

8480 W. SUNSET ROAD, SUITE 100
LAS VEGAS, NEVADA 89113

Great drive thru restaurant available in the fast-growing Southwest Las Vegas valley. Situated near the corner of Sunset and Durango with close proximity to the new Durango resort and casino, Ikea, and the Bend retail development. Other tenants in the center are Denny's and GYU Japanese restaurant as well as built in customer base from the extended stay Hilton Home 2 on the property. The space was previously a Rachels Kitchen and will include the walk in refrigerator and freezer, other kitchen equipment could be purchased separately as well.

±1,828 square feet

Lease type: Triple Net

Lease rate \$4.50 per square foot

Cams .68 per square foot

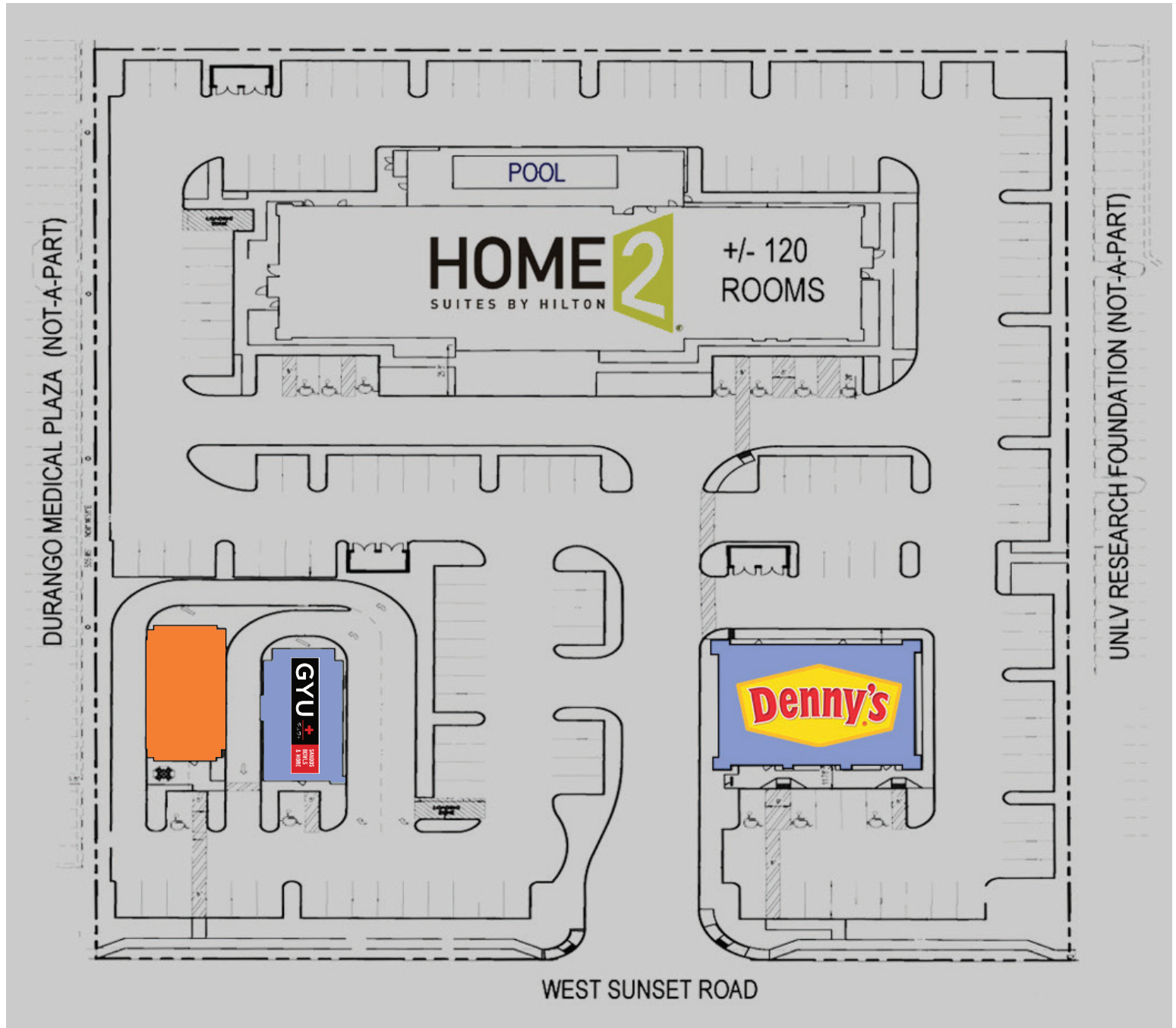


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THE SITE PLAN



■ **AVAILABLE**

For Information:

