



SITE

ST. LOUIS AVE // ±5,040 VPD

LAS VEGAS BLVD // ±30,400 VPD

FOR LEASE

±3,600 SF Restaurant with Drive-Thru

2001 S Las Vegas Boulevard, Las Vegas, NV 89104

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Property Overview

Investment Highlights

- Front-and-center exposure on one of the most iconic commercial corridors in the U.S
- Unmatched visibility to tourists, locals, and commuters
- Positioned between the Resort Corridor and Downtown entertainment
- Strong branding opportunity with both street and pedestrian visibility districts

±3,600 SF Total Size



1981 Year Built



Retail Restaurant with Drive-Thru

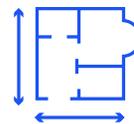


General Commercial (C-2) Zoning



Traffic Counts

Las Vegas Blvd. // ±20,400 VPD
St. Louis Ave. // ±5,040 VPD



±3,600 SF

Retail Restaurant with Drive-Thru

CONTACT US

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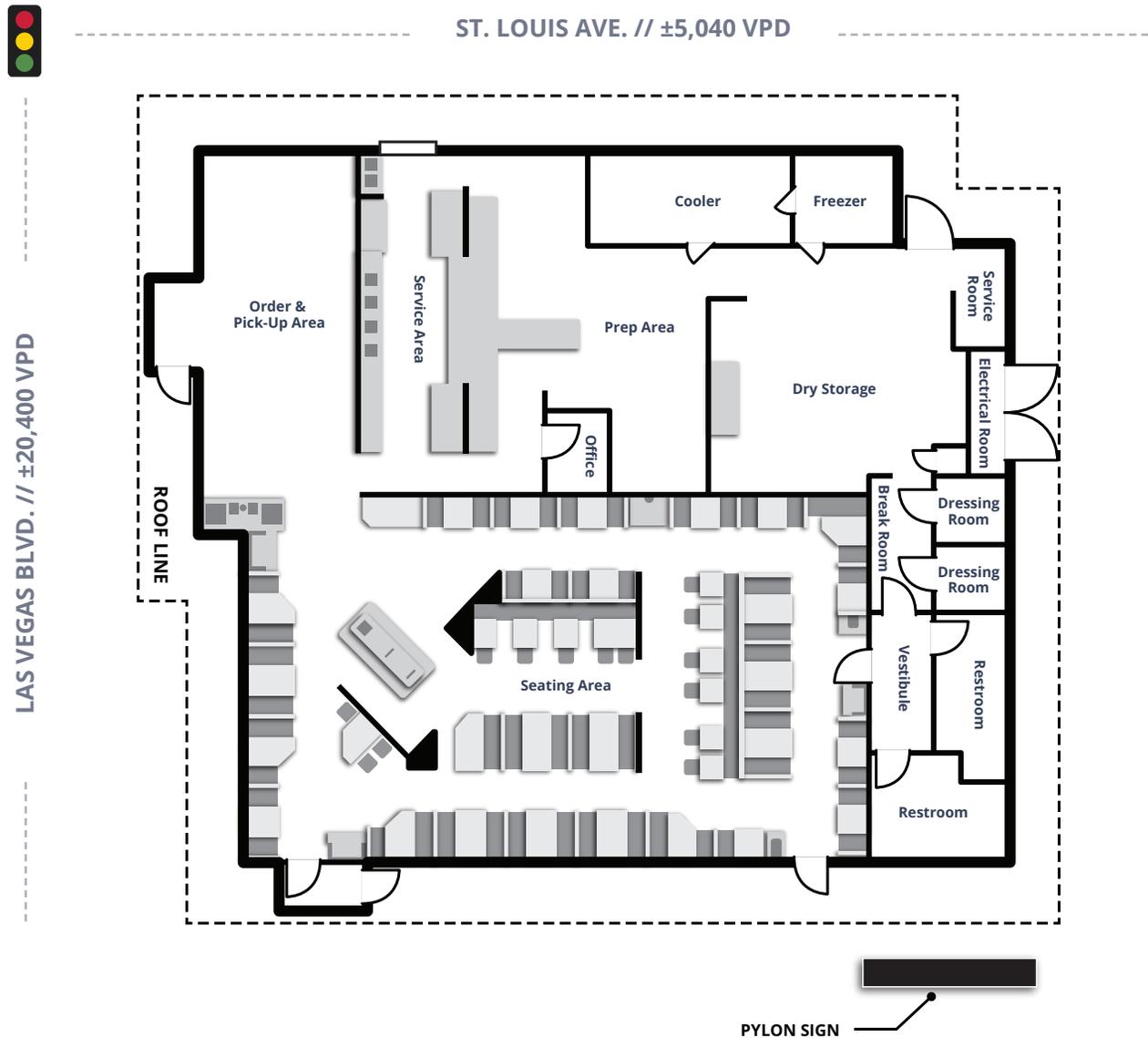


Floor Plan

±3,600 SF

Retail Restaurant with Drive-Thru

▲
N For illustration purposes only. Not to scale.



