



±3,600 SF Restaurant with Drive-Thru

2001 S Las Vegas Boulevard, Las Vegas, NV 89104

**AI 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



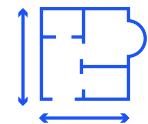
General Commercial (C-2) Zoning



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



Front-and-center exposure on one of the most iconic commercial corridors in the U.S.



**±3,600 SF**  
Retail Restaurant with Drive-Thru

**CONTACT US**

**AI 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



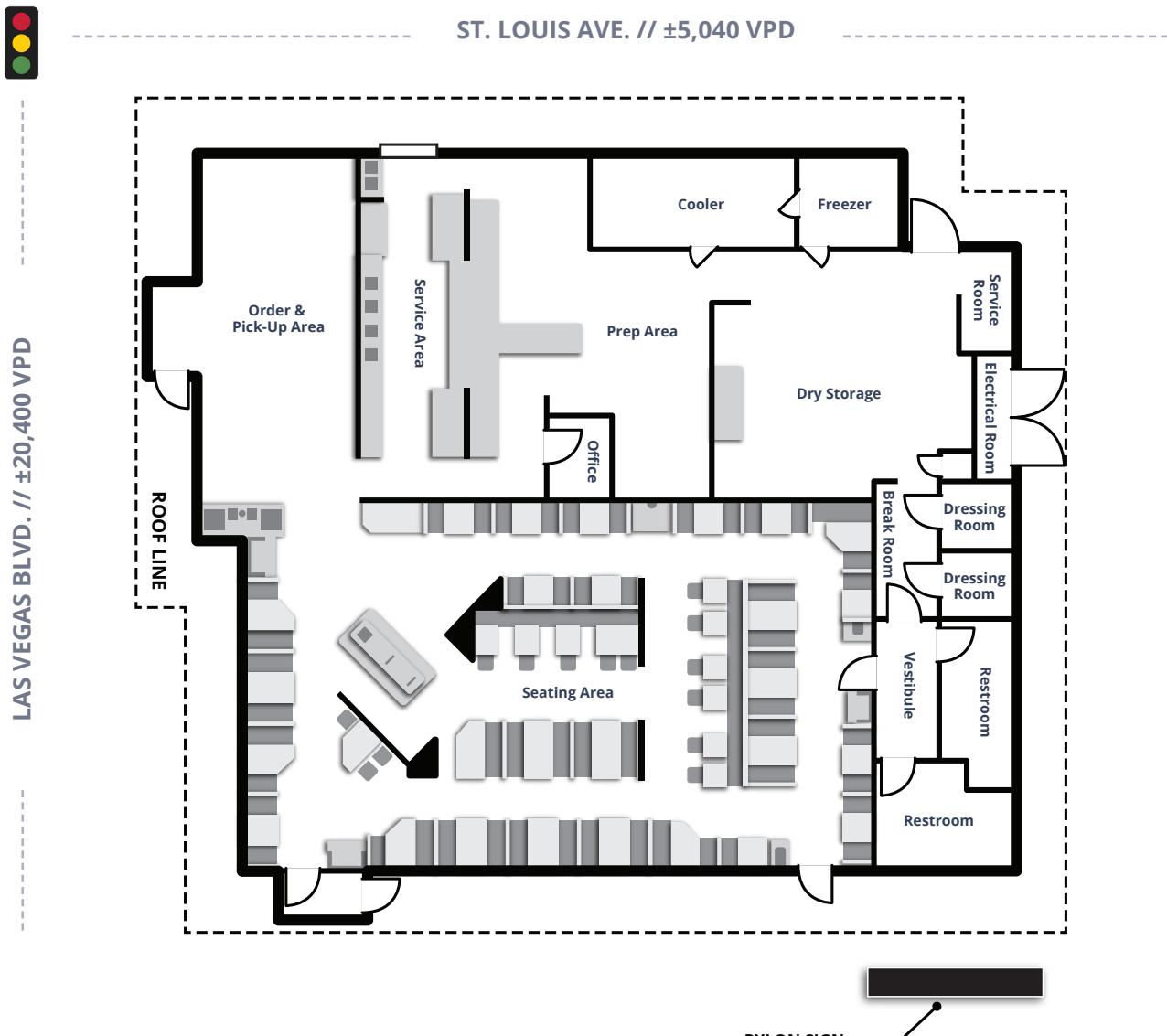


# Floor Plan

$\pm 3,600$  SF

Retail Restaurant with Drive-Thru

For illustration purposes only. Not to scale.



# Site Aerial

$\pm 3,600$  SF

Retail Restaurant with Drive-Thru

For illustration purposes only. Not to scale.

= Available



## Location Map



**N** 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

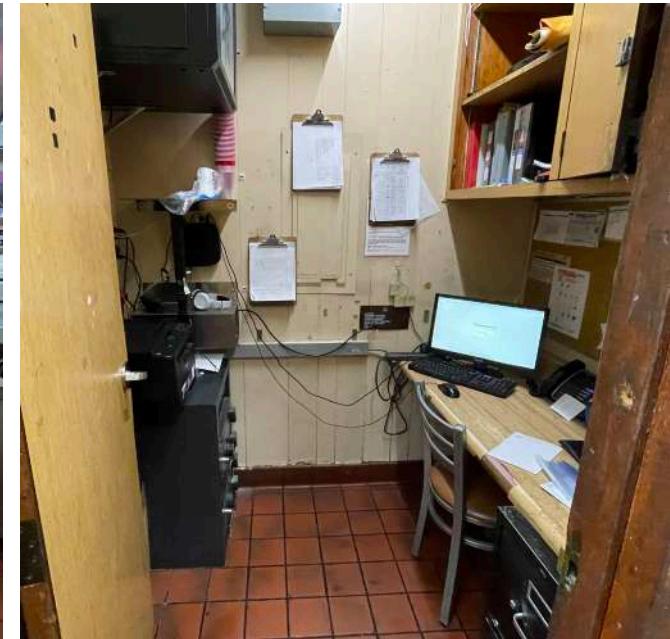


# Interior Photos

Note: FF&E Not Included

±3,600 SF

Retail Restaurant with Drive-Thru



## ABOUT COLLIER'S

\$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

## CONTACT US

### 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



*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](http://corporate.colliers.com), X @Colliers or LinkedIn.*

*©2026 Colliers Las Vegas. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.*