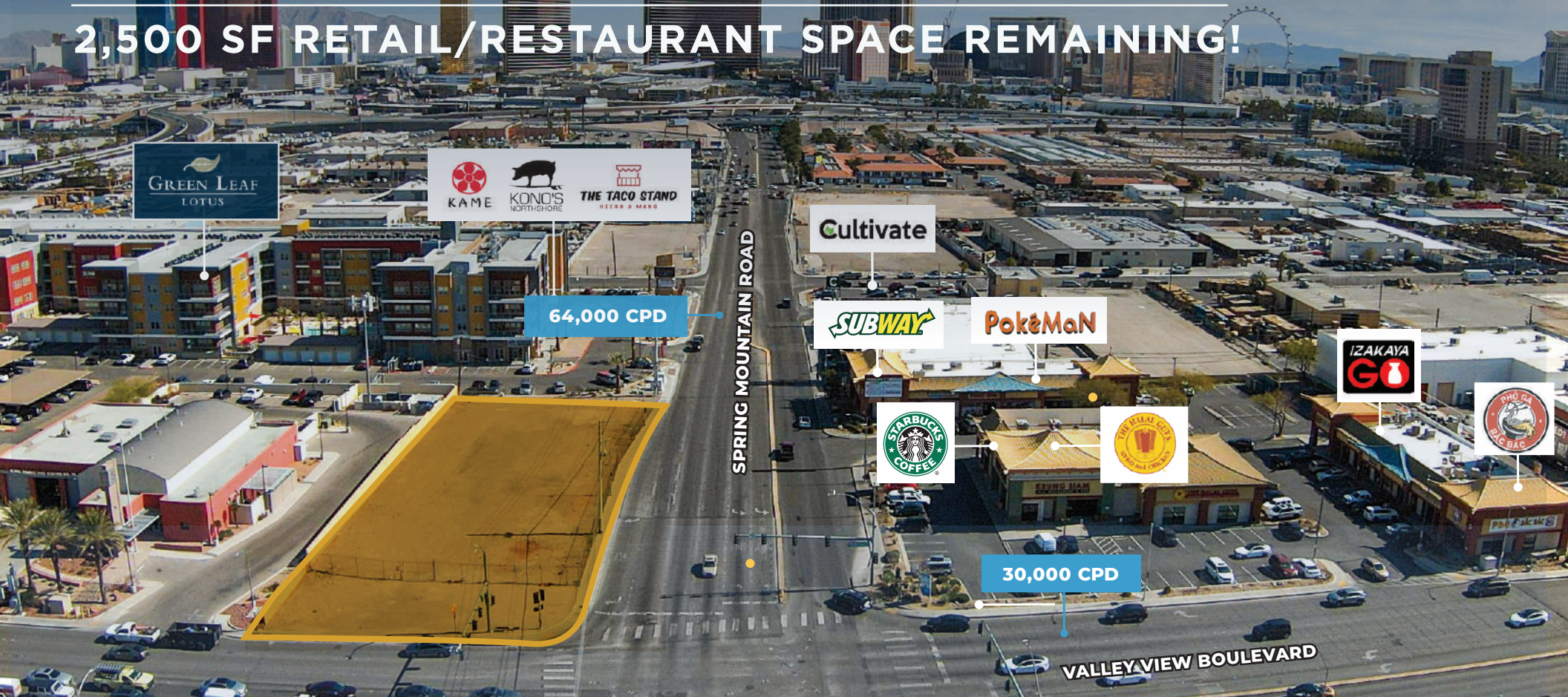


CONSTRUCTION BEGINNING IN 2026!

# 3500 SPRING MOUNTAIN ROAD LAS VEGAS, NEVADA 89102

2,500 SF RETAIL/RESTAURANT SPACE REMAINING!



**STEVE NEIGER, CCIM**

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A Project by:



**CAST**  
CAPITAL PARTNERS



# 3500

## SPRING MOUNTAIN ROAD LAS VEGAS, NEVADA 89102

With uniquely themed properties that include some of the most famous and well known restaurants in the Las Vegas valley, the Chinatown corridor is visited at all times day and night, with some hot spots open with 60-minute waits as late (or early) as 3:00 AM. There's no place off the Las Vegas Strip quite like it!