Site Aerial

±3,600 SF

Retail Restaurant with Drive-Thru

▲ For illustration purposes only. Not to scale.

■ = Available



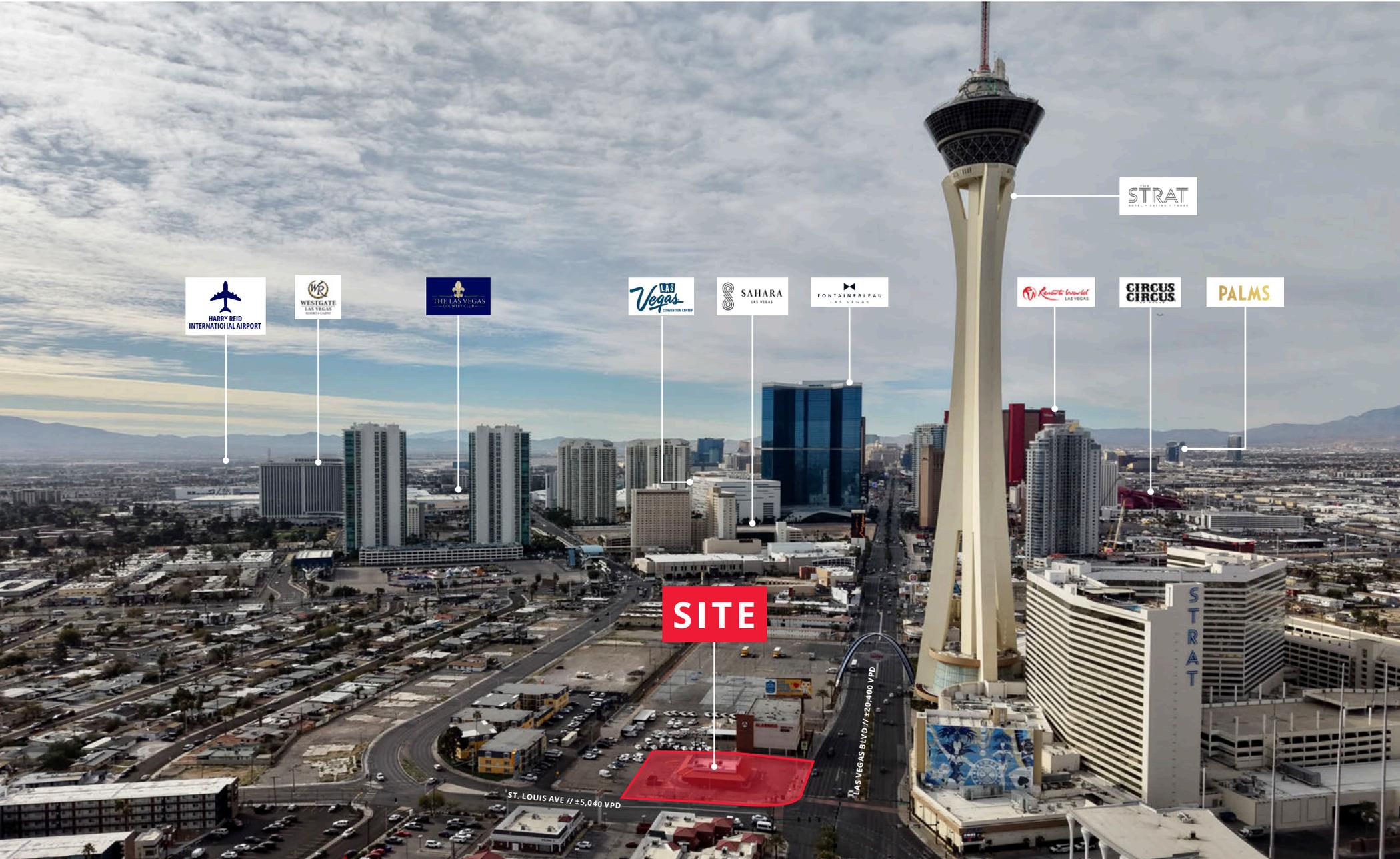
Location Map

▲ For illustration purposes only. Not to scale.

