

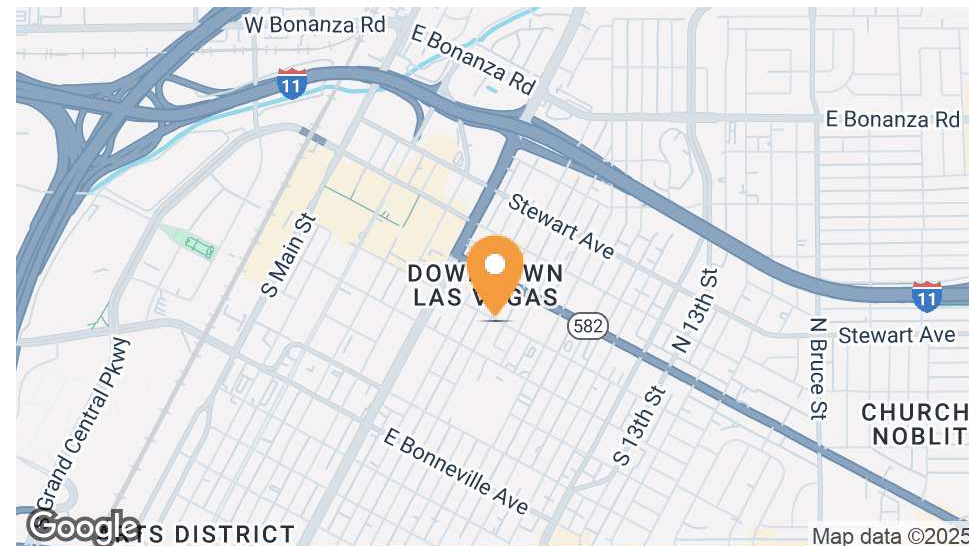
Restaurant at Park Avenue Apartments

707 E CARSON AVE, LAS VEGAS, NV 89101

► FOR LEASE

DEAN JALILI
MANAGING PARTNER | BROKER
702.777.0010 X101
DJALILI@FORTISRE.COM

► Executive Summary



OFFERING SUMMARY

Lease Rate:	\$3.25 SF/month (NNN)
Building Size:	2,500 SF
Available SF:	25,000 SF
Number of Units:	1
Zoning:	C-2

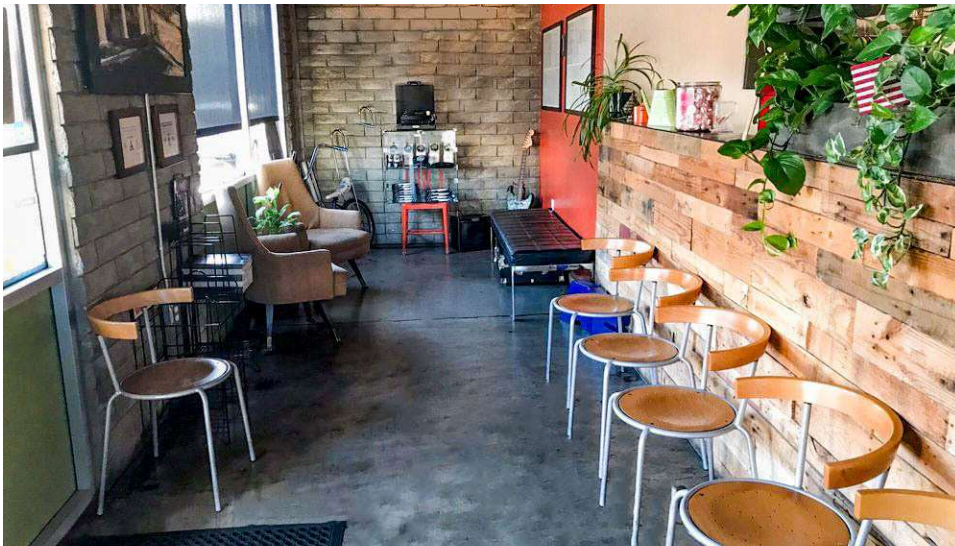
PROPERTY OVERVIEW

Modern design corner restaurant space with kitchen and restrooms at the base of an apartment complex. Competitive asking lease rate. Great opportunity in the growing Fremont East Downtown Neighborhood close to housing, other entertainment, casinos and tourist corridor.

