

FOR SUBLEASE

±3,217 SF RESTAURANT @
EASTERN SPRINGS VILLAGE



7425 S. EASTERN AVENUE, SUITE 101

LAS VEGAS, NV 89123

JOHN ALAM

(702) 333-3562

JAlam@rcadvs.com

NV-RE License: S.0202017.LLC

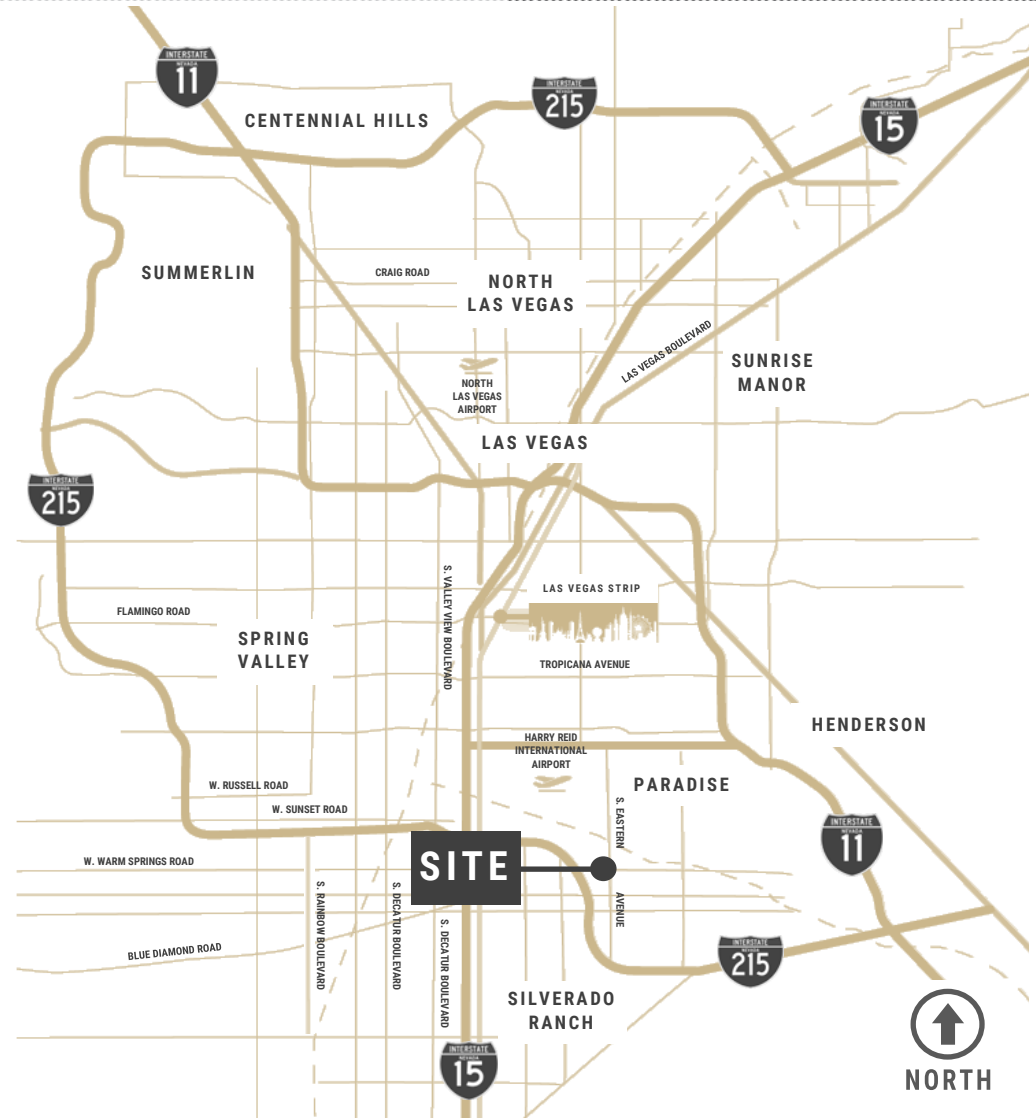
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- HIGH TRAFFIC COUNTS
- FRONT PAD BUILDING
- EASTERN AVENUE FRONTAGE

AVERAGE TRAFFIC COUNT:
**40K CARS
PER DAY**



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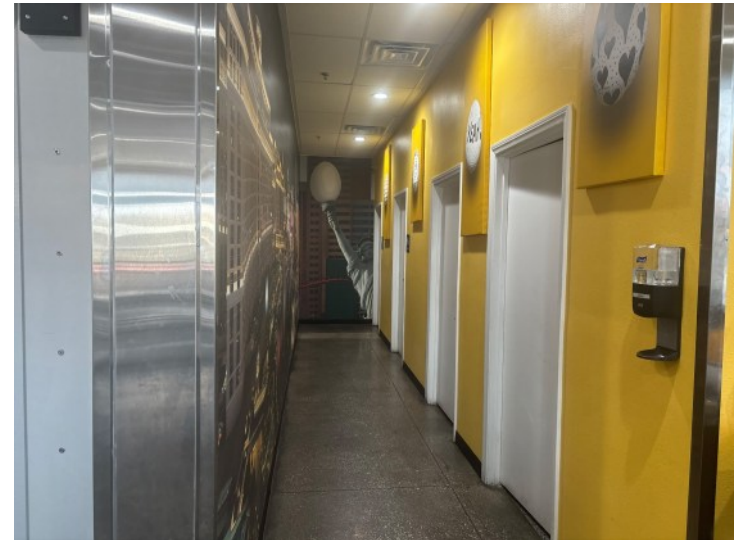
SUBLEASE
TERM ENDS:
03/31/2034



BASE RENT:
\$9,940.53

CAM FEE:
\$1,994.54

TOTAL MONTHLY:
\$11,935.07



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