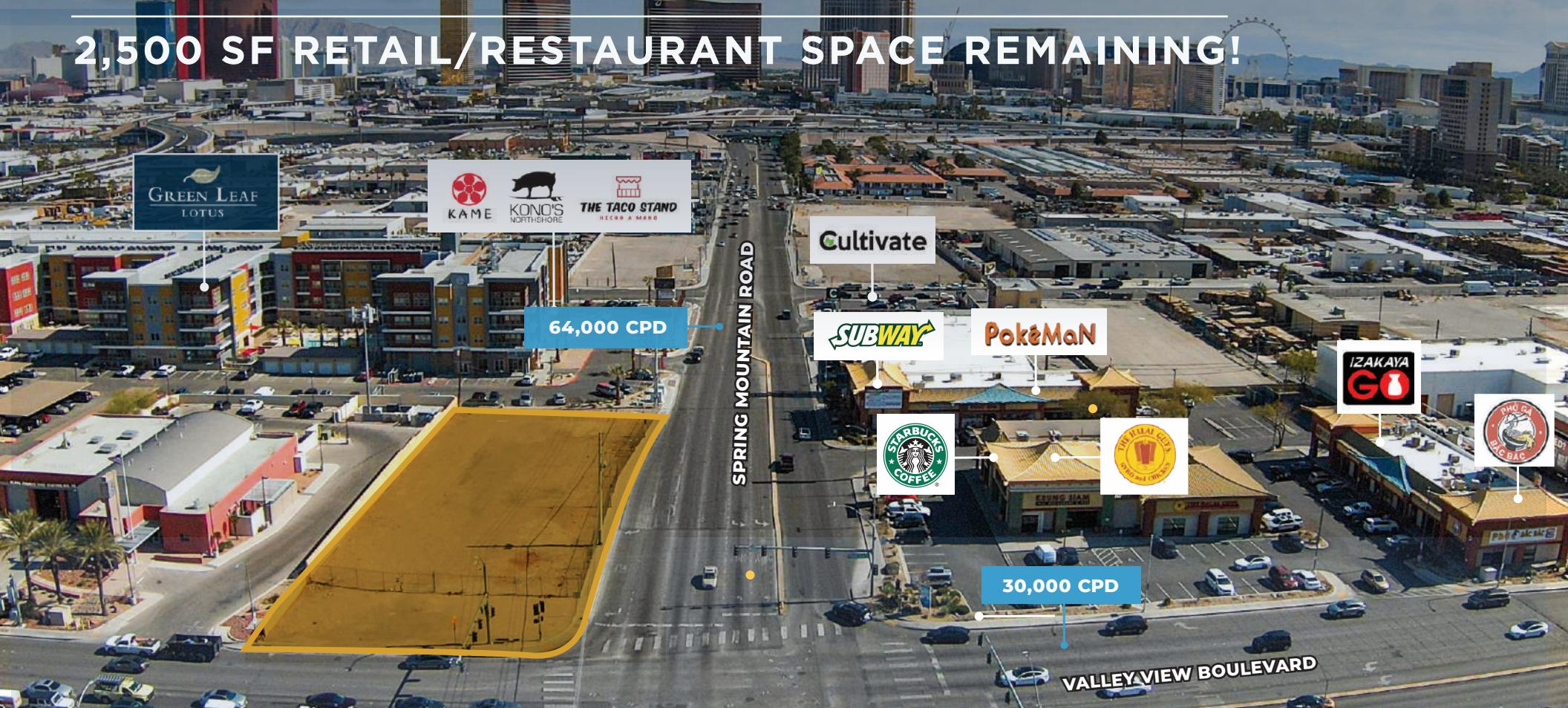


CONSTRUCTION BEGINNING IN 2026!

3500 SPRING MOUNTAIN ROAD LAS VEGAS, NEVADA 89102

2,500 SF RETAIL/RESTAURANT SPACE REMAINING!



