

# Siena Plaza

5755 Spring Mountain Rd., Suite 3 | Las Vegas, NV 89146

# Retail Sublease

±1,800 SF



Leasing Information:  
702.221.8226

**Ashley Liu**  
NRE: S.0198301  
Associate  
(702) 374-4995  
ashley.liu@lpc.com

# Lincoln

4755 Dean Martin Drive  
Las Vegas, NV 89013

[www.lpc.com](http://www.lpc.com)

# Siena Plaza

5755 Spring Mountain Rd., Suite 3 | Las Vegas, NV 89146

# Retail Sublease

±1,800 SF



## Property Overview

Discover the vibrant energy of Las Vegas at this sought-after location at Siena Plaza on Spring Mountain Road in the heart of Chinatown. This bustling area is a shopper's paradise with a mix of retail stores, restaurants, and entertainment options. The property is just moments away from the iconic Las Vegas Strip, drawing in millions of visitors annually. With its prime positioning in this dynamic destination, the property presents a remarkable opportunity for a retailer to thrive in the heart of Las Vegas.

## Highlights

- The landlord is open to many different types of uses, including restaurant
- Established commercial retail area with high traffic count
- New pylon sign being installed for additional tenant signage
- Tenant improvements are negotiable

**Ashley Liu**  
(702) 374-4995  
ashley.liu@lpc.com

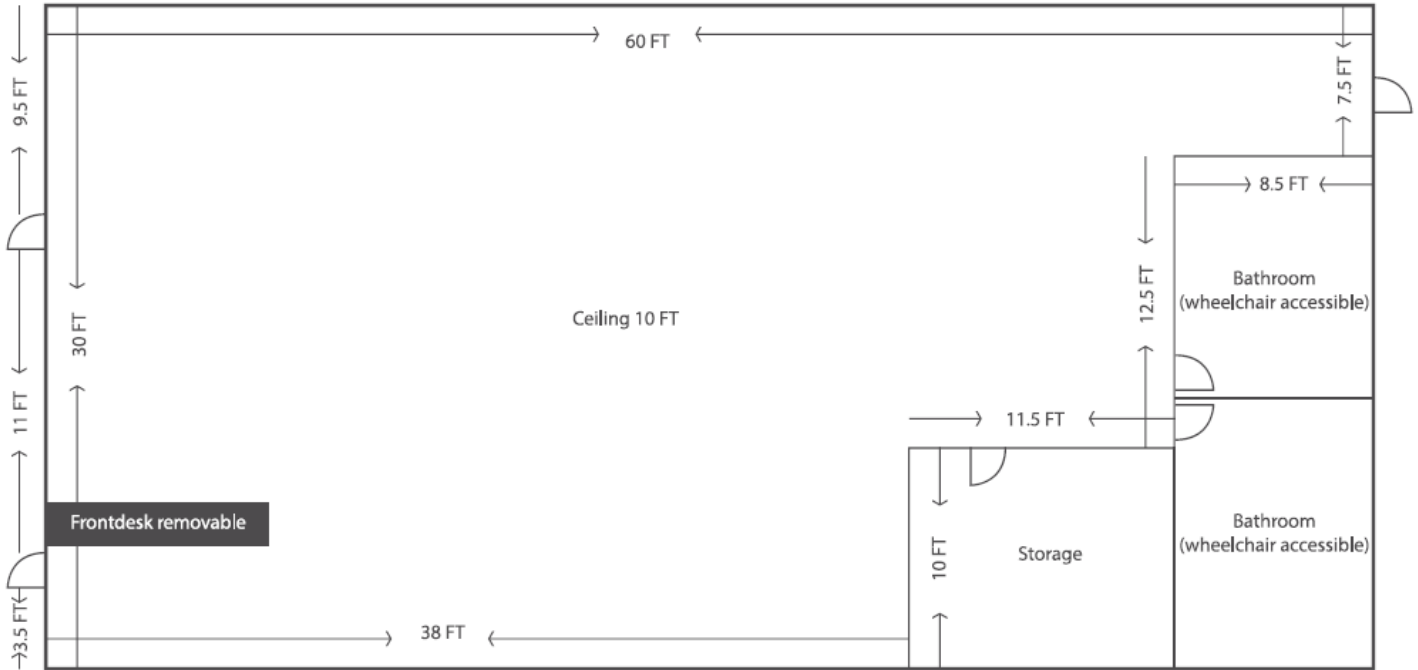
**Lincoln**

# Siena Plaza

5755 Spring Mountain Rd., Suite 3 | Las Vegas, NV 89146

# Retail Sublease

±1,800 SF



## Available Space(s)

Suite	Total SF	Rate	CAM	Date Available
3	±1,800	\$2.75/SF/Mo NNN 4% annual increase	\$0.38	Immediately Lease ends July 31, 2027 + 1-5 years maximum

*NOTE: Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty, or representation as to the accuracy or completeness of any plans or images.*

**Ashley Liu**  
(702) 374-4995  
ashley.liu@lpc.com

**Lincoln**