- = Subject
- = Power Centers
- = Hotels & Casinos
- = Schools
- = Recreational
- = Hospitals
- = Parks



South Facing Aerial

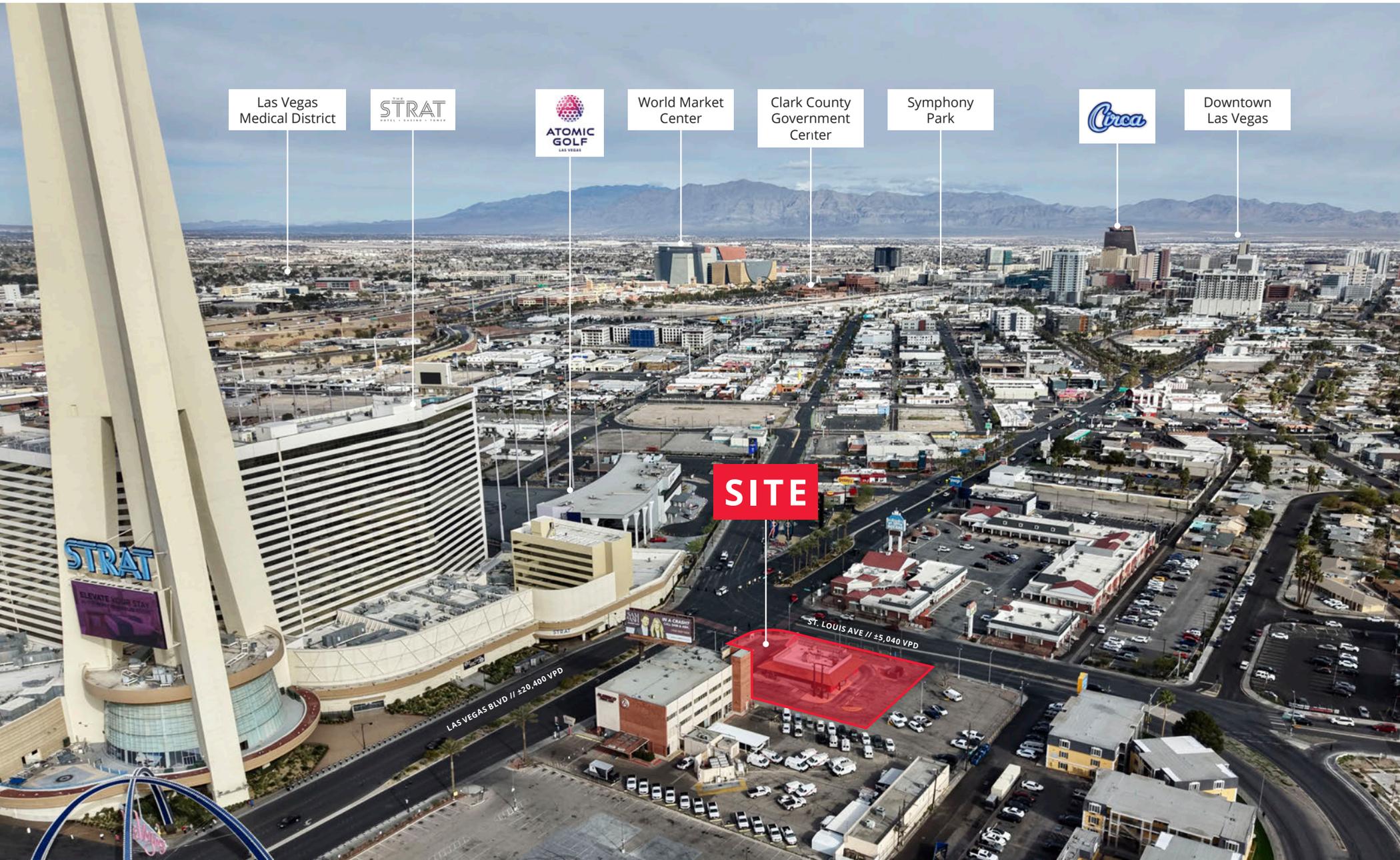


SITE

ST. LOUIS AVE // ±5,040 VPD

LAS VEGAS BLVD // ±20,400 VPD

Northwest Facing Aerial



Exterior Photos

±3,600 SF

Retail Restaurant with Drive-Thru



Interior Photos

Note: FF&E Not Included

±3,600 SF

Retail Restaurant with Drive-Thru



ABOUT COLLIERS

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals



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