



FOR LEASE

±3,600 SF Restaurant with Drive-Thru

2001 S Las Vegas Boulevard, Las Vegas, NV 89104

Al Twainy, CCIM

Senior Vice President

+1 702 400 2001

al.twainy@colliers.com

License # NV-BS.0024268

Jennifer Lehr, CCIM

Senior Associate

+1 702 782 9385

jennifer.lehr@colliers.com

License # NV-BS.0143951

Property Overview

Investment Highlights

- Front-and-center exposure on one of the most iconic commercial corridors in the U.S
- Unmatched visibility to tourists, locals, and commuters
- Positioned between the Resort Corridor and Downtown entertainment
- Strong branding opportunity with both street and pedestrian visibility districts

±3,600 SF Total Size



1981 Year Built



Retail Restaurant with Drive-Thru



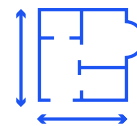
General Commercial (C-2) Zoning



Traffic Counts
Las Vegas Blvd. // ±20,400 VPD
St. Louis Ave. // ±5,040 VPD



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CONTACT US

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Colliers



Site Plan

±3,600 SF

Retail Restaurant with Drive-Thru

▲
N For illustration purposes only. Not to scale.

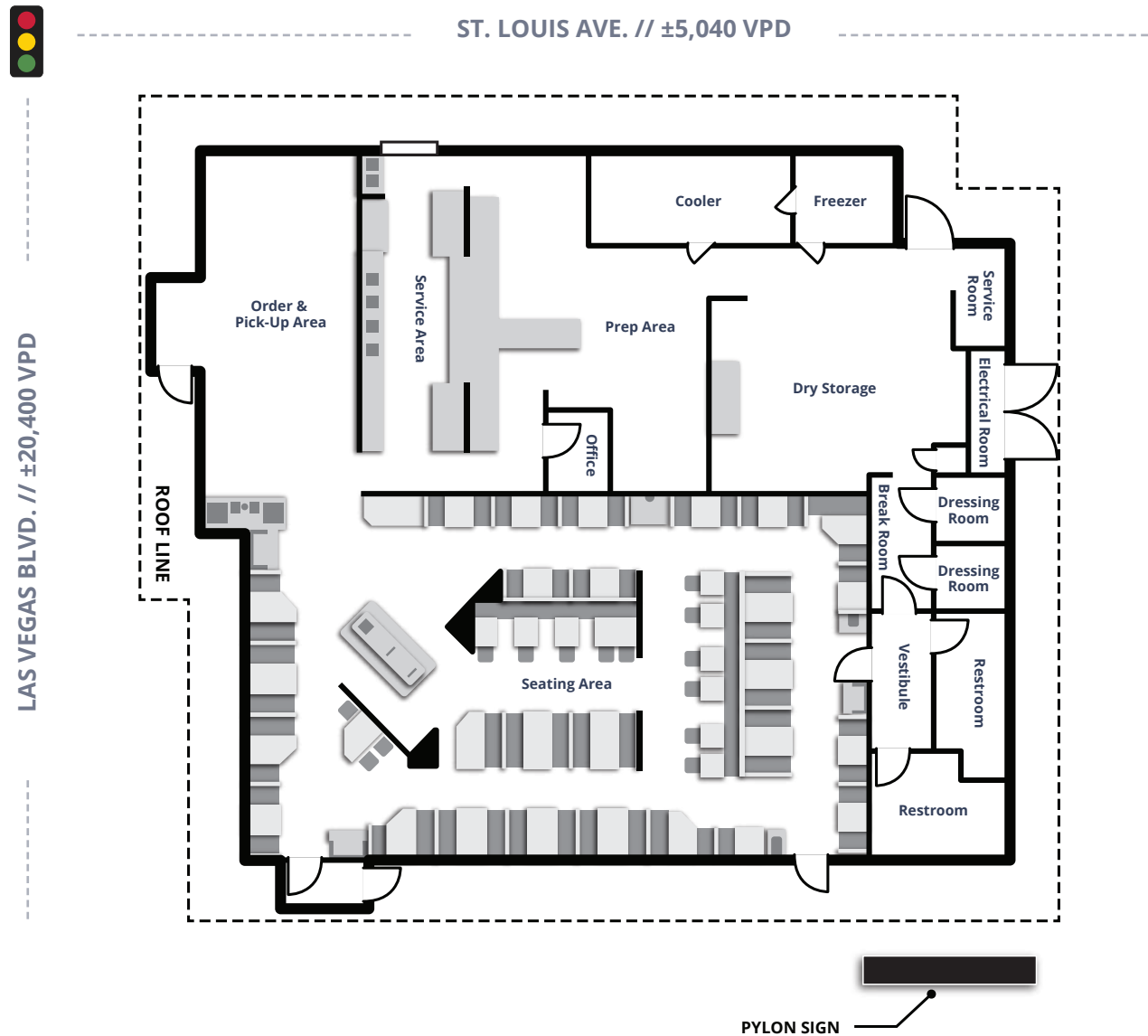


Floor Plan

±3,600 SF

Retail Restaurant with Drive-Thru

▲
N For illustration purposes only. Not to scale.



