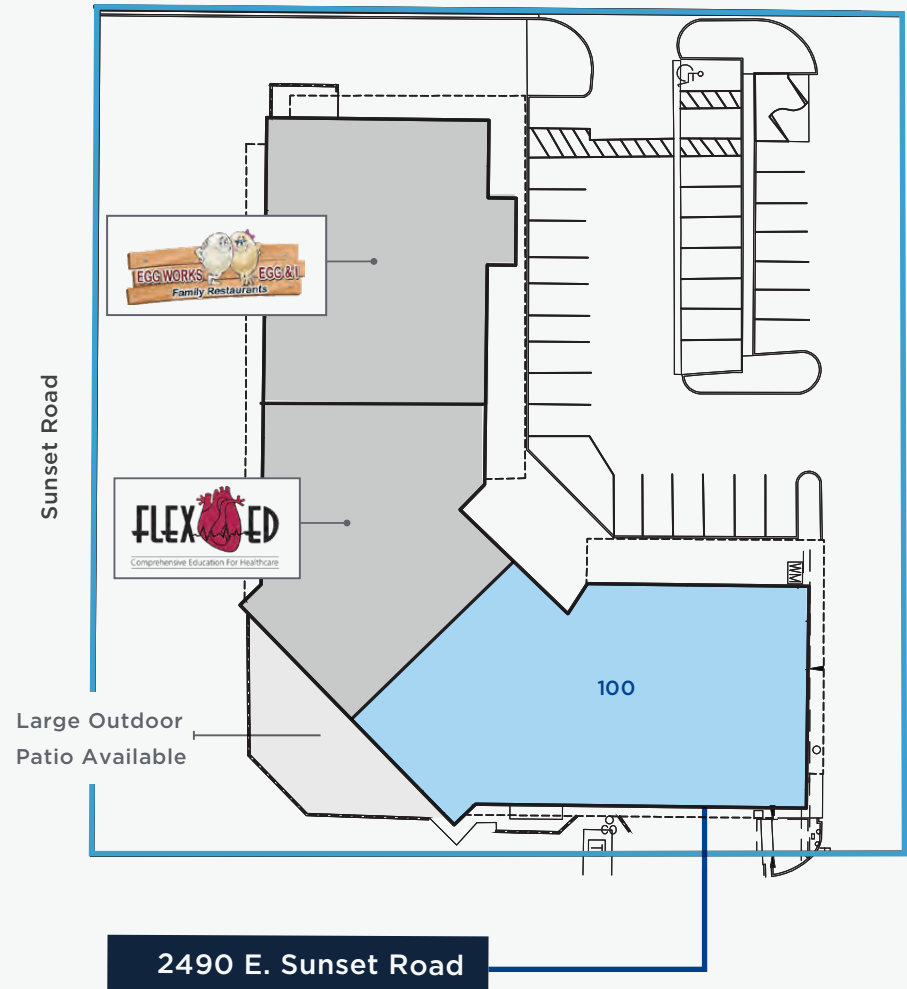
AVAILABLE SPACES

2490 E. SUNSET ROAD

UNIT NO.	TENANT	SF
100	Vacant	±7,706 SF (Demisable)
150	Flex Ed	±4,855 SF
200	Egg Works	±5,5044 SF

