



**±5,063 SF
SPACE AVAILABLE**

**NEW GROUND
FLOOR RETAIL/
RESTAURANT
SPACE**

3240 W. HARMON AVENUE,
LAS VEGAS, NV 89103



**Brand New Development in
Walking Distance to CityCenter.
Grease Interceptor Already Installed**

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
+1 702 277 0390
chris.clifford@cast-cap.com
License # NV-S.0067842.PC

CAST
CAPITAL PARTNERS



±1,405-5,063 SF

Enjoy immediate access to tens of millions of tourists every single year while serving thousands of nearby luxury condominium and apartment residents as the exclusive commercial user at the ground floor of AURA. In addition to immediate proximity to millions of tourists and hundreds of residents above, the new Harmon Interchange and I-15 Tropicana projects provide convenient access to the I-15 and numerous arterials for locals valley-wide.



IMMEDIATE ACCESS
TO THE HEART OF
CITYCENTER AND
THE LAS VEGAS STRIP

Retail/restaurant space available on the ground floor of brand-new world class, luxury apartment development, Aura!

Leasable Area:

±1,405-5,063 Square Feet

Site:

Luxury Apartment Development in Resort Corridor with Commercial Ground Floor

Access:

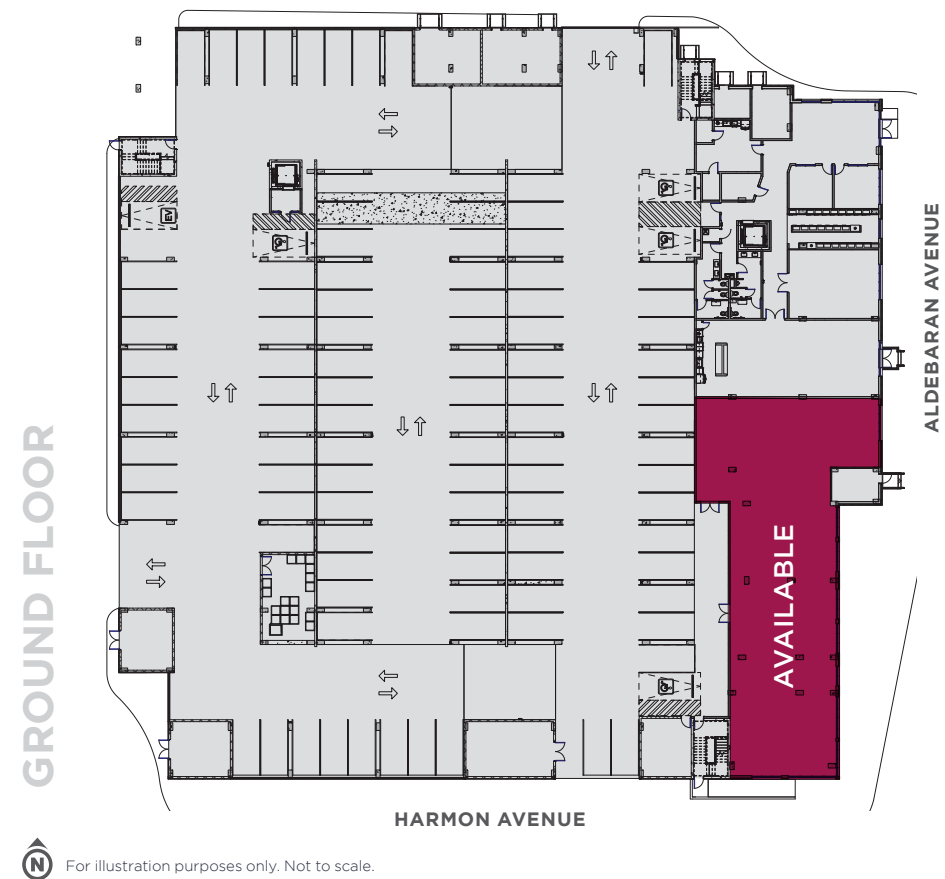
Immediate Access to the Heart of CityCenter and the Las Vegas Strip

Parking:

Ground Floor, Covered Parking Reserved Exclusively for Commercial Use

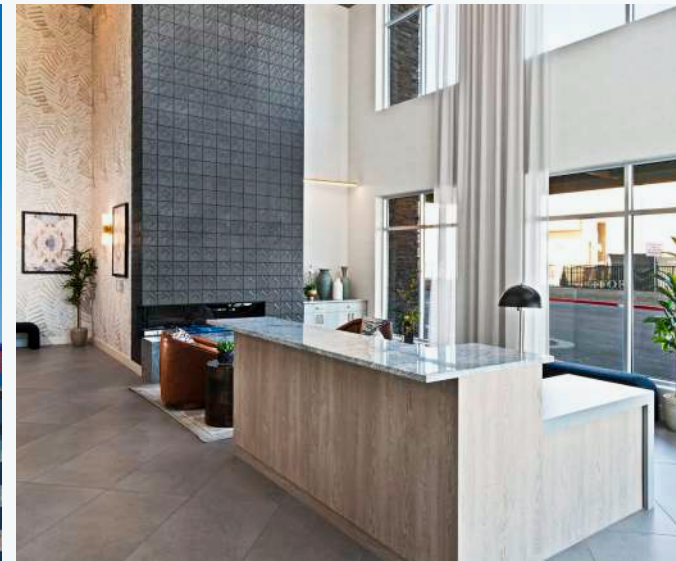
Restaurant-Ready:

Large ±2,000 Gallon Grease Interceptor Already Installed at Premises



GALLERY

BRAND-NEW WORLD
CLASS, LUXURY APARTMENT
DEVELOPMENT, AURA!