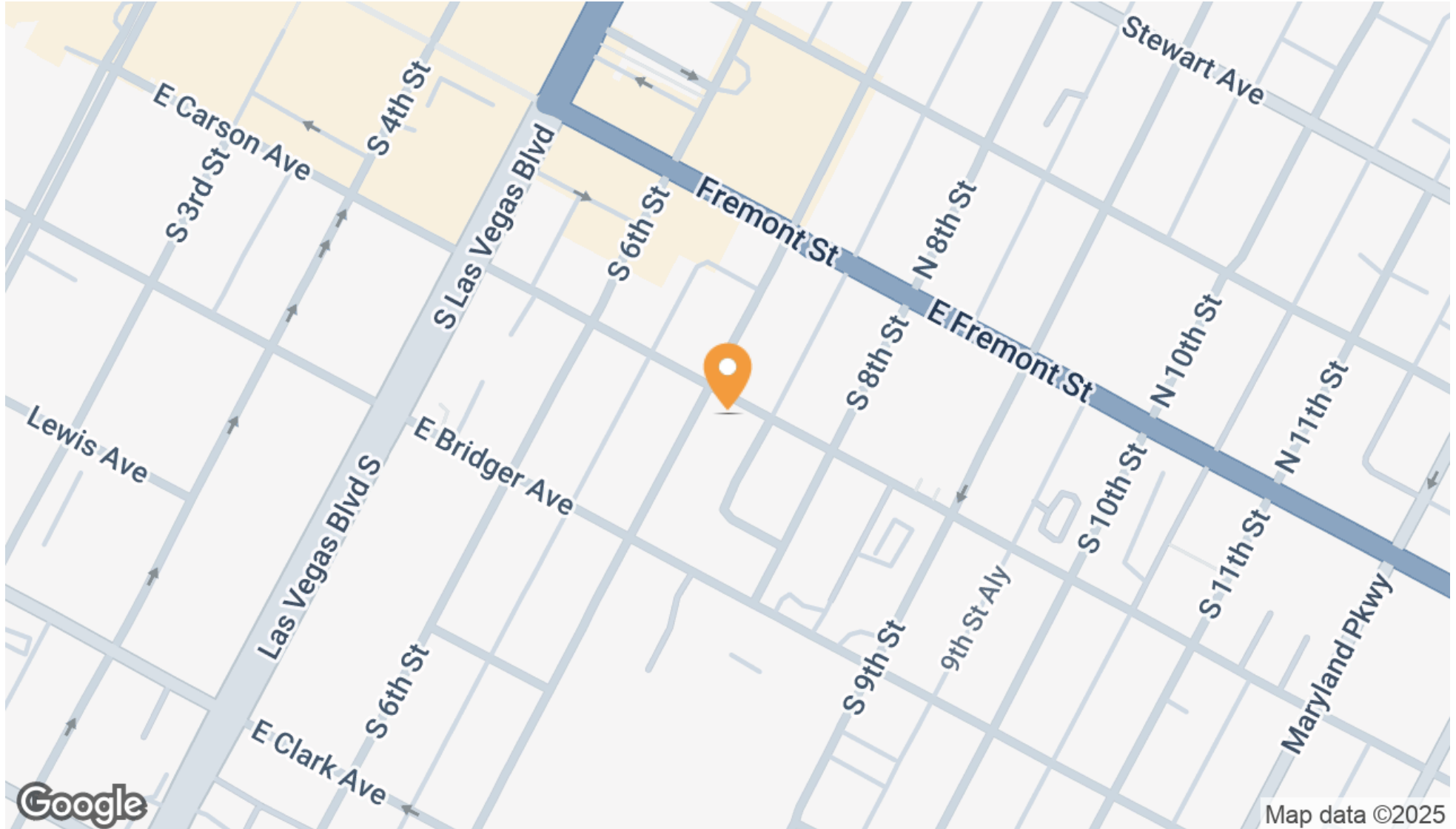
PROPERTY HIGHLIGHTS

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