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CAST
CAPITAL PARTNERS

 **xyz²**

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

SPACE AVAILABLE FOR LEASE

4415-4455 Spring Mountain Road

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



AREA 15

XYZ²

CHINATOWN

Spring Mountain Rd. // 64,500 CPD

FASHION SHOW

Encore
w/ynn

Las Vegas
CONVENTION AND VISITORS AUTHORITY

THE LAS VEGAS
COUNTRY CLUB

SUNRISE HOSPITAL
AND MEDICAL CENTER
±701 BEDS

E.Desert Inn Rd. // 41,500 CPD

Boulevard

LAS VEGAS
NATIONAL GOLF COURSE

ti TREASURE ISLAND

Mirage LAS VEGAS

THE PALAZZO
THE VENETIAN

Sands

MSG SPHERE

CASAS PALACE

Harrah's

LINQ

Flamingo

The HC (Hughes Center)

Tanora FedEx

Jamba FOGO de CHAO

Chick-fil-A Habit

CROWWELL

HORSESHOE

BELLAGIO

planet hollywood

Paris

Virgin

UNLV
±28,600 STUDENTS

E.Harmon Ave. // 10,300 CPD

TOPGOLF
LAS VEGAS

MGM GRAND

CITYCENTER

NEW YORK
NEW YORK

E.Tropicana Ave. // 56,000 CPD

Excalibur

LUXOR

MANDALAY BAY

OYO

Tropicana

University Plaza
VONS DOLLIGI
WALMART

Allegiant Stadium

Designated
Stadium District

HARRY REID
INTERNATIONAL AIRPORT

BALI HAI
GOLF CLUB

I-15 FREEWAY : 332,00 CPD

S.Las Vegas Blvd. // 64,000CPD

Paradise Rd. // 40,000 CPD

A MIXED-USE REDEVELOPMENT

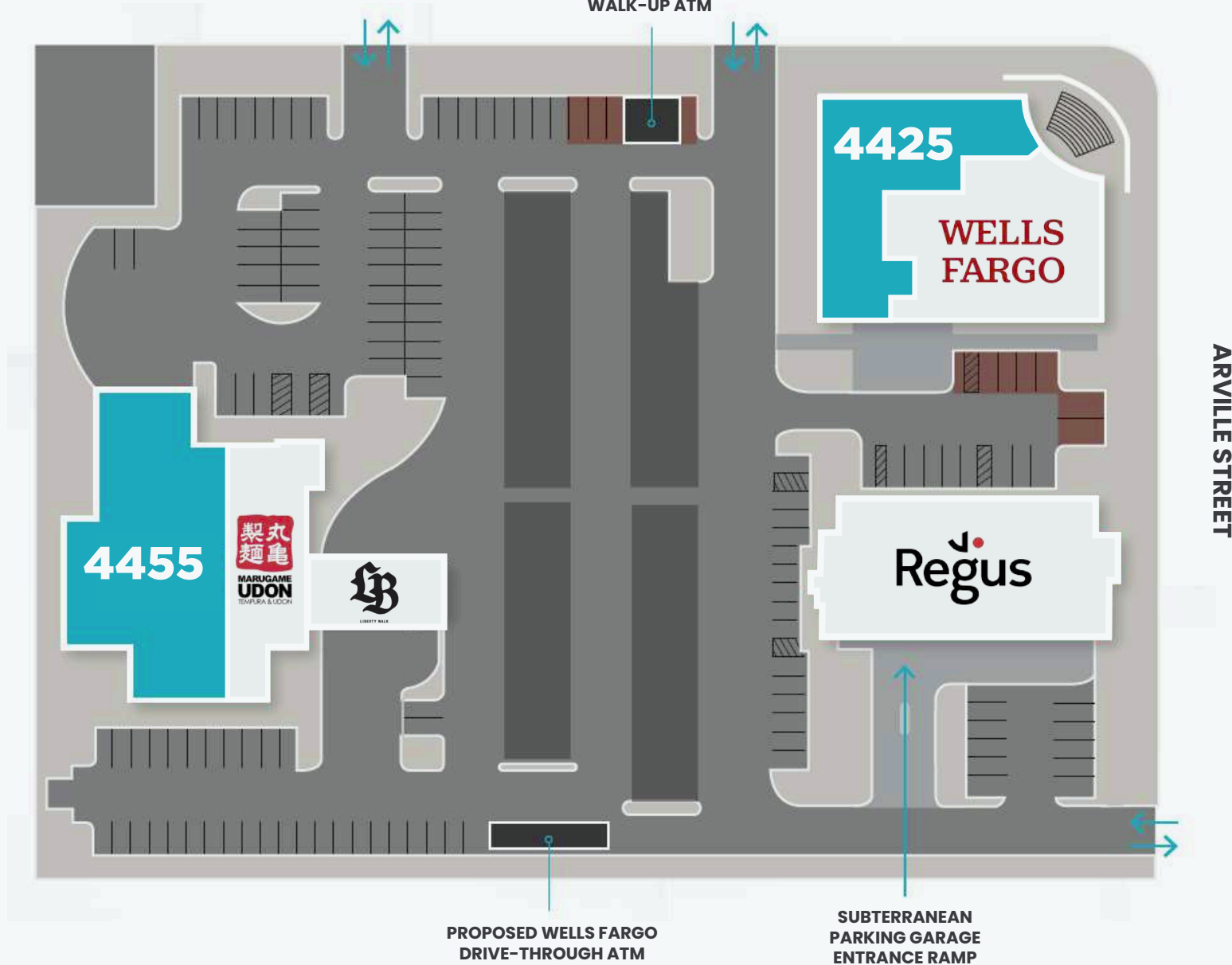
**Located in the
heart of Chinatown**



SITE PLAN

SPRING MOUNTAIN ROAD (64,500 CPD)

