

IDEAL FOR A CAR LOT



FOR LEASE

## 2909 FREMONT STREET

+/- 0.46 ACRES LAND FOR RETAIL/QSR/AUTO

Las Vegas, NV 89104

### PROPERTY DETAILS

Sales Price/ Ground Lease:	CALL
Parcel Number:	162 - 01 - 202 - 014
Land Size:	+/- 0.46 AC
Tenancy:	Single Tenant
Property Tour:	Seeking Retail, Commercial, Auto, QSR's
Traffic:	23,000 AADT
Zoning:	H - 1

### PROPERTY DESCRIPTION

Northcap Commercial is pleased to present the opportunity to Lease this rare Retail pad opportunity with Fremont Frontage South of Charleston Blvd.

### AREA DESCRIPTION

This opportunity is located on Fremont South of Charleston Blvd, the most well-known and well-traveled thoroughfares in the Las Vegas Valley. This intersection acts as the gateway from East to the rapidly expanding Downtown Las Vegas. Across the street two-story, 344-unit Multi-Family Residential Development Showboat Park Apartments and a 132,664 SF Retail Development. Herbst Market, Southern Nevada Health District, Jack in the Box, Wildfire Casino (Under Construction)

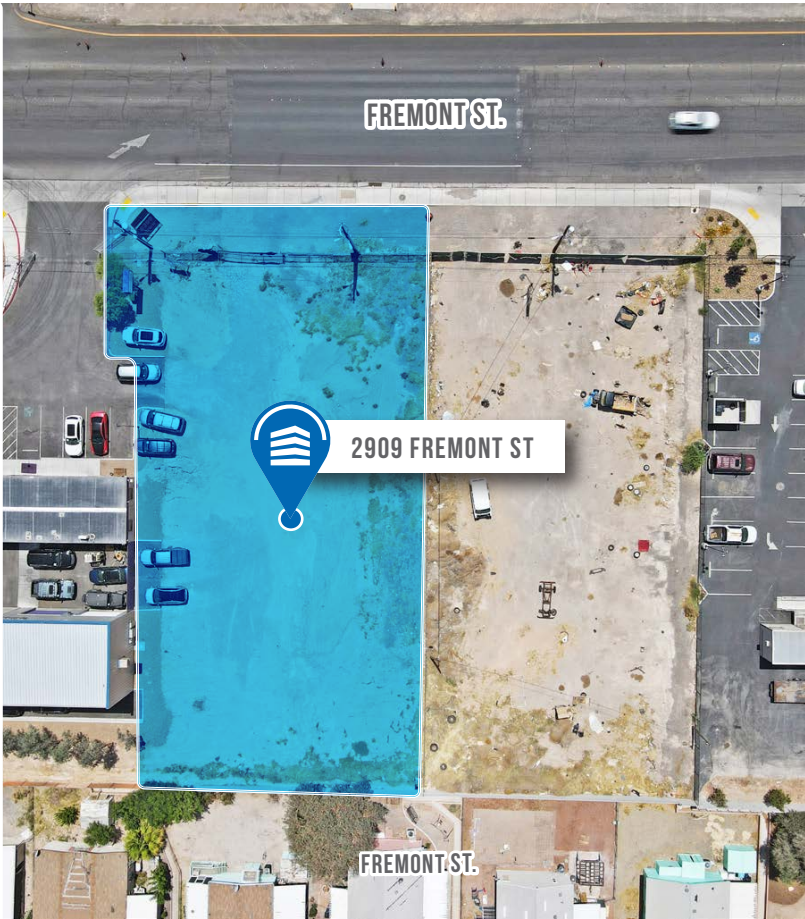
Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

**JAMES S. HAN, CCIM**  
VP of Commercial Sales & Leasing  
702 825 2125  
jamesh@northcap.com  
License: NV BS.0144720.LLC

**DEREK BELANUS**  
VP of Commercial Sales & Leasing  
702 286 2355  
derek@northcap.com  
License: NV BS.0143114.PC

**NORTHCAP**  
COMMERCIAL





Disclaimer: Our information is deemed reliable but not guaranteed. Tenant to verify all information.

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

702 825 2125

jamesh@northcap.com

License: NV BS.0144720.ILC

DEREK BELANUS

VP of Commercial Sales & Leasing

702 286 2355

derek@northcap.com

License: NV BS.0143114.PC