

A Project by:



CAST
CAPITAL PARTNERS



CENTER AT
**SPRING
MOUNTAIN**

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**3801-4099 SPRING MOUNTAIN ROAD,
LAS VEGAS, NV 89102**



CENTER AT

SPRING MOUNTAIN

World renowned as Las Vegas' very own Chinatown, this area, just one very quick mile west of the Fashion Show Mall, Wynn & Encore Resorts, and The Strip, has become a destination for both locals and tourists alike.

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!

RETAIL SPACE FOR LEASE

JOIN THE FOLLOWING TENANTS AND MORE:



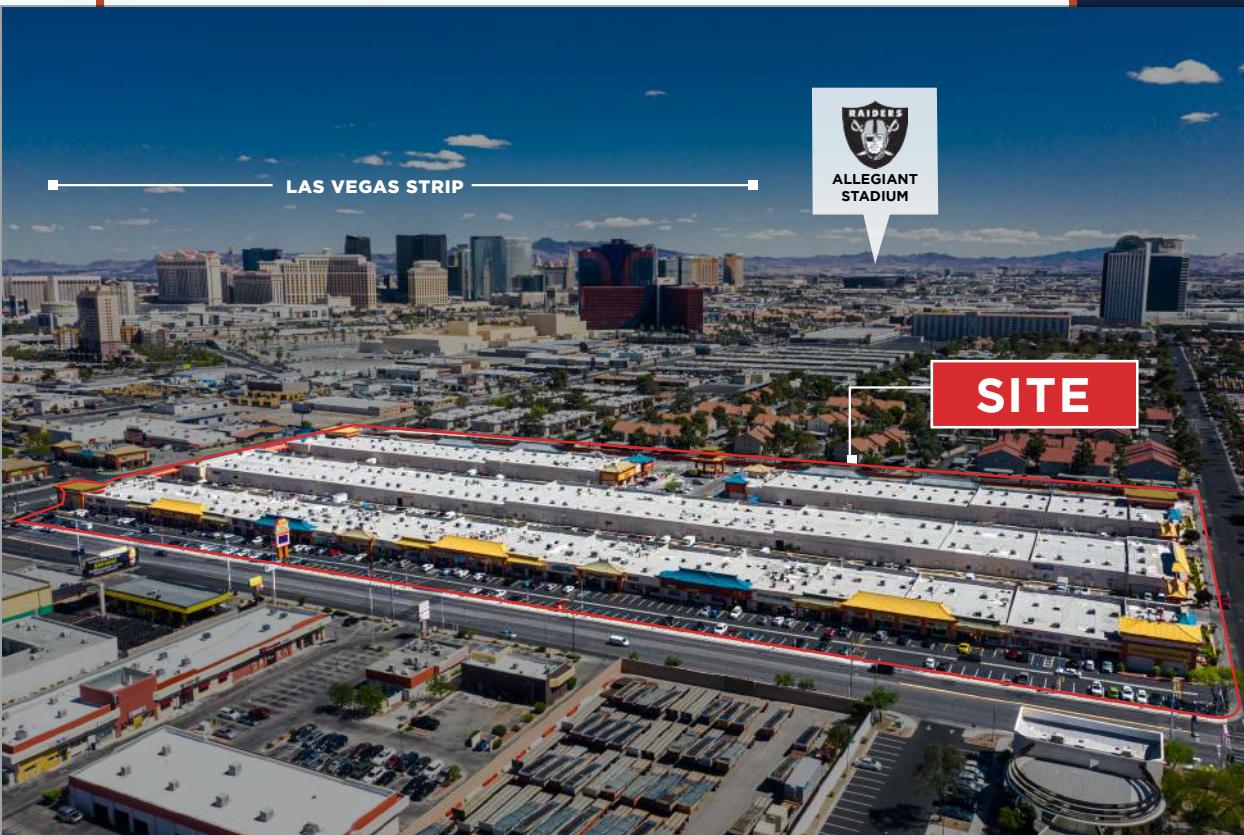
Partage

J Bar & Golf Lounge



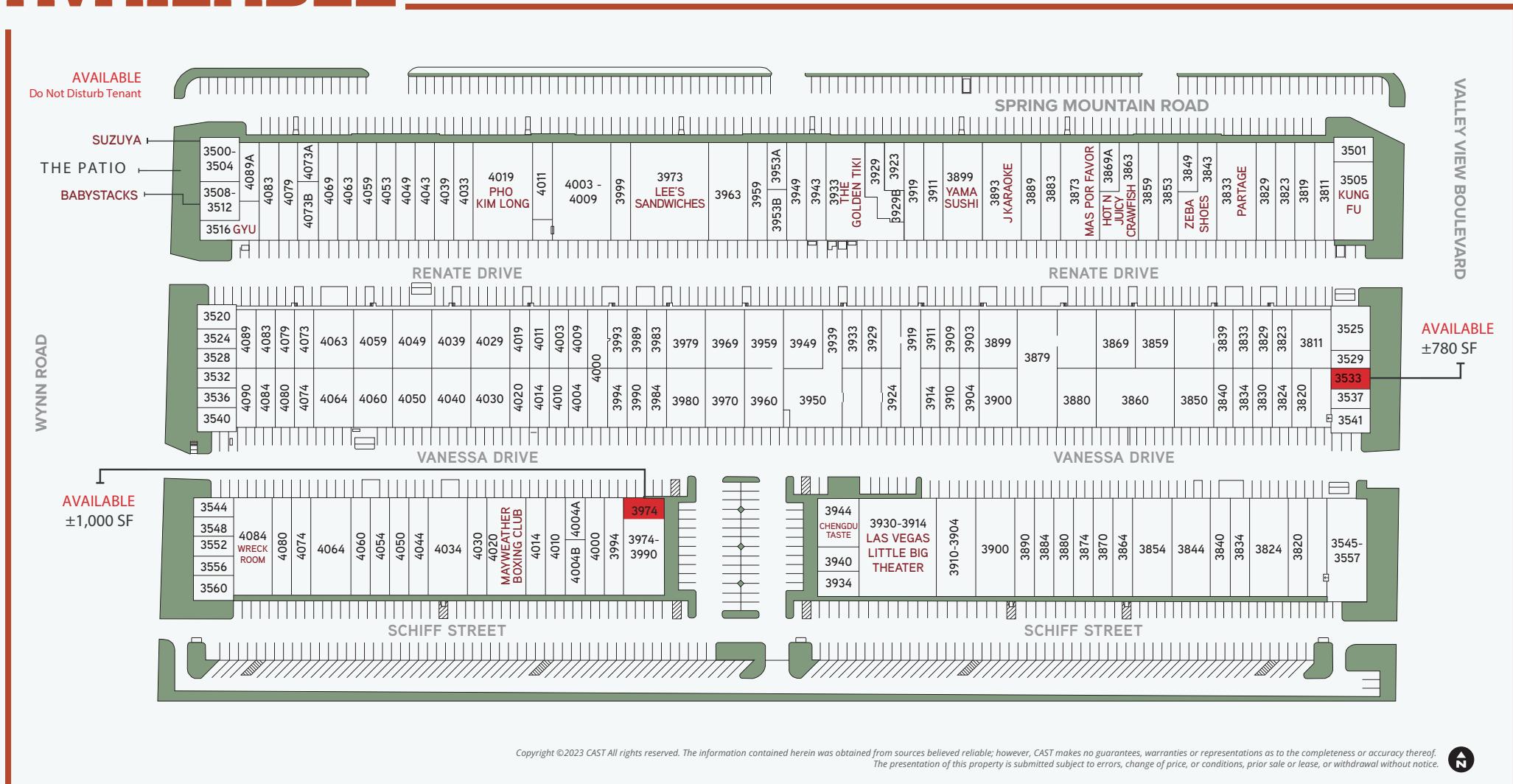
PROPERTY DETAILS

RETAIL SPACE FOR LEASE



- 780 SF - 1,100 SF spaces available
- 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 (2019)
Valley View Boulevard: 32,000 CPD (2019)
- Join: The Golden Tiki, Partage, Yama Sushi, Pho Kim Long, Lee's Sandwiches, Hanu KBBQ, Hot N Juicy Crawfish, and More!

780 SF - 1,100 SF AVAILABLE RETAIL SPACE FOR LEASE



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TENANT DIRECTORY

RETAIL SPACE FOR LEASE

RESTAURANT - DINE IN

Kung Fu Restaurant
Babystacks Café 7
OO Pie
Hot and Juicy Crawfish
Partage French Dining Experiences
Yama Sushi
Shokku Ramen

168 K-BBQ

Yunnan Garden
Chengdu Taste
Ton Shou
Kim Long Restaurant

RETAIL

Zeba Shoes
Furniture For Life
Goldrush Smoke Shop
K-town Cosmetic
T-Mobile
3D Retro
Vegas Flooring Outlet
Tuscany Jeweler

RESTAURANT - QUICK SERVICE

Suzuya
PowerSoul
Gyu
Hawaiian Style Poke
Lee's Sandwiches

BEAUTY AND WELLNESS

Flamingo Massage
Wincare Wellness
Pirate Jack Tattoo
Feng Shui Gallery
XX Foot Massage
Skin Design Tattoo Inc.