CURRENT WELLS FARGO
WALK-UP ATM

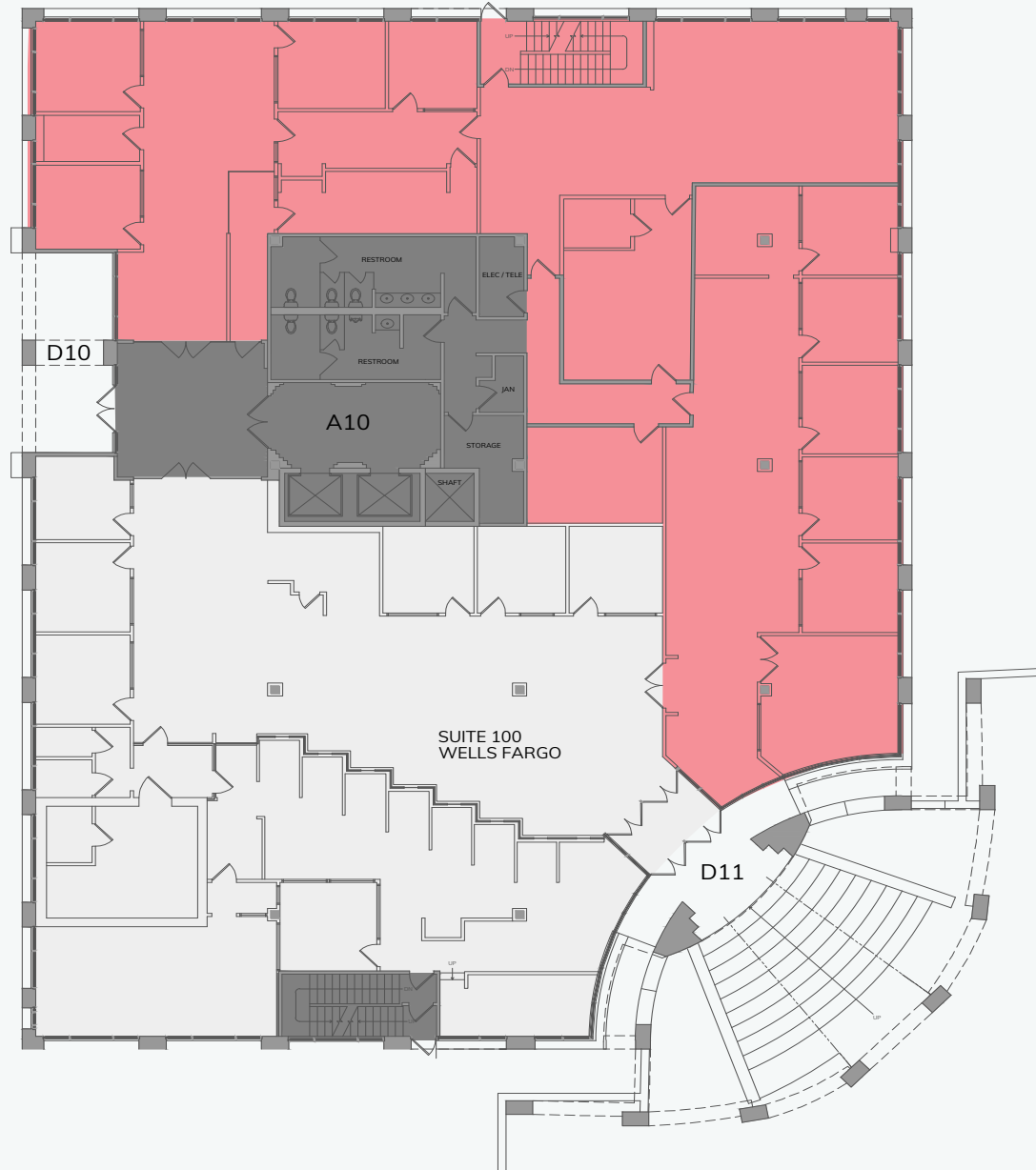


4425 (SPRING MTN FRONTAGE) – NO RESTAURANTS

SUITE 150: 6,807 SF AVAILABLE

