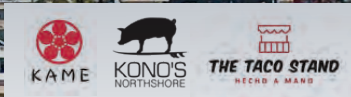


GROUND LEASE OR BUILD-TO-SUIT

3500

SPRING MOUNTAIN ROAD LAS VEGAS, NEVADA 89102



SITE
±0.72 ACRES

SPRING MOUNTAIN ROAD

64,000 CPD

30,000 CPD

VALLEY VIEW BOULEVARD

±0.72 ACRES – FREESTANDING
& DRIVE THRU POTENTIAL

A Project by:



CAST

3500

SPRING MOUNTAIN ROAD LAS VEGAS, NEVADA 89102

With uniquely themed properties that include some of the most famous and well known restaurants in the Las Vegas valley, the Chinatown corridor is visited at all times day and night, with some hot spots open with 60-minute waits as late (or early) as 3:00 AM. There's no place off the Las Vegas Strip quite like it!

- ±0.72 Acres
- Located in the heart of Chinatown, just two minutes from The Strip, which hosts over 42,000,000 visitors annually
- Excellent visibility and immediate access to I-15
- Spring Mountain Road: 64,500 CPD Valley View Boulevard: 30,000 CPD
- APN: 162-17-101-019

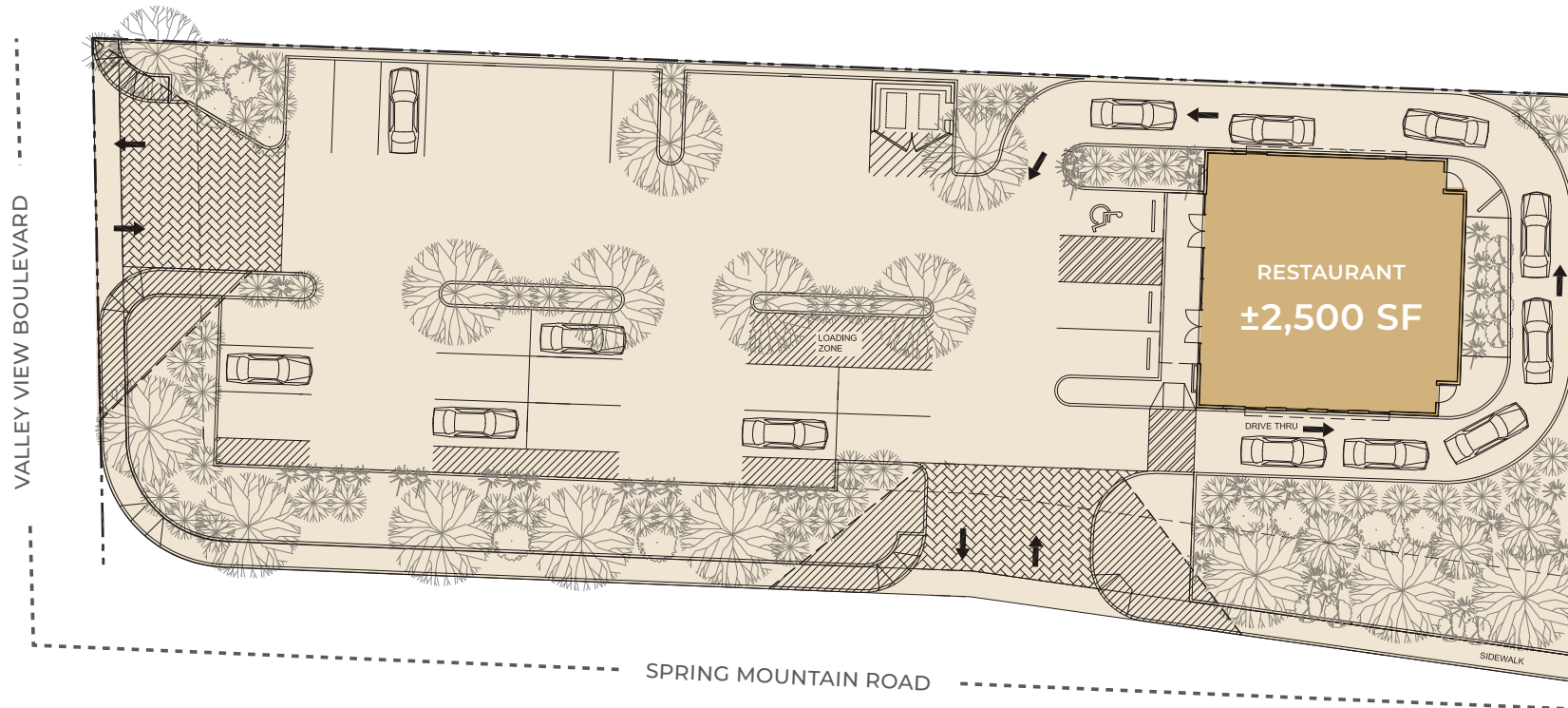
**±0.72 ACRES GROUND LEASE
OR BUILD-TO-SUIT**