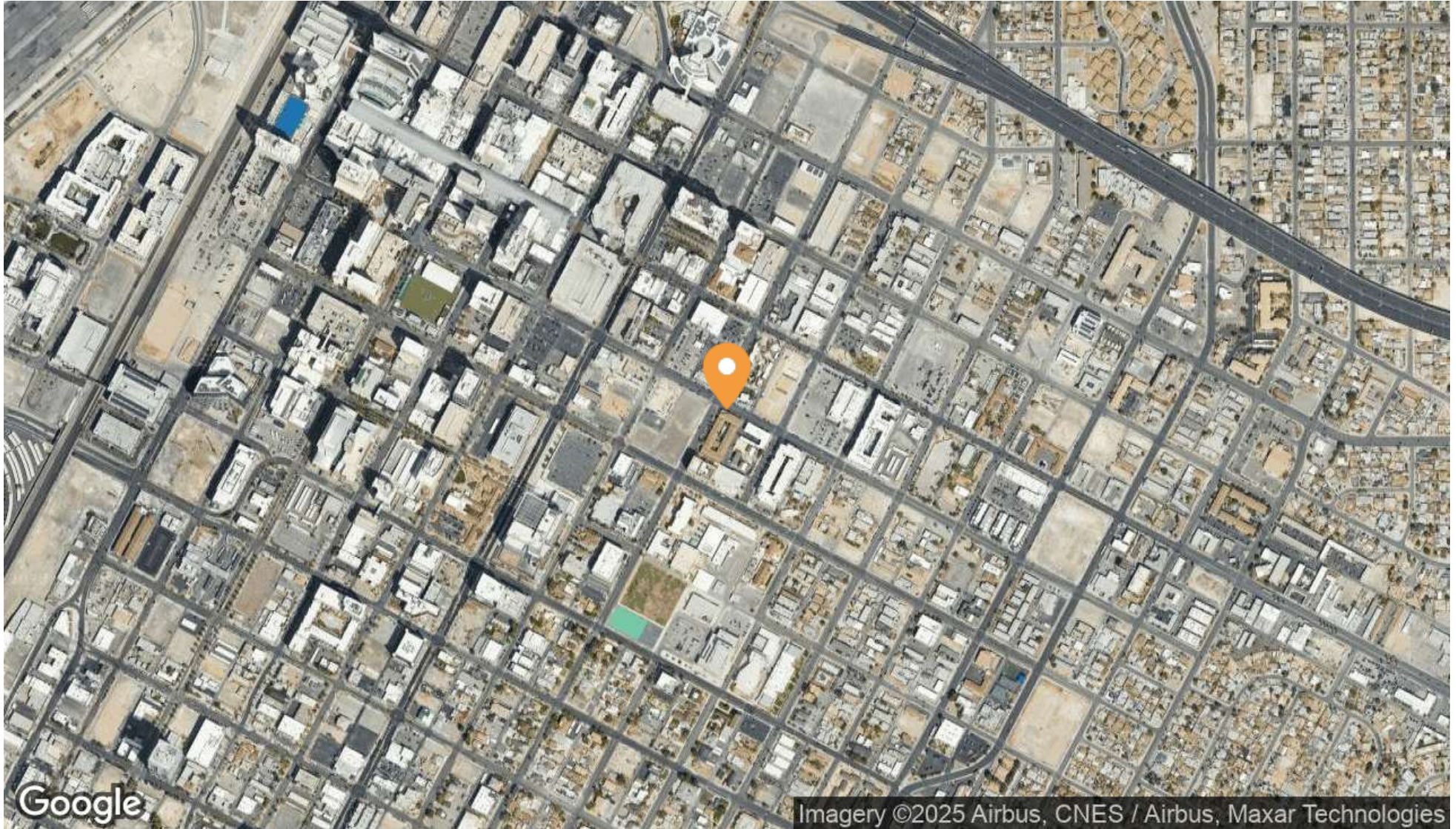
► Additional Photos