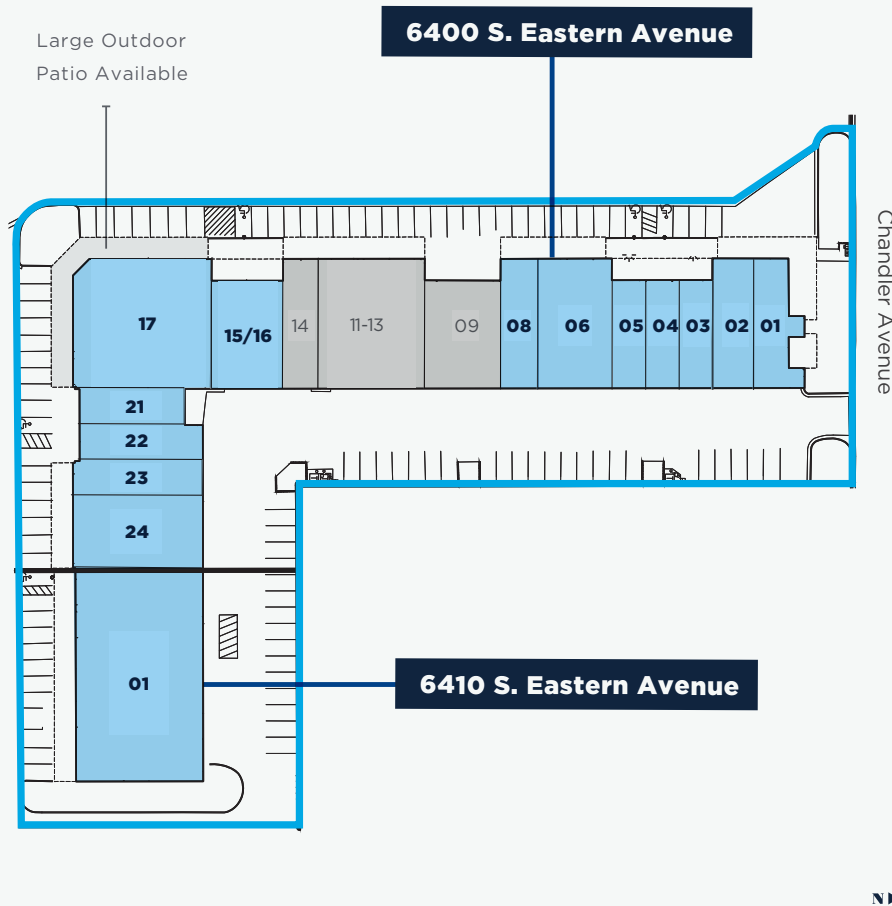


**Located within the Airport
Industrial & Office Submarket**



For illustration purposes only. Not to scale.

AVAILABLE SPACES



For illustration purposes only. Not to scale.

6400 S. EASTERN AVENUE

UNIT NO.	TENANT	SF
01	Vacant	±2,140
02	Vacant	±1,400
03	Vacant	±1,200
04	Vacant	±1,200
05	Vacant	±1,400
06	Vacant	±2,600
08	Vacant	±1,400
09	Lokahi Skin & Body Services	2,400
11-13	Abuzz Salon Suites	2,400
14	Psychmedics Corporation	1,400
15/16	Vacant	±2,400
17	Vacant	±5,148
21	Vacant	±1,000
22	Vacant	±1,200
23	Vacant	±1,400
24	Vacant: Pre-Existing Restaurant	2,800