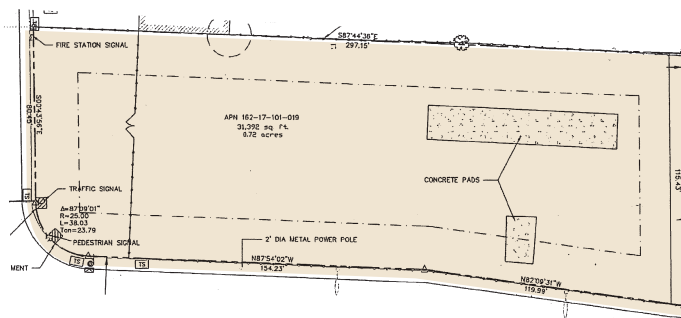
IN THE HEART OF CHINATOWN

POTENTIAL SITE PLAN

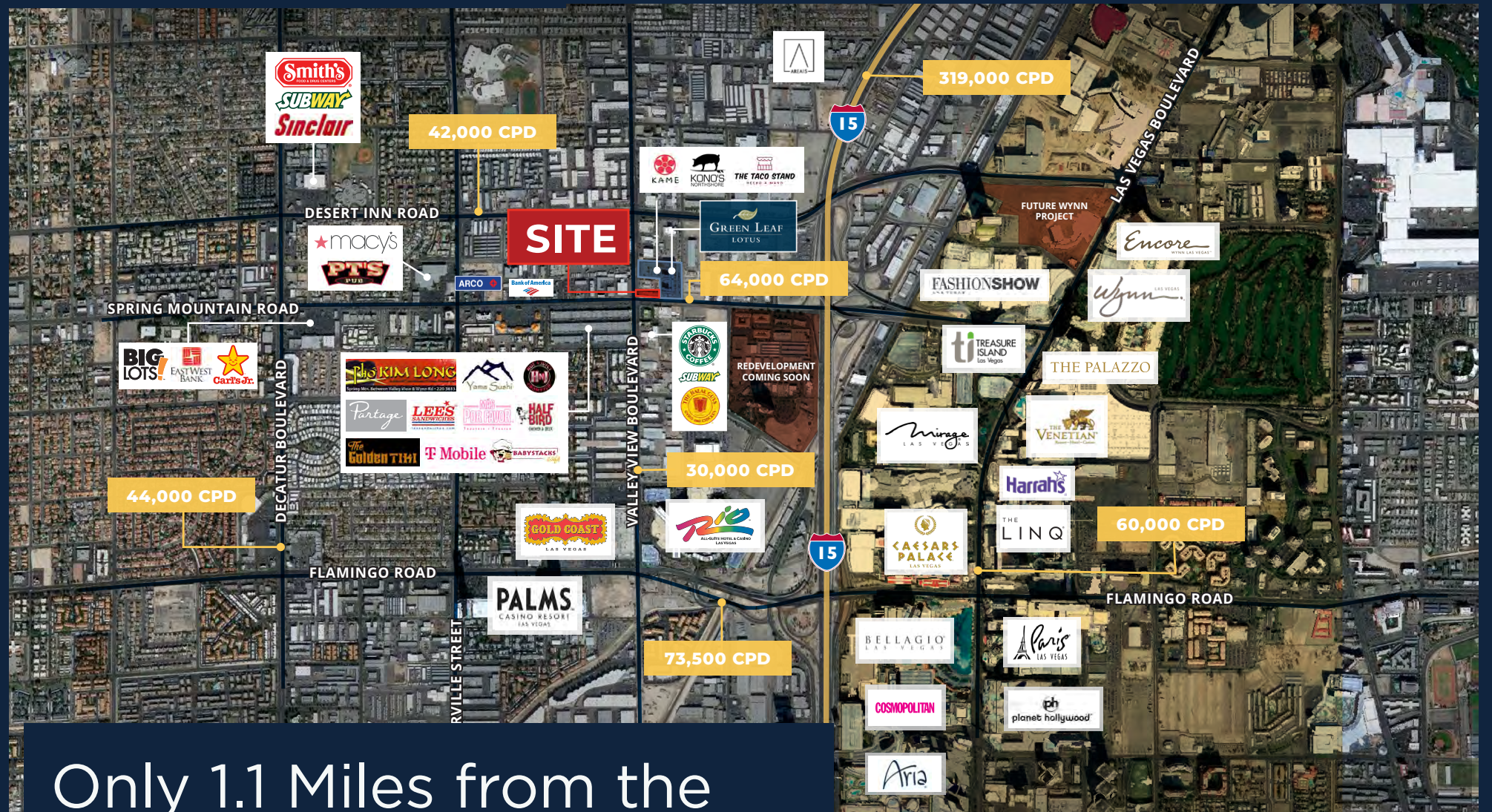
Not To Scale. For Illustration Purposes Only.



CURRENT STATE OF PROPERTY



OVERALL SITE PLAN



Only 1.1 Miles from the
Famous Las Vegas Strip!



A Project by:



Schnitzer
PROPERTIES

3500 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89102

CAST



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Las Vegas, NV 89102
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LET'S TALK ABOUT IT

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