

The Laughing Jackalope

Building for lease

*3963 S. Las Vegas Blvd.
Las Vegas, Nevada*



Located on Las Vegas Blvd. directly across from the Mandalay Bay Hotel & Casino, this is the perfect spot for a supper club or retail center and is ready for occupancy!

- ✓ 1-3 year lease term
- ✓ Full kitchen with equipment
- ✓ Walk-in cooler



(702) 383-3033 direct
(702) 383-8576 fax
www.cornerstonecre.com

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Site Plan



Additional Information

- Features an attached porte-cochere that could be walled in to allow for +/- 1,600 Sq Ft of additional floor area
- \$8.00 per SQ FT NNN
- +/- 0.72 Acres of Land with +/- 3,200 SQ FT building
- CAM estimated at \$0.40 per SQ FT
- 32 On Site Parking