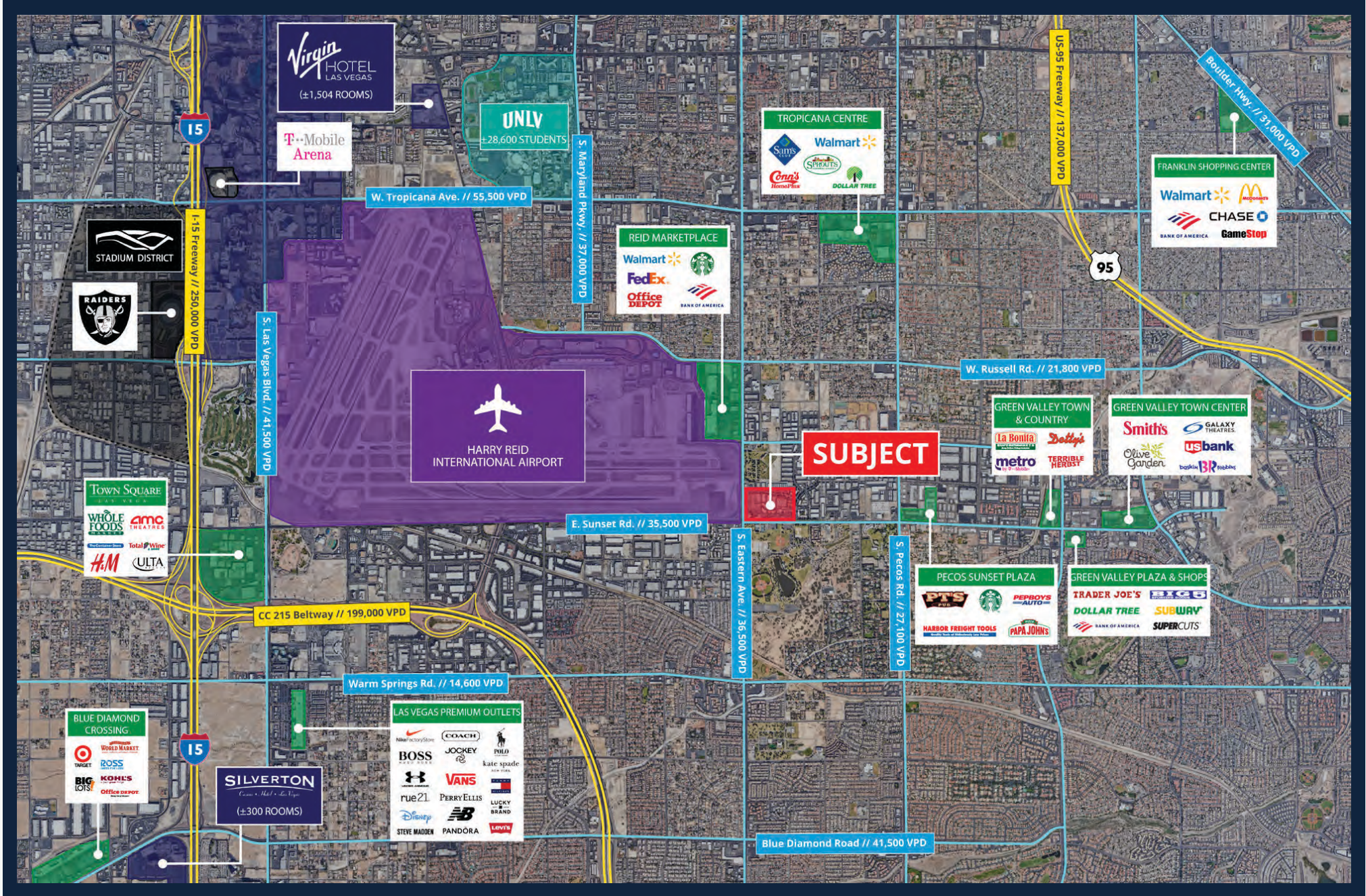
6410 S. EASTERN AVENUE

01	Vacant	±8,186
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CONSTRUCTION PHOTOS



TRADE AREA MAP



THE AIRPORT SUBMARKET IS HOME TO MANY CORPORATE USERS SUCH AS:

Harrah's CASINOS **NEVADA STATE BANK** **HealthCare Partners.** **FOLIOT** FURNITURE

WORLD FAMOUS LAS VEGAS "STRIP"

ALLEGIANT STADIUM

3250,000 VPD

HARRY REID INTERNATIONAL AIRPORT

HARRY REID MARKET PLACE

335,500 VPD

336,500 VPD

WARM SPRINGS MARKETPLACE

3199,000 VPD

HARRY REID AIRPORT CAR RENTAL FACILITY

TOWN SQUARE

WHOLE FOODS **Yard House** **Fleming's** **AMC THEATRES** **EXPRESS** **H&M** **TJ-maxx** **OLD NAVY**

Las Vegas Boulevard

SUNSET ROAD

HUGHES AIRPORT CENTER

215

WARM SPRINGS ROAD

BERMUDA ROAD

EASTERN AVENUE

PECOS ROAD

Las Vegas Premium Outlet South

MAVERICK TOWNSHIP SUITES

Subway **Starbucks** **Yubank**

brightline west

PLANNED \$3B ENTERTAINMENT COMPLEX & CASINO



PARK 2000 | 6400 S. EASTERN AVENUE, LAS VEGAS, NV 89120

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