

TURN-KEY TAVERN FOR LEASE OR SALE

808 W. Lake Mead Blvd. | Las Vegas, NV 89106

Listed By:



AVAILABLE
±5,589 SF



EXCELLENT ACCESS AND VISIBILITY

TURN-KEY FREESTANDING TAVERN

Listed By:



LISTING SNAPSHOT

Lease Rate/Sale Price

Contact Broker

Building Size

±5,589 SF

Land Size

±0.62 AC



PROPERTY HIGHLIGHTS

- Turn-Key Tavern opportunity for lease or sale
- Equipped with 15 gaming machines, bar area, and fully operational kitchen
- Located at the signalized intersection of Lake Mead Blvd. and Revere St. (±23,711 VPD)
- Less than 1-mile from the I-15 Freeway (±153,000 VPD)
- Strong nearby demographics with 7,123 single family homes and 98,690 multi-family units within a 3-mile radius
- Nearby co-tenants include McDonald's, El Pollo Loco, Starbucks, Jack-in-the-Box, Taco Bell, and Panda Express

Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2023 Population	18,225	167,430	509,881
2023 Average Household Income	\$49,344	\$61,655	\$65,260
2023 Households	6,264	59,373	187,786

Leasing Experts

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TURN-KEY FREESTANDING TAVERN

EAST FACING AERIAL



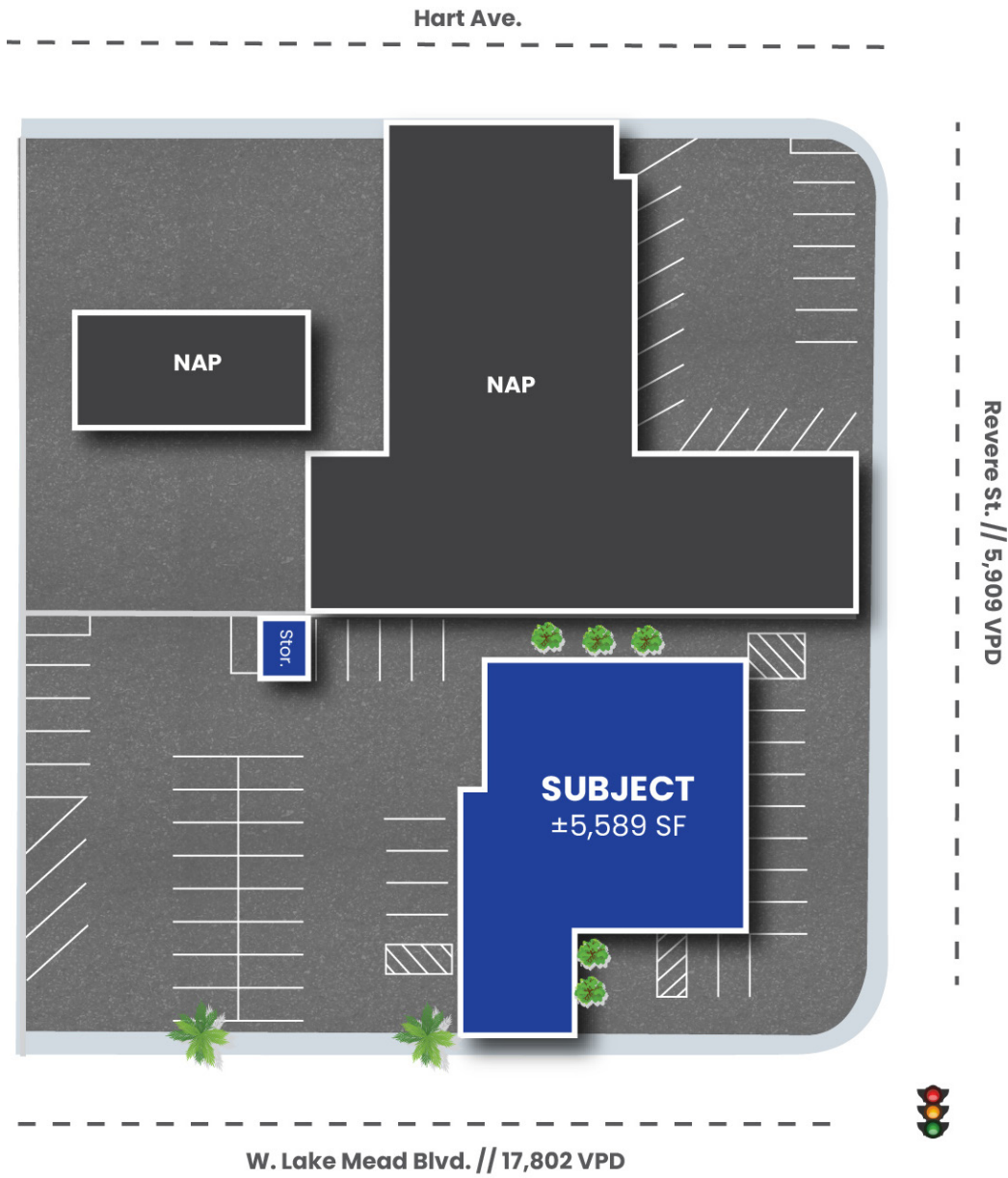
TURN-KEY FREESTANDING TAVERN

SOUTH FACING AERIAL



SITE PLAN

■ = NAP ■ = Subject



PLANS & AERIALS

INTERIOR PHOTOS

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Malan + Marcello Investment Team

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