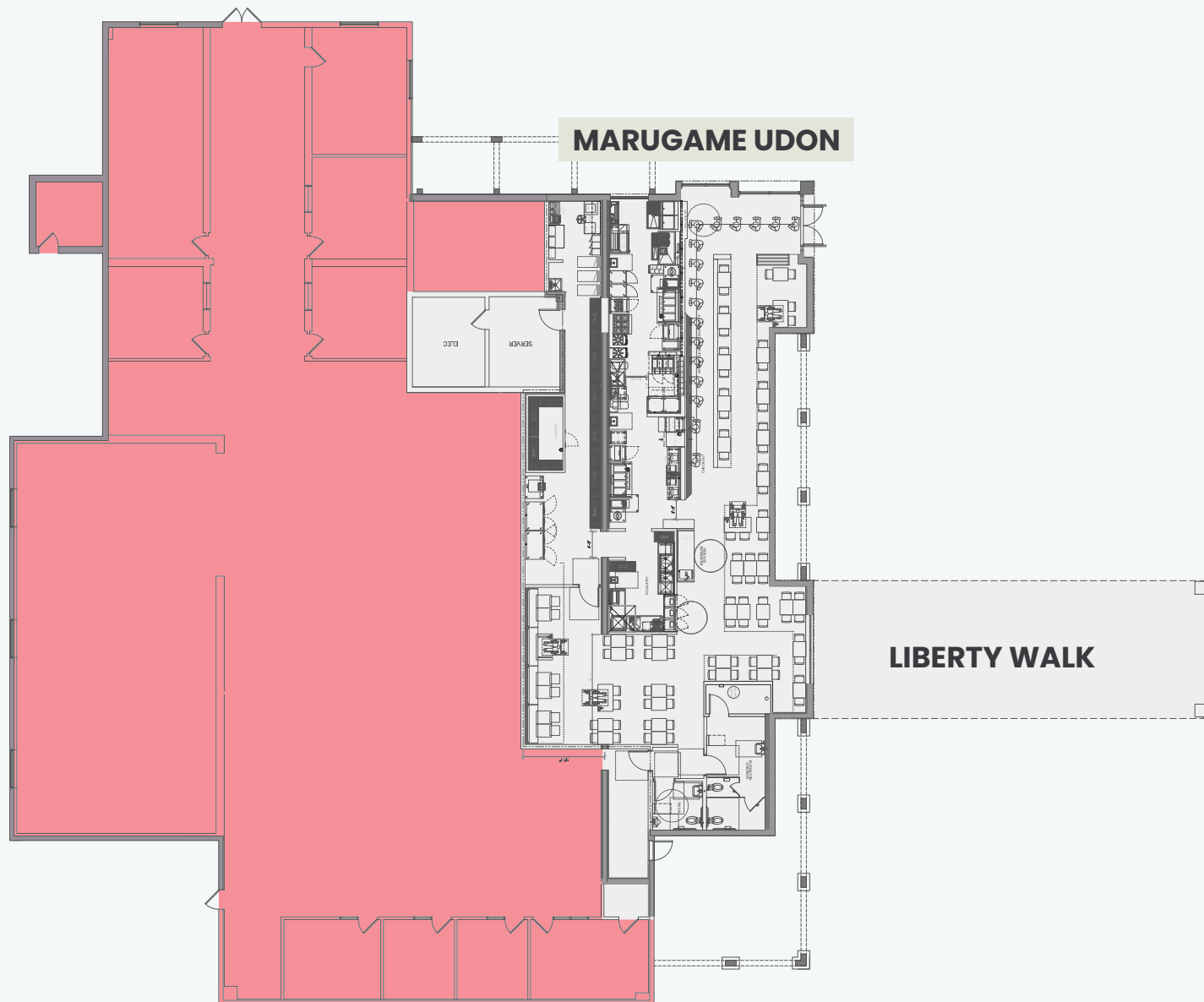
SPRING MOUNTAIN ROAD

WELLS FARGO



4455

APPROX. 10,500 SF REMAINING





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