Dee Thai Massage

World of Feng Shui
Rus 2 Our Hair Design
K-Spa
Mayweather Boxing Club

RESTAURANT - SPECIALTY

Arevik Bakery
Gelato Bar
Mas Por Favor
Sunville Bakery

SERVICE

M & I International Watch
Carreras Barbershop
Chung And KLL
Royal Business Bank
Senor iPhone
Spring Mountain Vision, Inc.

Mayweather Boxing Club



COFFEE AND SNACKS

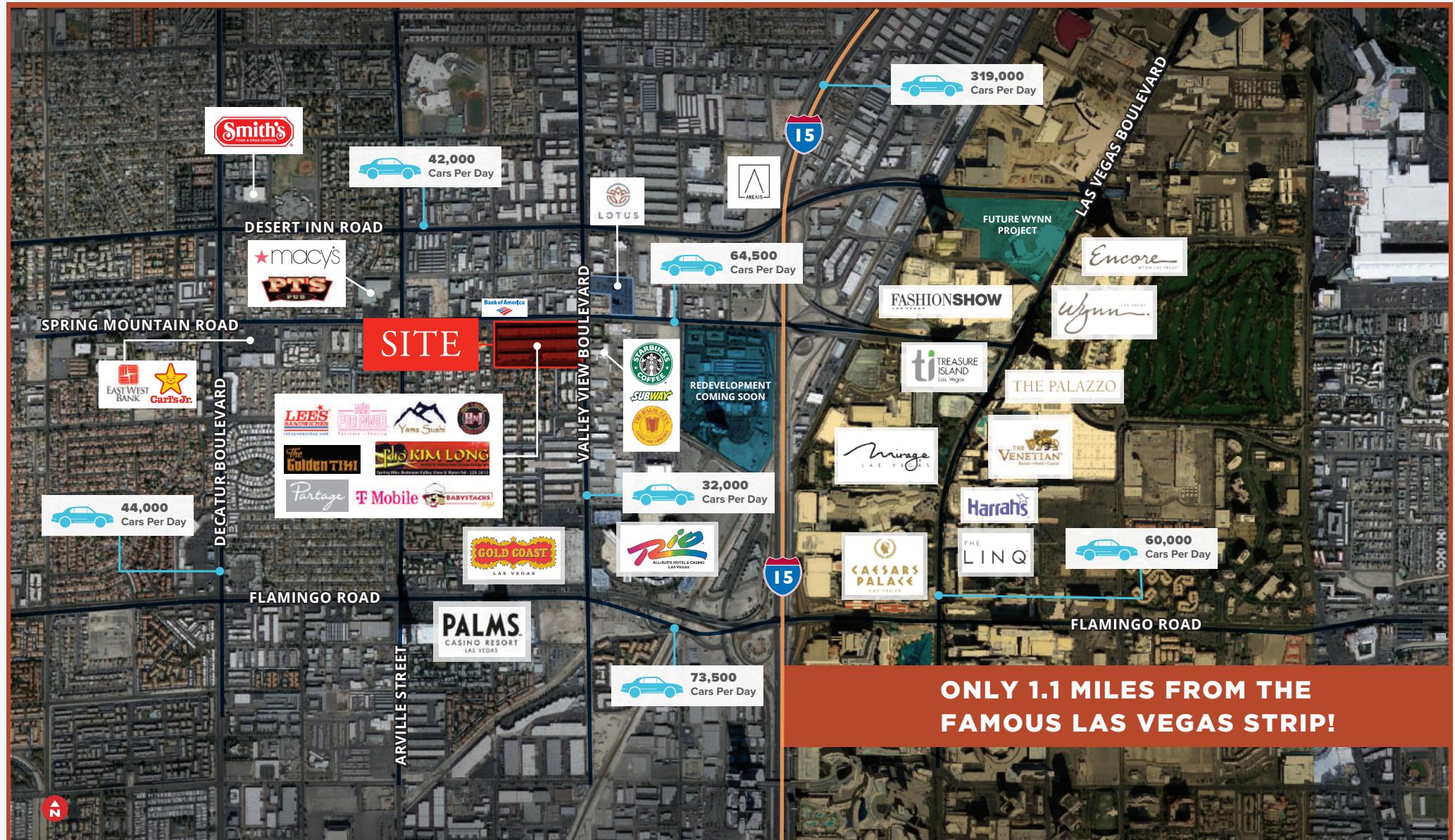
Take it Easy Roaster
7 Leaves
Bambu
Las Vegas Floral And Sweets

OFFICE

Nevada Real Estate Corp
Barry Zhang Accounting
Dharma Office
Crestlite Tax Services
DPI Signs & Printing
CAST

ENTERTAINMENT

JD Bar and Golf
Golden Tiki
J Karaoke
Magic Claw
Wreck Room
Little Big Theater







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LET'S TALK ABOUT IT

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