

GROCERY/GYM SPACE FOR LEASE

22,336 TO 28,336 SQUARE FEET

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***FOR LEASE**
\$2.00-\$2.11/PSF

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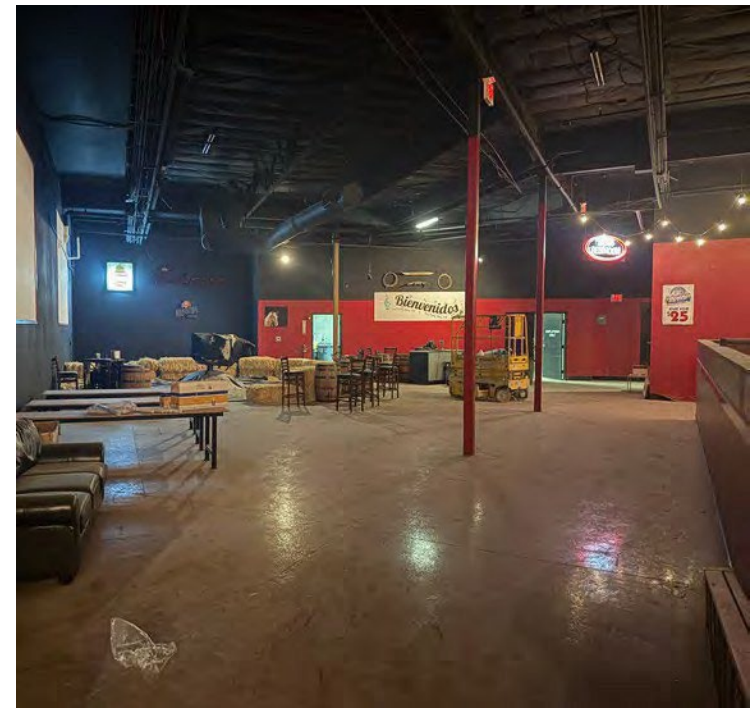
4755 DEAN MARTIN DRIVE | LAS VEGAS, NEVADA 89103 | P: 702.221.8226 | F: 702.221.1256 | GATSKICOMMERCIAL.COM

The image shows the interior of a large, industrial-style event space. In the foreground, there is a long wooden bar with several dark wooden chairs. To the left, a large black curtain hangs from the ceiling. The ceiling is high and features exposed metal trusses and numerous string lights that create a warm, ambient glow. In the background, there is a stage area with a white backdrop and some equipment. The floor is a polished, light-colored concrete that reflects the lights. The overall atmosphere is modern and versatile, suitable for various events.

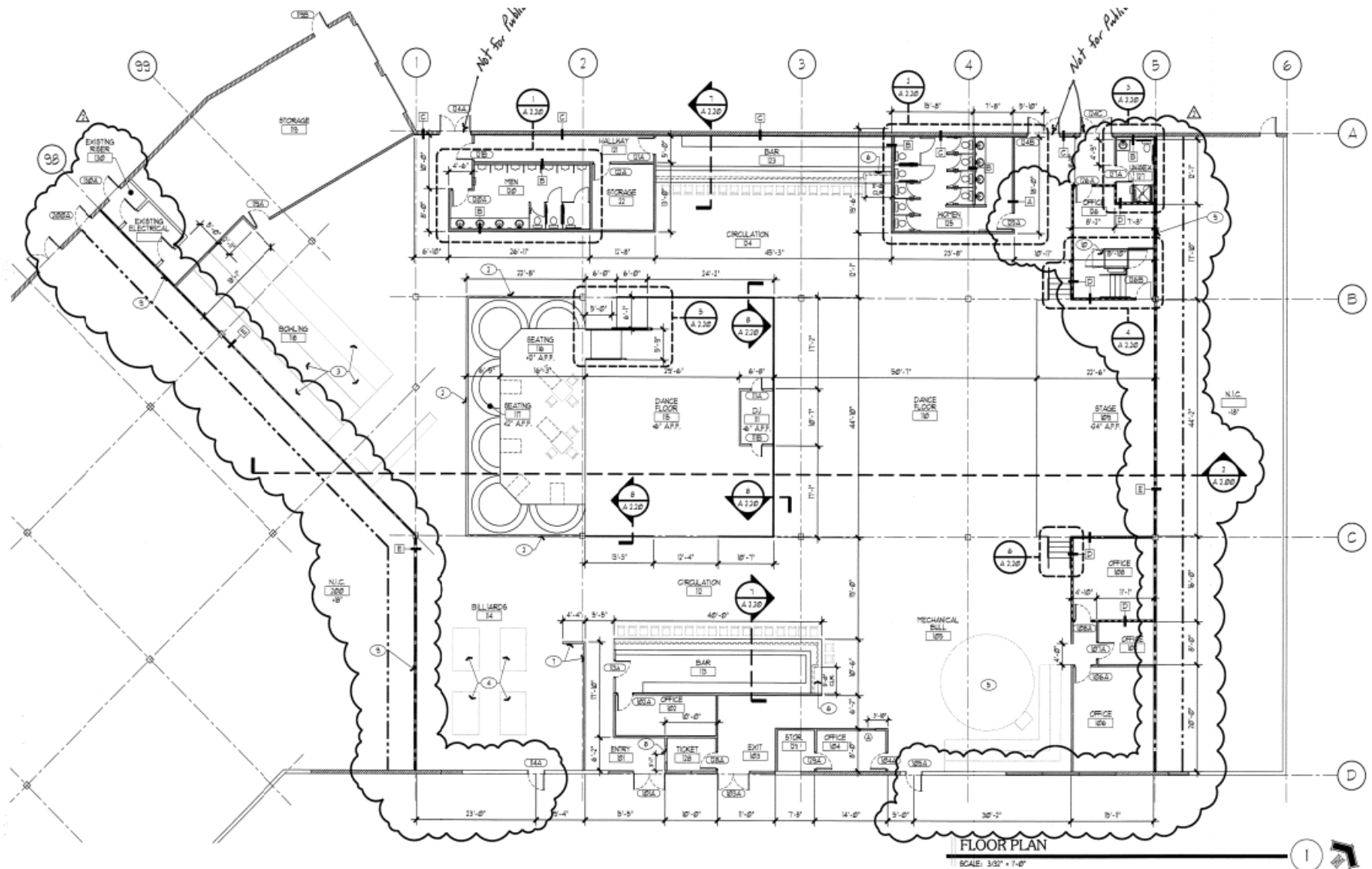
22,336-28,336 SF GROCERY/GYM SPACE AVAILABLE: #300/#300, 304, 306