STEVE NEIGER, CCIM

+1 702-592-7187 | steve.neiger@cast-cap.com
License # NV-BS.0146583.LLC

A Project by:

 **Schnitzer**
PROPERTIES

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

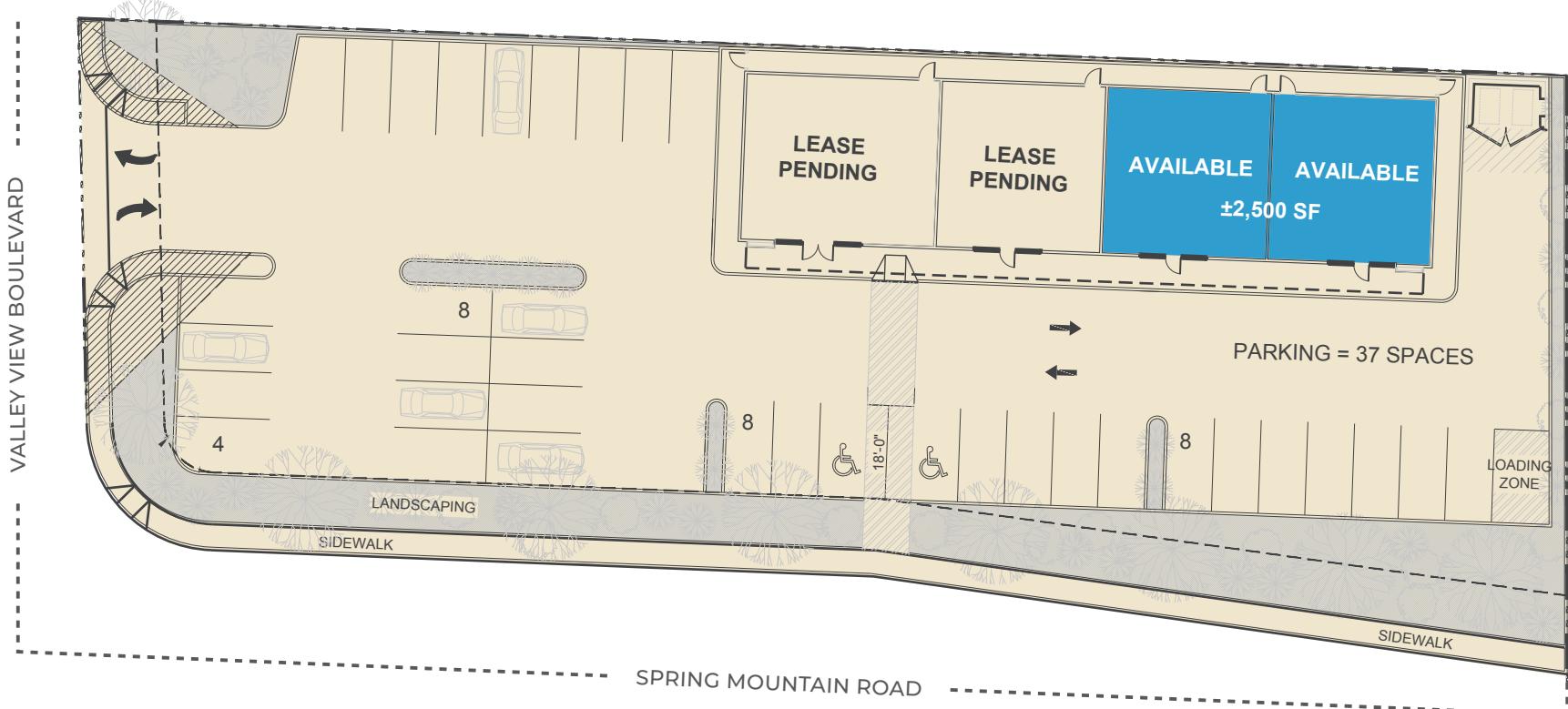
±2,500 SF AVAILABLE



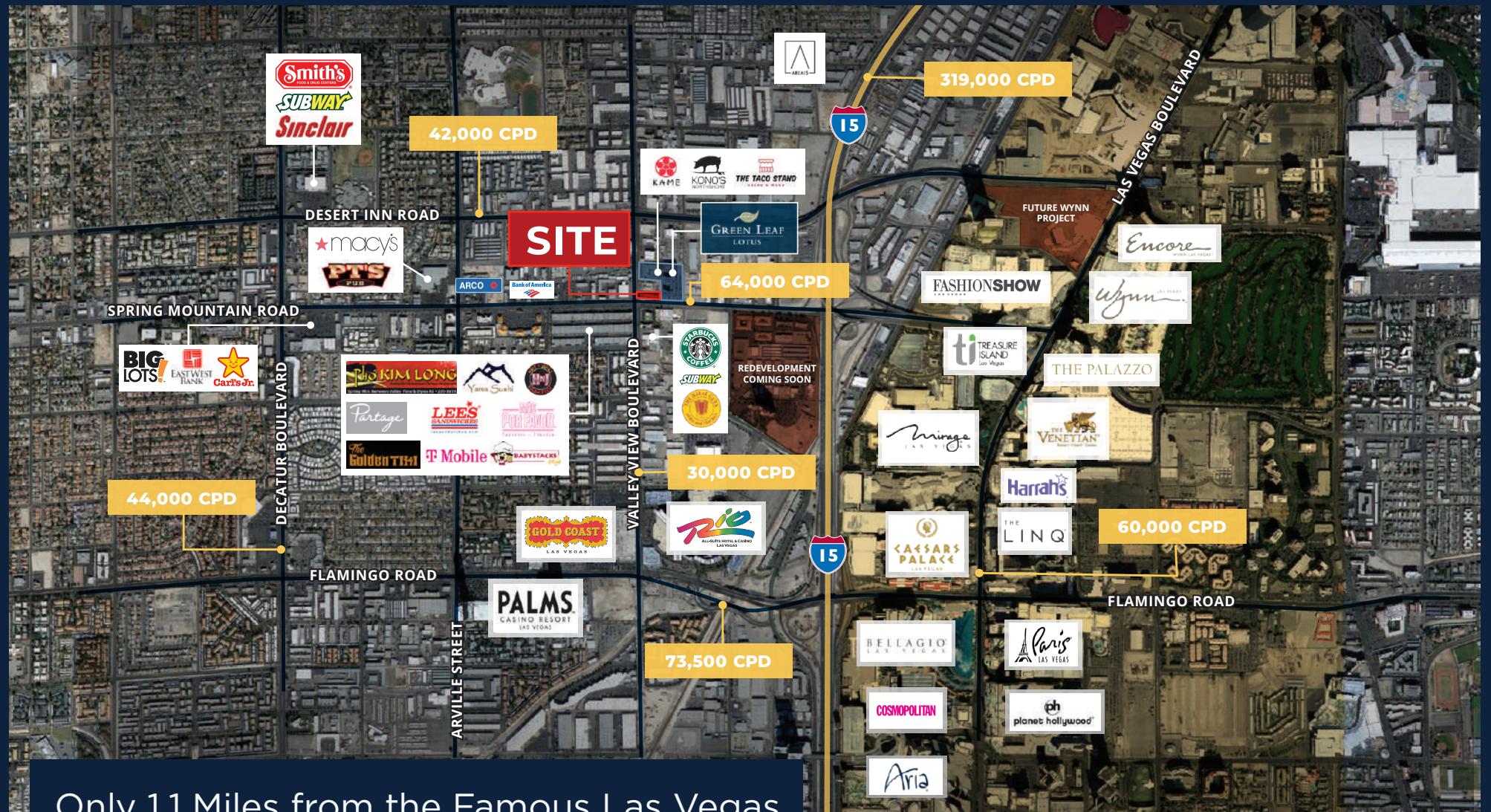
IN THE HEART OF **CHINATOWN**

SITE PLAN

Not To Scale. For Illustration Purposes Only.



AERIAL MAP



3500 SPRING MOUNTAIN ROAD, LAS VEGAS, NEVADA 89102

 **Schnitzer**
PROPERTIES

 **CAST**
CAPITAL PARTNERS



A Project by:



Schnitzer
PROPERTIES

3500 SPRING MOUNTAIN ROAD
LAS VEGAS, NV 89102

CAST
CAPITAL PARTNERS



+1 702-592-7187
3560 Wynn Road
Las Vegas, NV 89102
www.Cast-Cap.com

LET'S TALK ABOUT IT

STEVE NEIGER, CCIM

+1 702-592-7187 | steve.neiger@cast-cap.com
License # NV-BS.0146583.LLC

Copyright ©2025 CAST All rights reserved. The information contained herein was obtained from sources believed reliable; however, CAST makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.