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CAST
CAPITAL PARTNERS



XYZ2

COMING SOON:

 **MARUGAME UDON**
UDON & TEMPURA
FIRST LOCATION IN NEVADA!

 **Regus**

 **Liberty Walk**
FIRST LOCATION IN THE UNITED STATES!



A MIXED-USE REDEVELOPMENT IN LAS VEGAS'
WORLD-FAMOUS CHINATOWN CORRIDOR

±6,807 – ±10,500 SF Available

Known today as the Wells Fargo Regional Campus in Las Vegas, the property will soon be redeveloped as an exciting mixed-use project. Levels above the first floor will remain Class A office space, while the ground floor space throughout the project will be converted from office to retail & restaurant space, bringing to Chinatown a completely new kind of experience.

Let's Talk!



XYZ Square(d) is located in what used to be Las Vegas' best kept secret.

The secret is out – Las Vegas' very own Chinatown has become one of the greatest food & beverage corridors in the world. World-class food offerings for every major type of cuisine found across the globe are offered on this very limited stretch of Spring Mountain Road, less the five minutes west of the core of the Las Vegas Strip.



THE CONVENIENCE OF NEARBY AMENITIES

1 mile from the Las Vegas Strip, which hosts over 42MM visitors annually. In the heart of Chinatown, a destination for locals & tourists.



ACCESS

Immediate access to the I-15 Freeway with great Ingress/Egress circulation around the property.



A ROAD WELL TRAVELED

Excellent visibility and frontage on Spring Mountain Road. ±64,500 cars per day.

WORLD FAMOUS CHINATOWN

A thriving commercial district that spans several blocks and offers a range of businesses, including restaurants, shops, and unique architecture.

CELEBRATING CULINARY EXCELLENCE

This captivating destination is full of creativity, cultural richness, and an array of flavors that will delight your taste buds.

Chinatown is a popular tourist destination, attracting visitors from around the world who are interested in exploring the unique cultural offerings of the area.