The Property is South on the Las Vegas Strip, visible from I-15 and located north of South Point Hotel & Casino, with convenient access to I-15 between the Blue Diamond and Silverado interchanges.

22,336-28,336 SF: GROCERY/GYM SPACE - #300 | #300, 304, 306

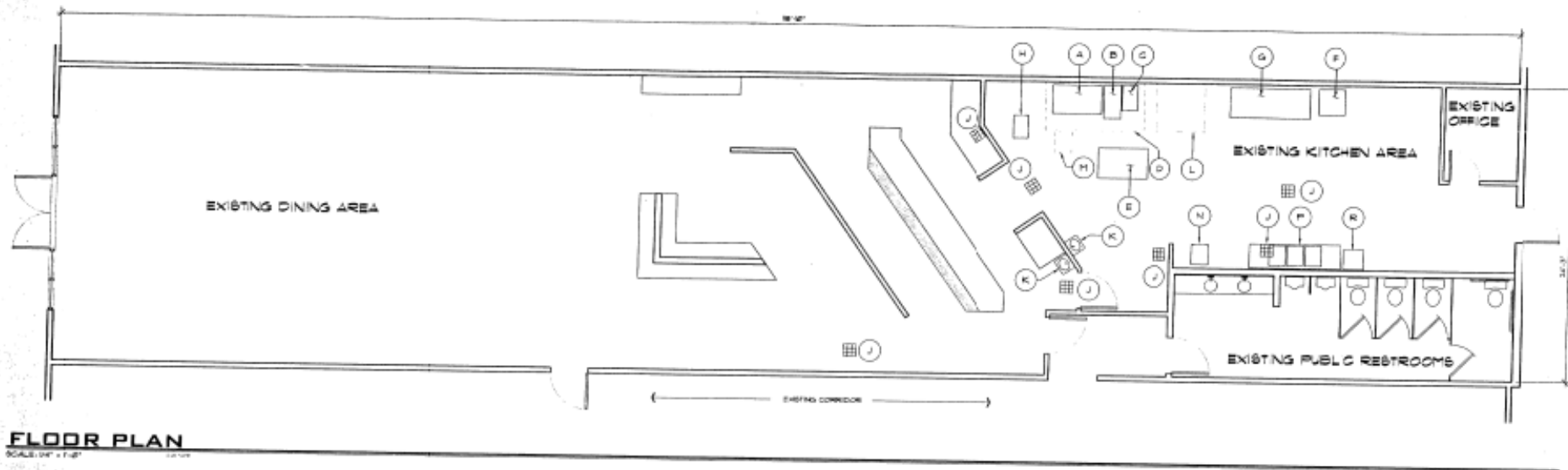


22,336-28,336 SF: GROCERY/GYM SPACE - #300

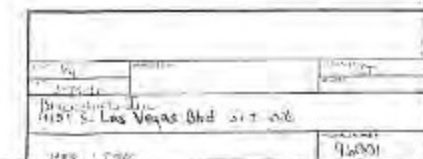


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22,336-28,336 SF: GROCERY/GYM SPACE - #304



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22,336-28,336 SF EVENT SPACE AVAILABLE: #300/#300, 304, 306



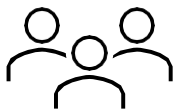
TRAFFICCOUNT REPORT			
STREET	CROSS STREET	COUNT YEAR	VOLUME
WestSereneAvenue	LasVegasBlvd S	2022	3,227
LasVegasBlvd S	East RichmarAvenue	2022	22,526
East PebbleRoad	GilesStreet	2022	7,700
LasVegasBlvd S	West Ford	2018	29,984
EnchantedRock Lane	DesertMarigold Way	2019	20,200

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The vibrant atmosphere and energy of Las Vegas Boulevard make it a prime location for businesses looking to attract a diverse and engaged customer base.



LAS VEGAS BOULEVARD



2024 POPULATION

1 MILE	17,666
3 MILE	139,942
5 MILE	326,616



2024 HOUSEHOLDS

1 MILE	7,904
3 MILE	49,315
5 MILE	122,090



INCOME

1 MILE	\$87,224
3 MILE	\$102,864
5 MILE	\$107,444

BLUE DIAMOND ROAD
SILVERTON
Casino • Lodge • Las Vegas



E.WINDMILLLANE



W.WIGWAMAVENUE



W.FORDAVENUE



E.PEBBLEROAD



EAGATEAVENUE



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