EXCELLENT LOCATION

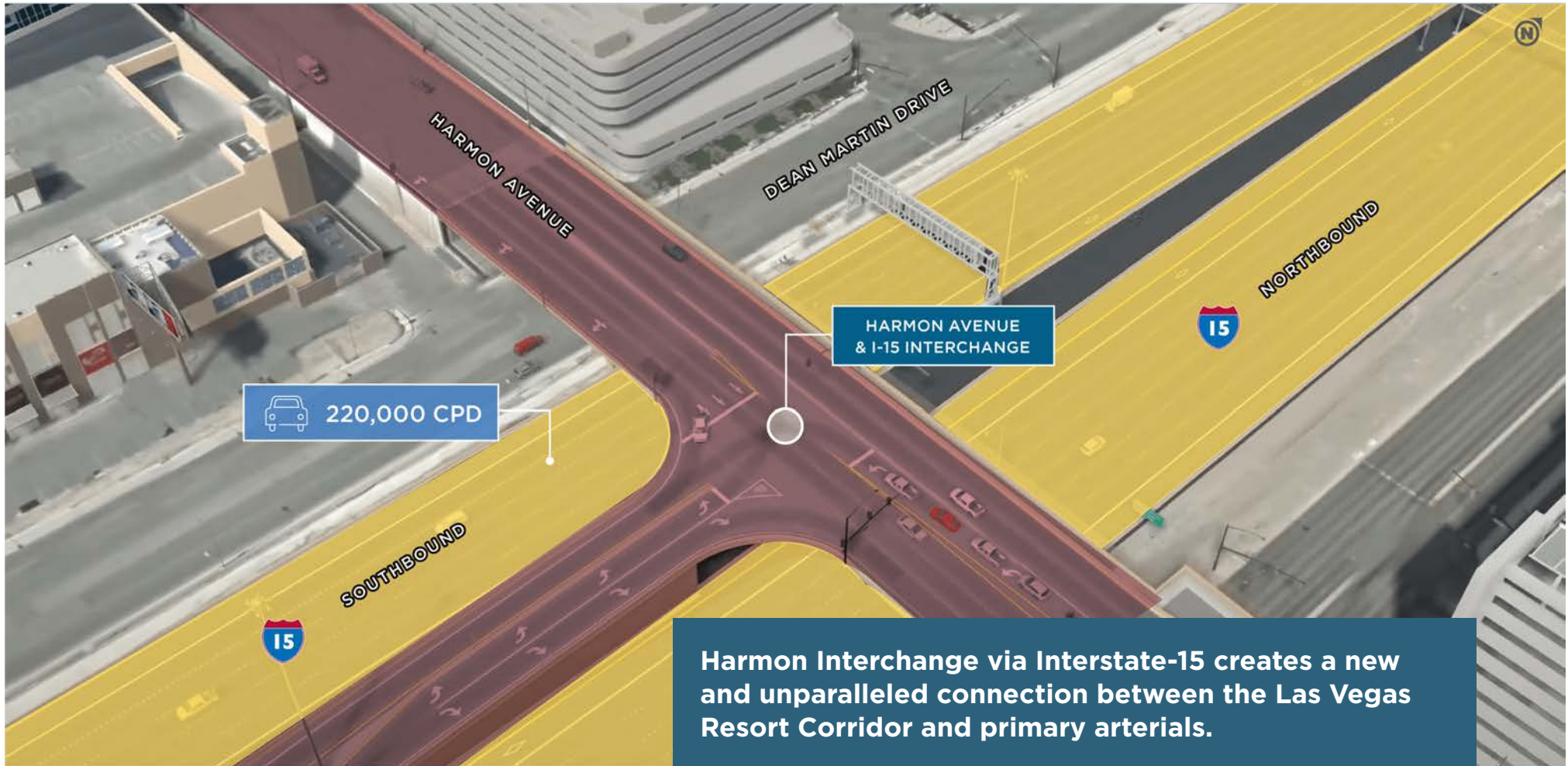
The world-famous Las Vegas Strip commands the most visitors, and some of the highest retail rents in the entire world. Seemingly unlimited revenue potential lures hundreds of commercial users from all over to the Strip.

AURA was built as a retreat within walking distance to the Strip, with some of the most astounding views in the world. Within the immediate area of the property you will find world-class resorts like City Center (Aria, Vdara, the Cosmopolitan), and major venues T-Mobile Arena (20,000 seats) and Allegiant Stadium (65,000 seats).



FUTURE HARMON INTERCHANGE

UNDER CONSTRUCTION



For illustration purposes only. Not to scale.

Harmon Interchange via Interstate-15 creates a new and unparalleled connection between the Las Vegas Resort Corridor and primary arterials.

Upon completion of NDOT's I-15 Tropicana project there will also be direct access to the I-15 both on and off of Harmon, just seconds away from Aura.



LURA

3240 W. HARMON AVENUE, LAS VEGAS, NV 89103

CAST

CAPITAL PARTNERS



+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
+1 702 277 0390
chris.clifford@cast-cap.com
License # NV-S.0067842.PC

Copyright ©2024 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.