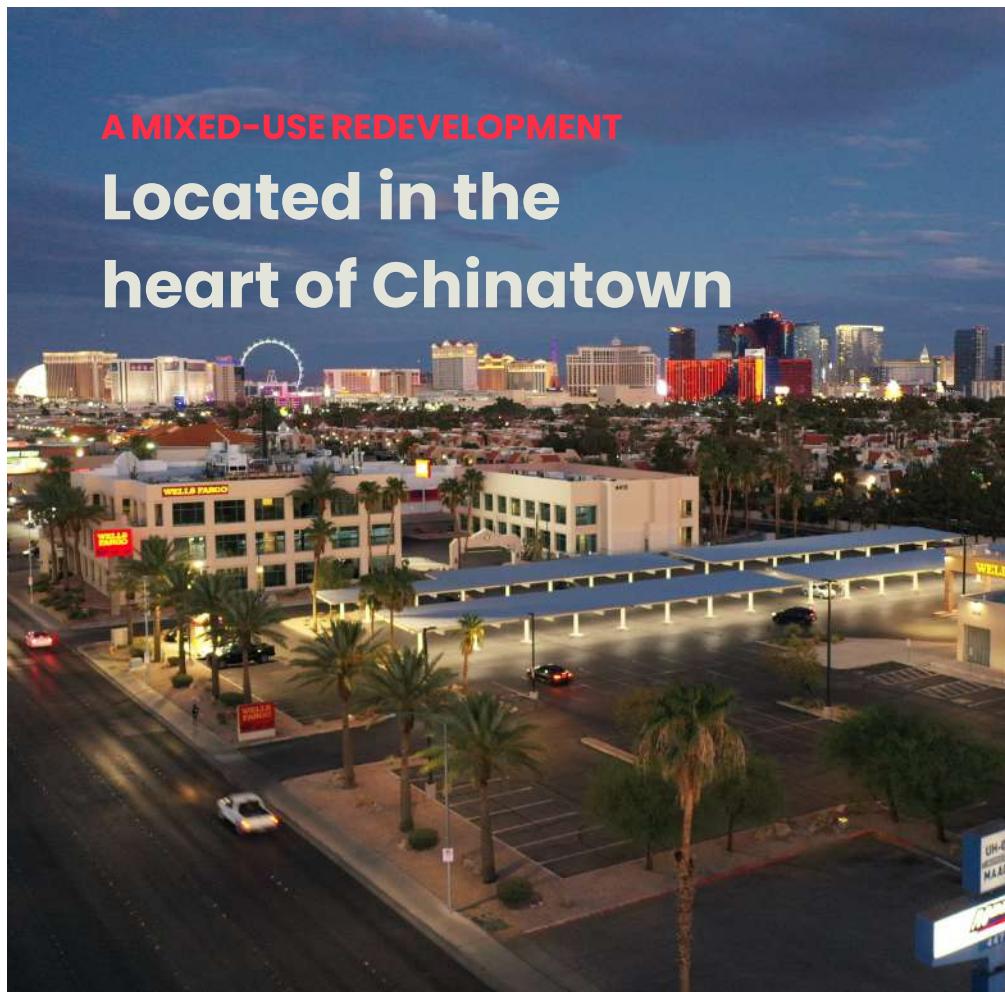
AERIAL PLAN





A MIXED-USE REDEVELOPMENT

Located in the heart of Chinatown



SITE PLAN

SPRING MOUNTAIN ROAD (64,500 CPD)