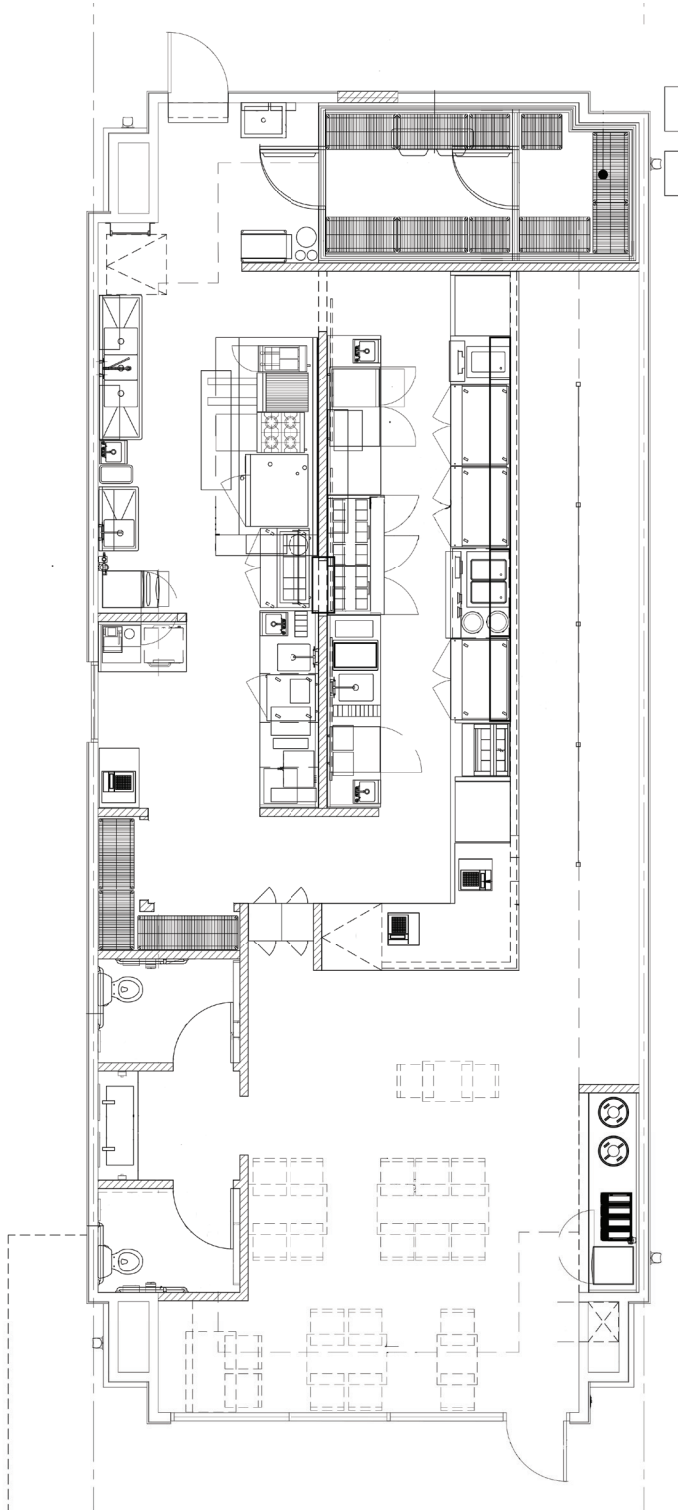
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SUNWEST
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THE BUILDOUT



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THE LOCATION



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