

For Sale or Lease

# Prime UNLV-Adjacent Restaurant Opportunity - $\pm 5,331$ SF on $\pm 0.77$ AC



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# Listing Snapshot



**\$2,750,000**

Sale Price



**\$2.50 PSF NNN**

Lease Rate



**± 5,331 SF**

Total Square Footage



**± 0.77 AC**

Land Size



**2000**

Year Built

# Property Highlights

- Prime ± 5,331 SF location across from UNLV and Thomas & Mack Center
- High-visibility site at busy intersection (± 60,200 combined CPD)
- 1.8 miles east of Las Vegas Strip, near Harry Reid International Airport
- Single-tenant, freestanding building with pylon sign, and ample parking
- Fully equipped restaurant space with existing kitchen and hood system
- Grease trap and large walk-in cooler (two doors) already in place
- Established restaurant site, previously home to successful local chain
- Excellent opportunity in a high-traffic area with built-in customer base

# Demographics

	1-mile	3-mile	5-mile
2025 Population	27,380	125,772	418,713
2025 Average Household Income	\$65,538	\$80,394	\$82,050
2025 Total Households	12,078	56,479	177,569





## Aerial



## Parks



## Schools



## Golf Courses



## Retail



## Hotels / Casinos



## Airports



## Venues



## Hospitals





# 3D Aerial



Schools



Golf Courses



Retail



Hotels / Casinos



Airports



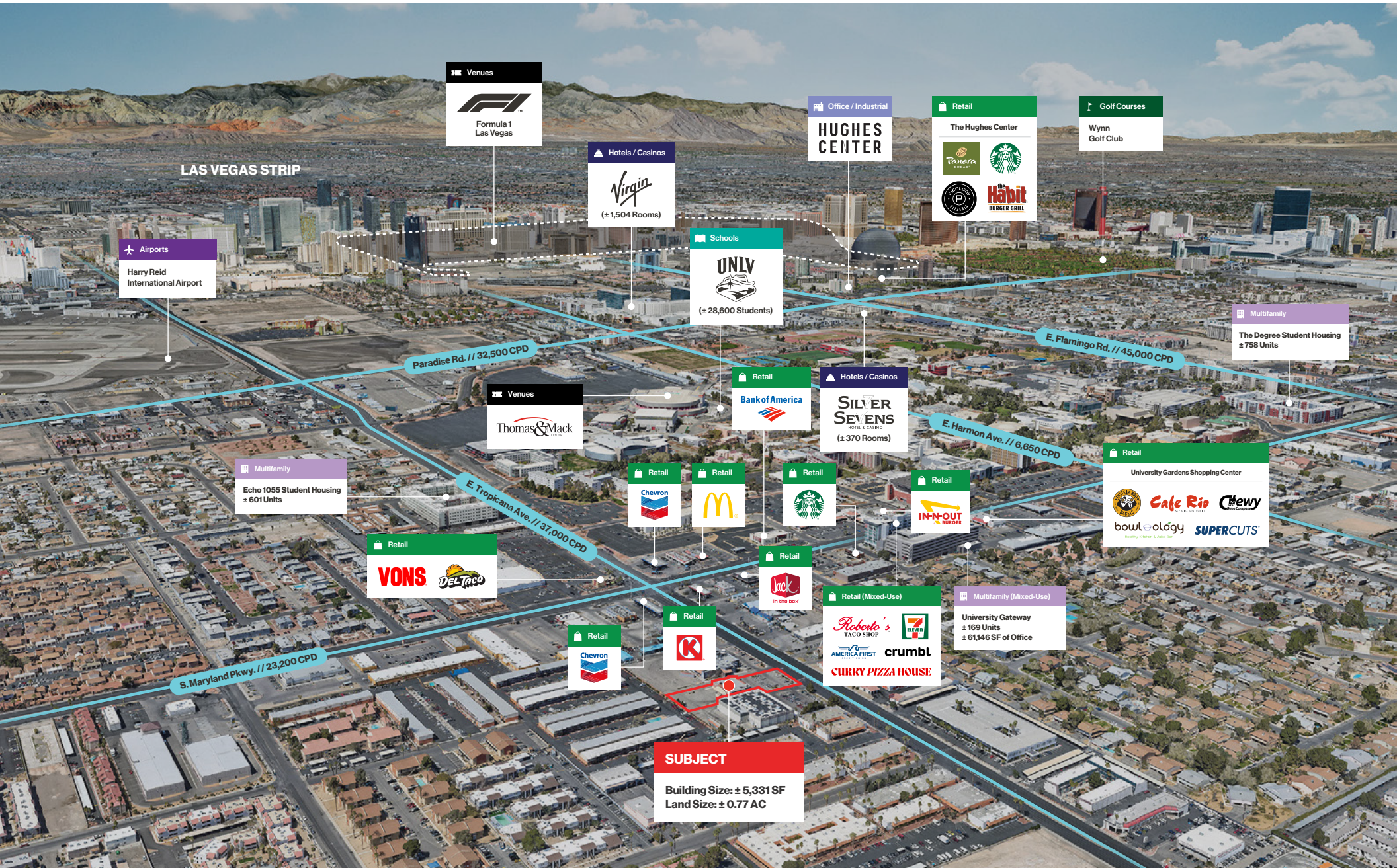
Venues



Multifamily

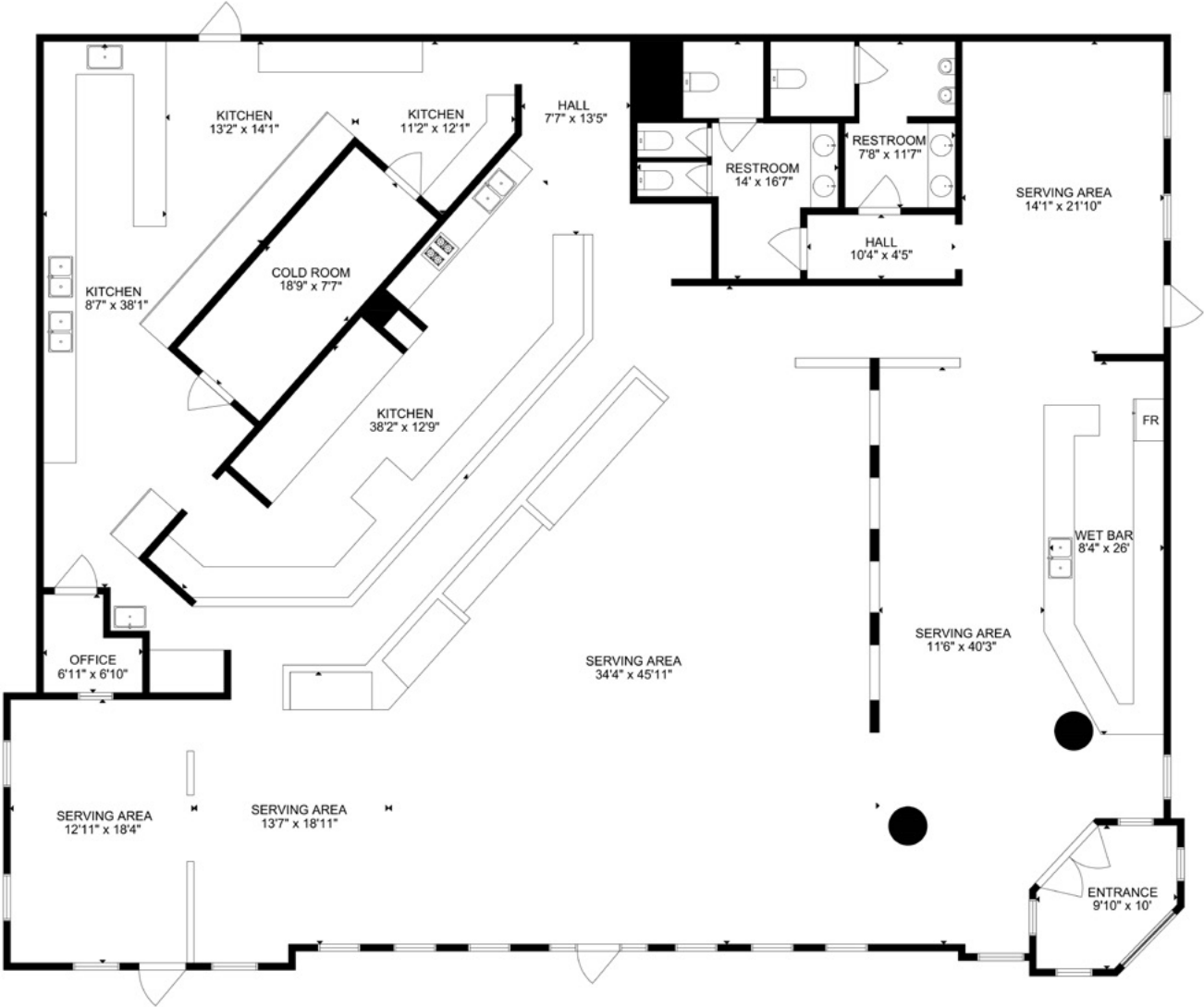


Office/Industrial











Exterior Photos





Interior Photos





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