► Location Map



► Aerial Map



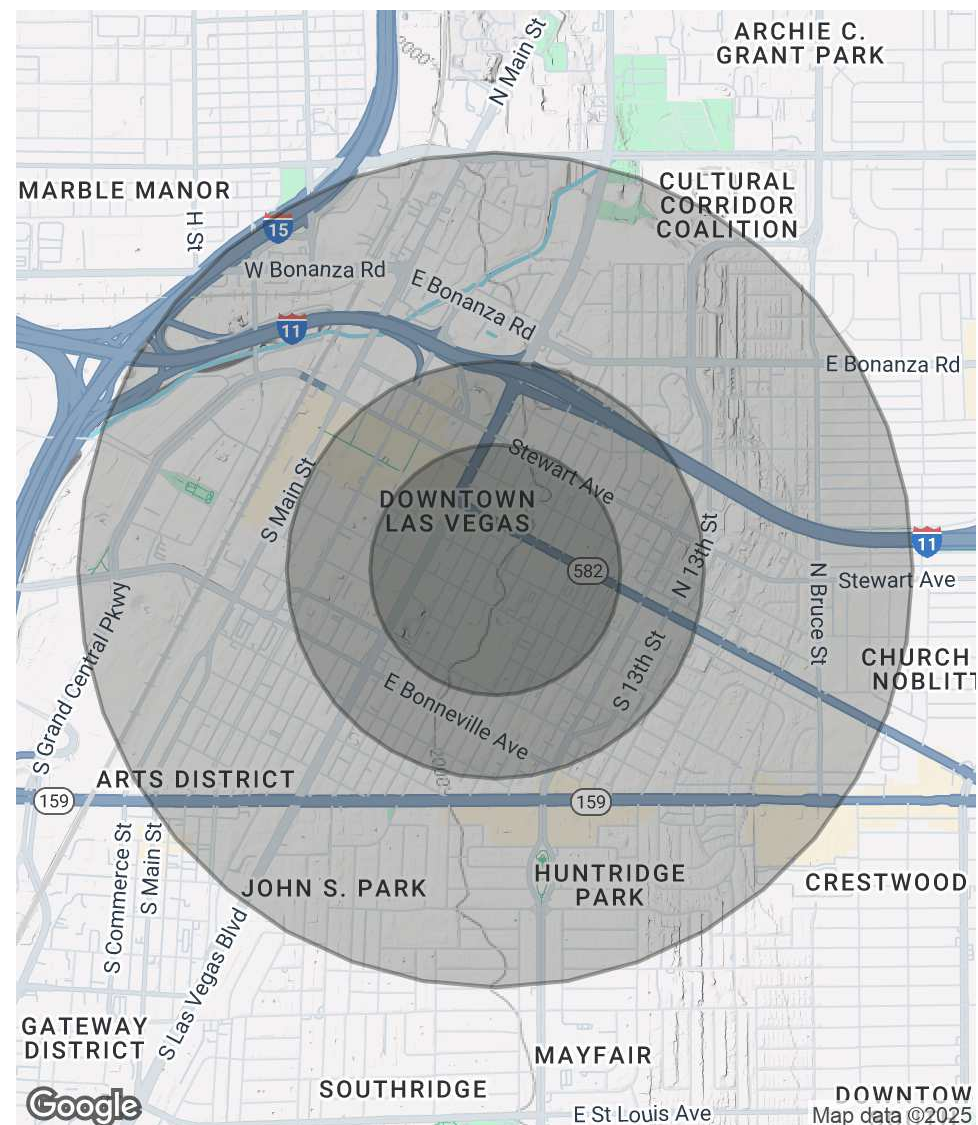
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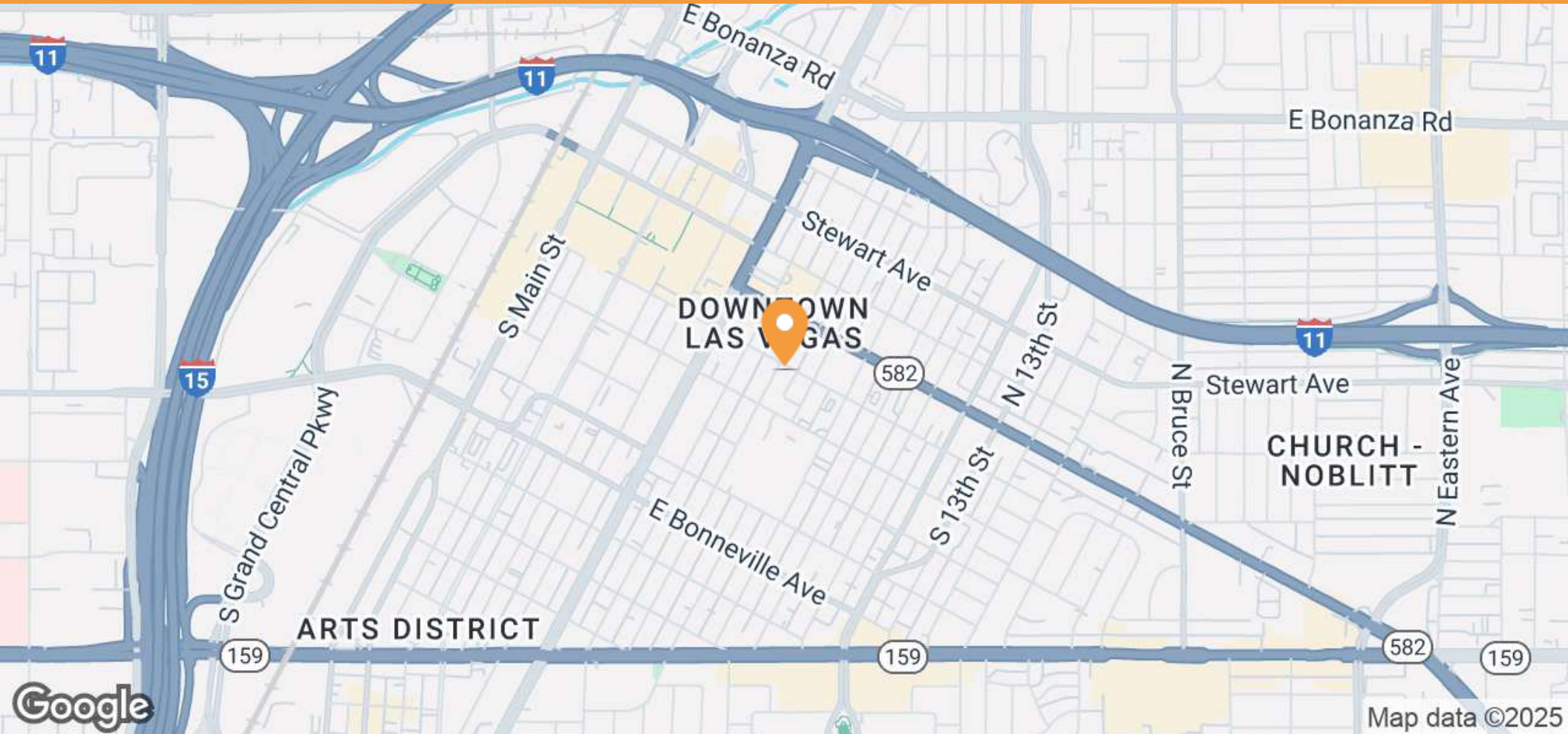
FORTIS COMMERCIAL ADVISORS | 702.777.0010 | 5215 PONDEROSA WAY, LAS VEGAS, NV 89118 | [HTTPS://FORTIS.VEGAS](https://fortis.vegas)

► Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,090	5,088	20,021
Average Age	46	43	41
Average Age (Male)	48	45	42
Average Age (Female)	44	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,538	2,693	9,497
# of Persons per HH	1.4	1.9	2.1
Average HH Income	\$51,199	\$57,990	\$58,752
Average House Value	\$481,340	\$331,610	\$333,524

Demographics data derived from AlphaMap





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