



For Lease

**700 East Naples Drive, Las Vegas, NV 89119**

**HILLARY STEINBERG**

o: 702 780 6761 c: 702 460 3542  
hillary.steinberg@avisonyoung.com  
NV Lic. #S.0174223

**CORINA TOWLE**

o: 702 637 7711 c: 702 321 9734  
corina.towle@avisonyoung.com  
NV Lic. #S.0187978

**AVISON  
YOUNG**






# Property Highlights

700 East Naples Drive, Las Vegas, NV 89119

Located in Las Vegas' vibrant central corridor, just south of the Strip and adjacent to UNLV and Harry Reid International Airport. This high-visibility property offers:

- ±4,000 sf available for lease
- Prime location with heavy foot traffic
- Easy access from Paradise Rd & Swenson St
- Flexible floor plan for retail, creative office, showroom, or specialty use
- Surrounded by nightlife, boutique retail, and entertainment venues
- Suite 107 available for lease
- Co-tenants include The Modern Vegan restaurant, Afro Hookah Lounge and a convenience store
- **Asking Rate:** \$1.00 psf NNN
- \$0.55 psf CAM's

## Demographics (2025 Estimates)

 Total Population	1-mile <b>25,982</b>	3-miles <b>130,429</b>	5-miles <b>410,945</b>
 Median HH Income	1-mile <b>\$51,928</b>	3-miles <b>\$59,114</b>	5-miles <b>\$62,478</b>
 Median Home Value	1-mile <b>\$469,619</b>	3-miles <b>\$435,021</b>	5-miles <b>\$393,123</b>
 Total Households	1-mile <b>14,092</b>	3-miles <b>63,017</b>	5-miles <b>177,383</b>
 Average Size Household	1-mile <b>3.1</b>	3-miles <b>3.1</b>	5-miles <b>3.2</b>

**For more  
information**

### HILLARY STEINBERG

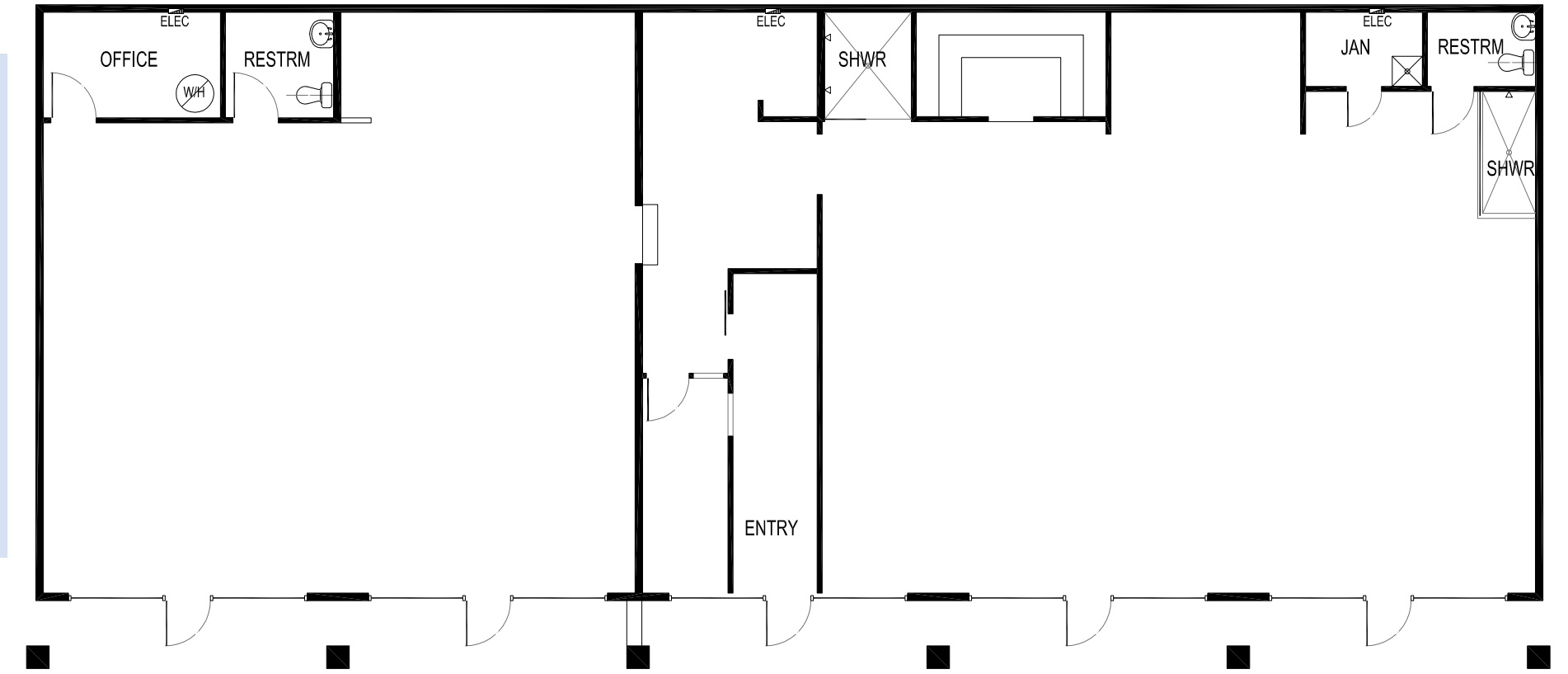
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# Floor Plan

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# Property Photos

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10845 Griffith Peak Drive, Suite 100  
 Las Vegas, NV 89135  
[avisonyoung.com](http://avisonyoung.com)

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