- Located in the heart of Chinatown, just two minutes from The Strip, which hosts over 42,000,000 visitors annually
- Excellent visibility and immediate access to I-15
- Spring Mountain Road: 64,500 CPD Valley View Boulevard: 30,000 CPD
- APN: 162-17-101-019

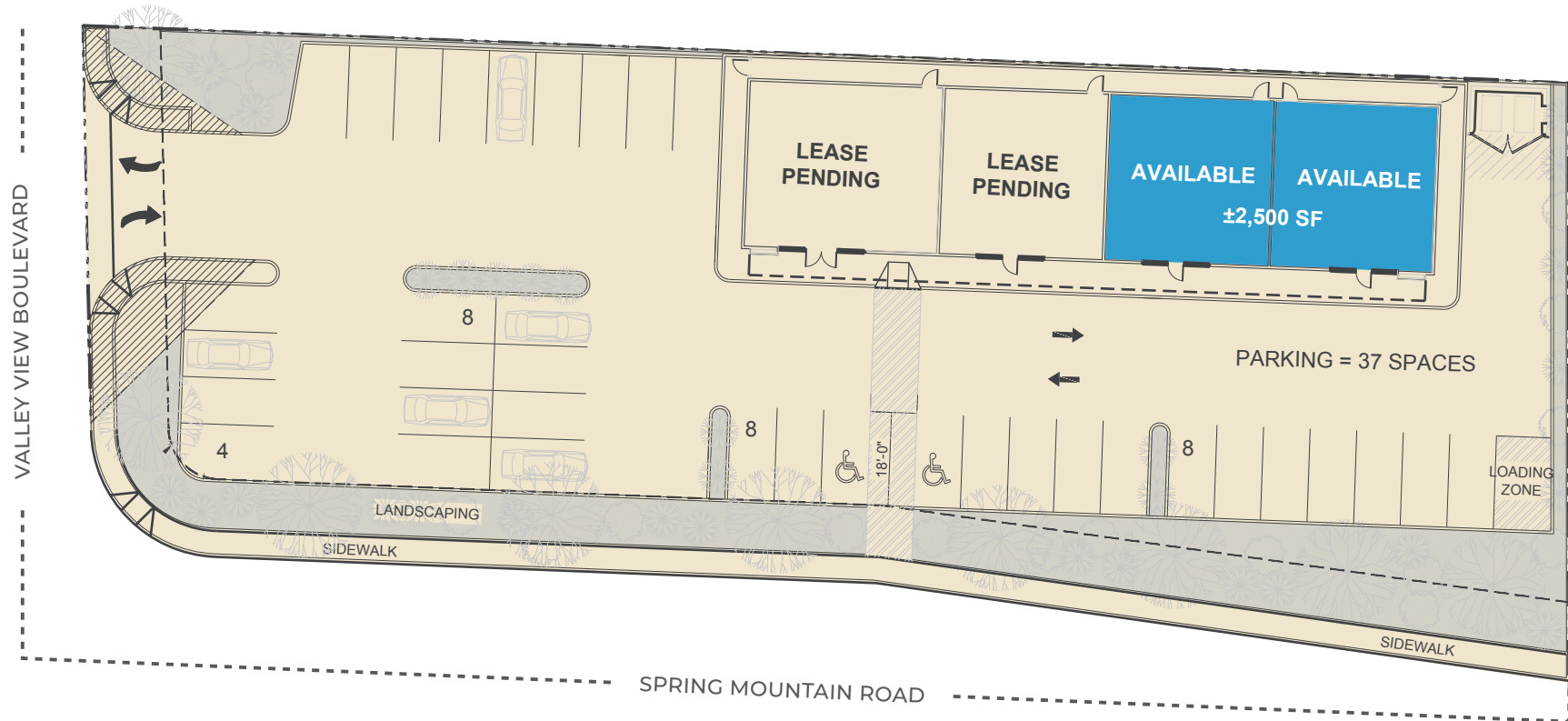
**±2,500 SF AVAILABLE**



**IN THE HEART OF CHINATOWN**

# SITE PLAN

Not To Scale. For Illustration Purposes Only.





# AERIAL MAP



Only 1.1 Miles from the Famous Las Vegas Strip at the Entrance to Chinatown!





A Project by:



**Schnitzer**  
PROPERTIES

**3500 SPRING MOUNTAIN ROAD**  
LAS VEGAS, NV 89102

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**LET'S TALK ABOUT IT**

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