Site Aerial

±3,600 SF

Retail Restaurant with Drive-Thru

▲ For illustration purposes only. Not to scale. ■ = Available



Location Map

▲ For illustration purposes only. Not to scale.

■ = Subject

■ = Power Centers

■ = Hotels & Casinos

■ = Schools

■ = Recreational

■ = Hospitals

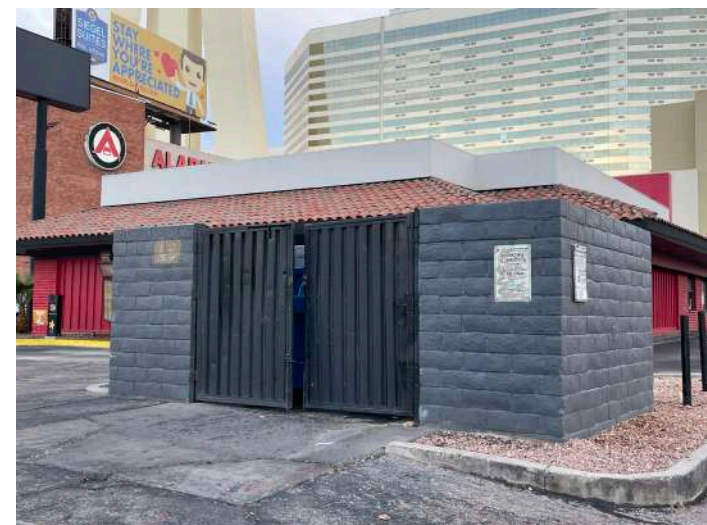
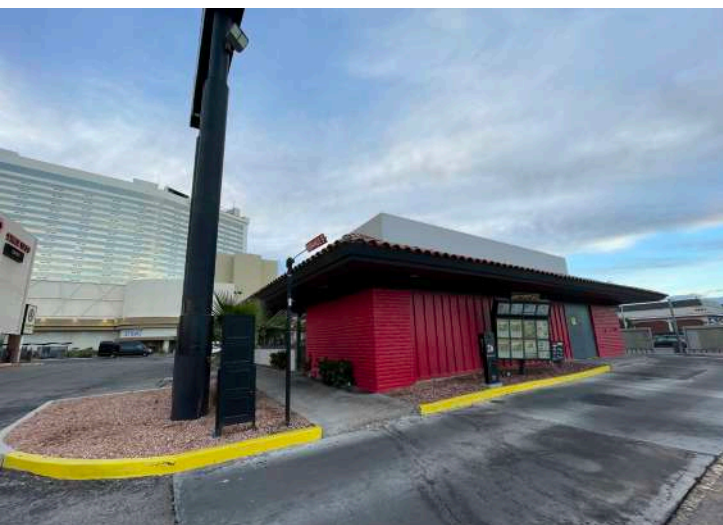
■ = Parks



Exterior Photos

±3,600 SF

Retail Restaurant with Drive-Thru

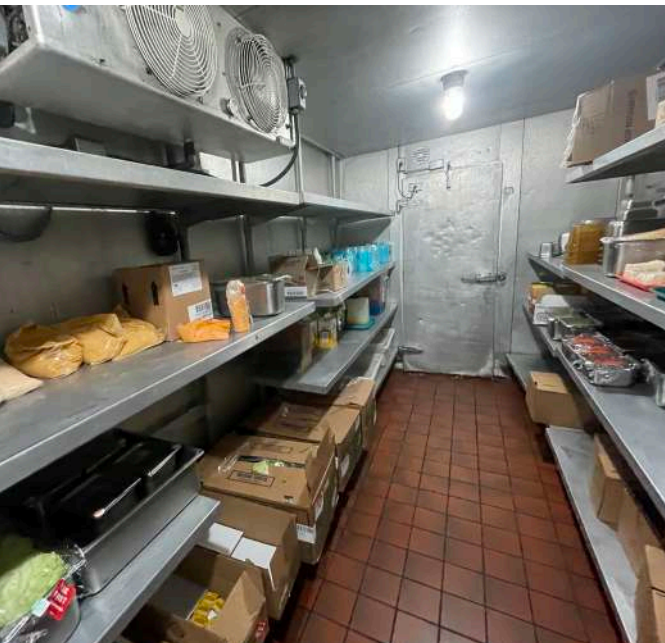


Interior Photos

Note: FF&E Not Included

±3,600 SF

Retail Restaurant with Drive-Thru



ABOUT COLLIERS

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

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Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With \$5.5 billion in annual revenues, a team of 24,000 professionals, and \$108 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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