CURRENT WELLS FARGO
WALK-UP ATM

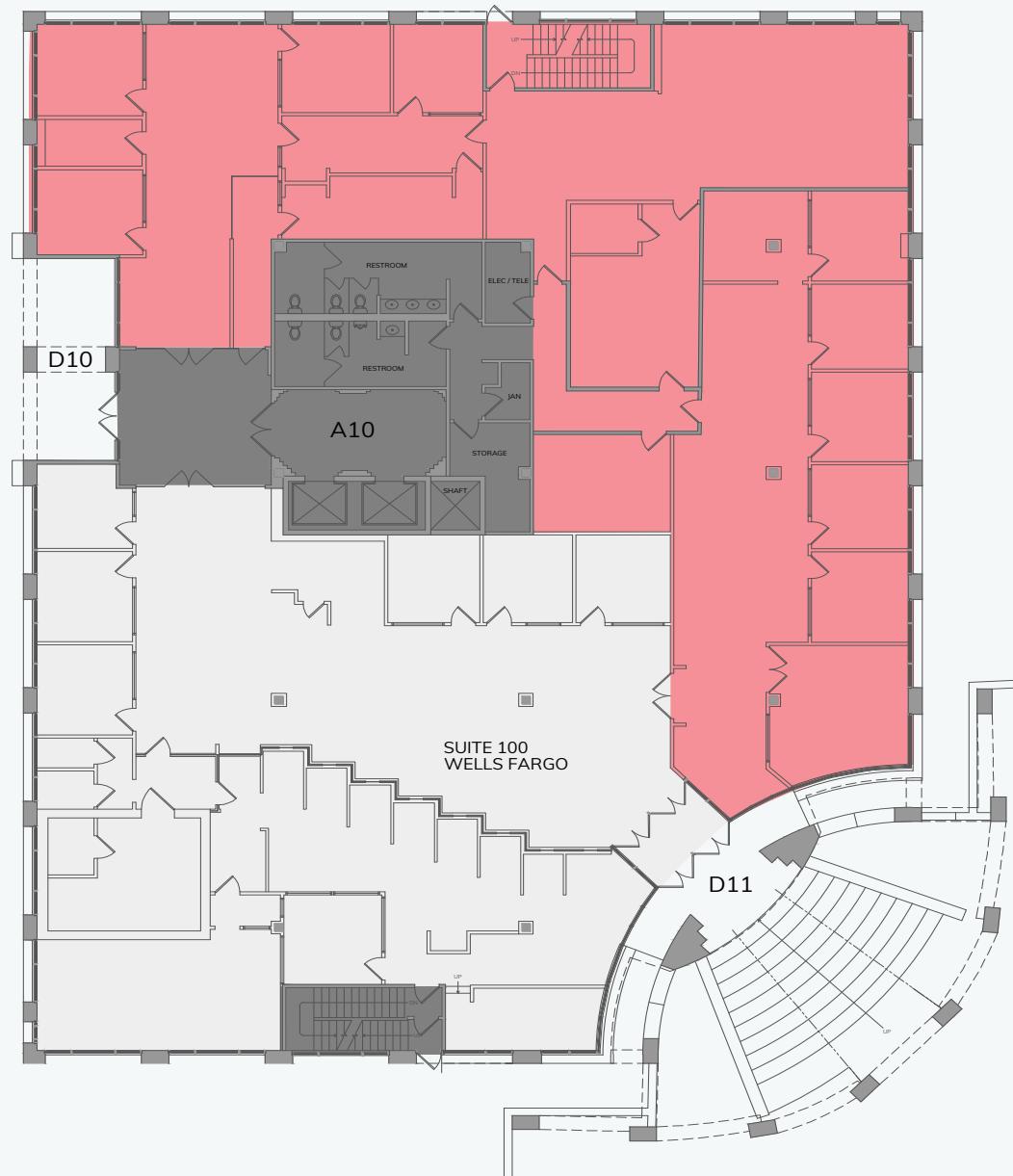


4425 (SPRING MTN FRONTAGE) - NO RESTAURANTS

SUITE 150: 6,807 SF AVAILABLE

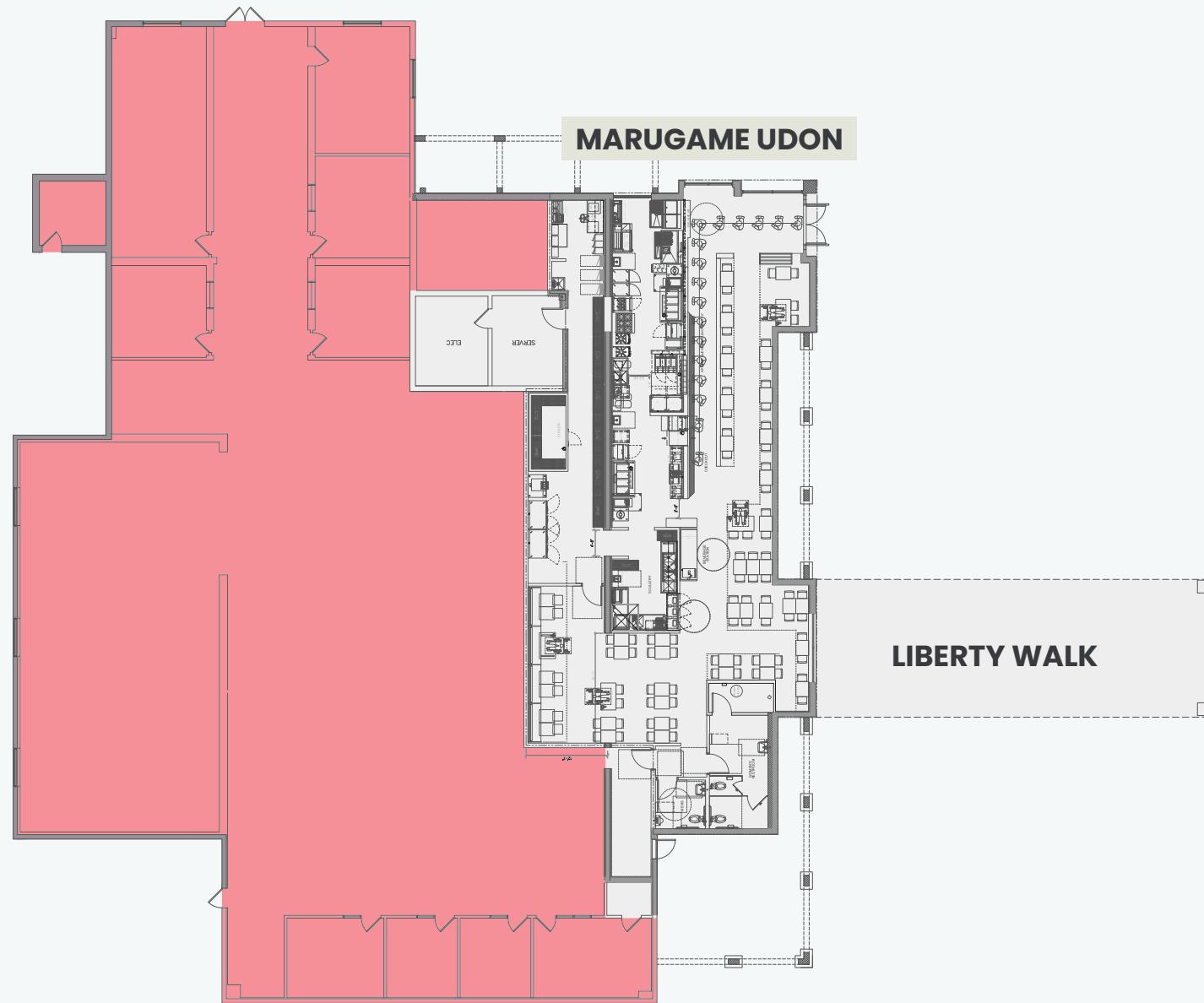
WELLS FARGO

SPRING MOUNTAIN ROAD



4455

APPROX. 10,500 SF REMAINING





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