

FOR LEASE

SERENE SHOPS

1720 - 1780 East Serene Ave
Las Vegas, NV 89123



Contact our team today!



graski retail team
roiocre.com

KIT GRASKI
Director

702.570.5377
kgraski@roiocre.com
NV License # BS.0015934.LLC

GEORGE OKINAKA
Executive Vice President

702.570.5376
gokinaka@roiocre.com
NV License # S.0045747

MAUREEN PARCHIA
Vice President

702.570.5124
mparchia@roiocre.com
NV License # S.0169395

JONATHAN SERRANO, MBA
Senior Associate

702.570.5099
jonathan@roiocre.com
NV License # S.0183243

PROPERTY HIGHLIGHTS

Join Serene Shops, a modern retail center with high-visibility.

Built in 2020, Serene Shops is a modern 13,284 SF retail center at the signalized corner of Serene and Spencer. Adjacent to Eastern Beltway power center and easy access to the 215 Beltway.

- ✓ Newly constructed retail center, built in 2020.
- ✓ Key tenants such as Dutch Bros Coffee and Don Tortaco, draw traffic to the center.
- ✓ Adjacent to Eastern Beltway, a major power center anchored by national big-box tenants.
- ✓ Easy connectivity from the 215 Beltway and Eastern Avenue corridor.
- ✓ Serving the Silverado Ranch community with a mix of quick-service dining and essential daily conveniences.

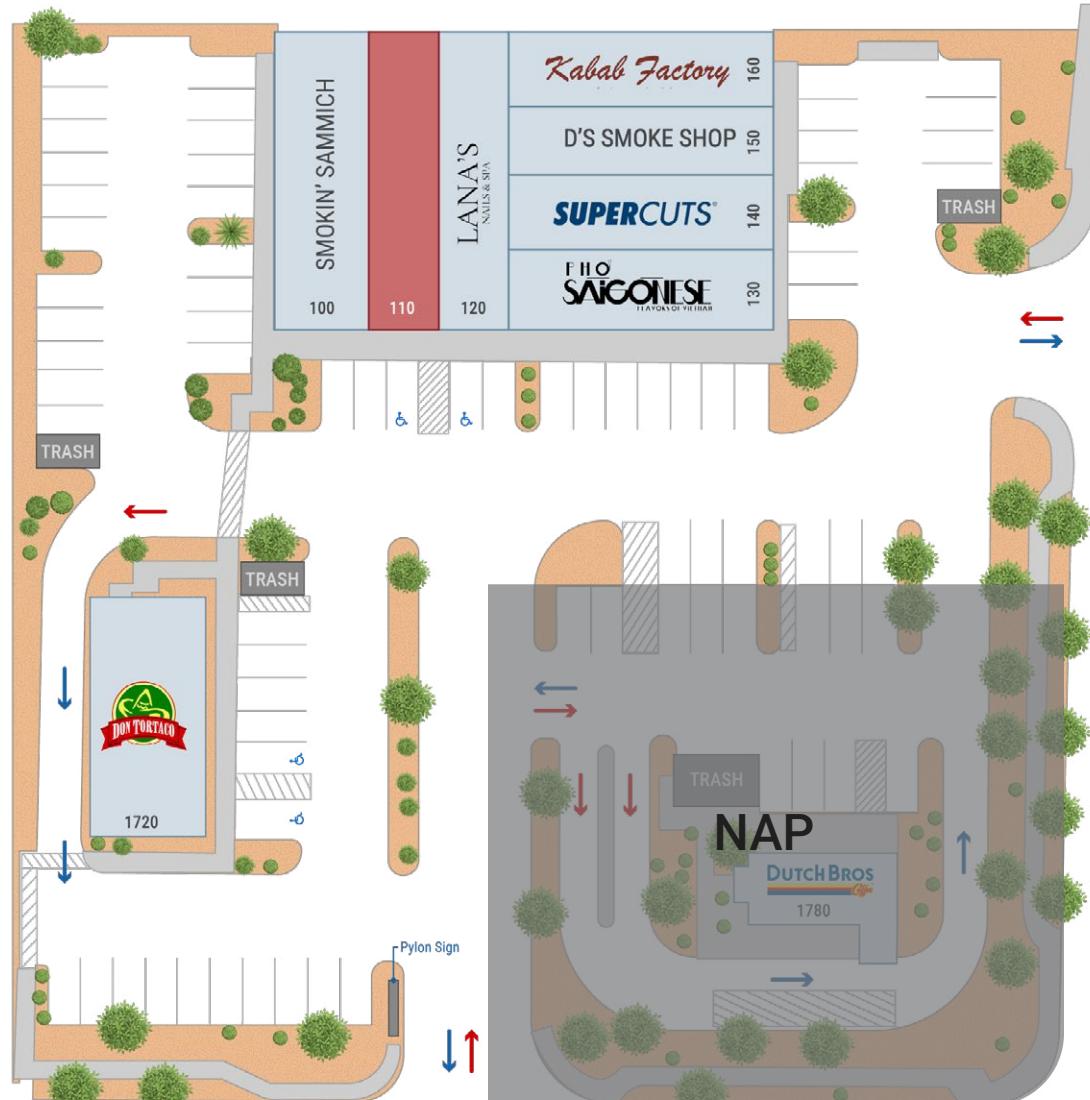


COMMERCIAL GENERAL (CG)
ZONING

NEARBY MAJOR RETAILERS



SITE PLAN



E SERENE AVE | 22,500 VPD

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate
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Bldg 1740

SUITE	TENANT	SIZE SF	RATE
100	Smokin Sammich	±1,918	
110	AVAILABLE	±1,580	\$2.25/SF/Mo.
120	Lana's Nail Salon & Spa	±1,580	
130	Pho Saigonese	±1,363	
140	SuperCuts	±1,363	
150	D's Smoke Shop	±1,363	
160	Kabob Factory	±1,363	

Bldg 1720

TENANT	SIZE SF	RATE
Don Tortaco	±1,984	

TRADE AREA **AERIAL**

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AREA DEMOGRAPHICS

Accessible & Connected

THE LAS VEGAS STRIP
41.7 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)
58.4 MILLION PASSENGERS IN 2024

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO
SOUTHERN CALIFORNIA - EXPECTED 5.5M ANNUAL VISITORS

CC-215
251,000 CARS PER DAY



1 MILE	3 MILES	5 MILES
19,464	166,893	322,144

POPULATION



1 MILE	3 MILES	5 MILES
\$125,232	\$124,622	\$131,472

AVERAGE HOUSEHOLD INCOME



SERENE AVE	SPENCER ST	ROUTE: IR 215
22,500 VPD	18,400 VPD	145,000 VPD

TRAFFIC COUNTS

Source:
SitesUSA 2025
TRINA, NV DOT 2024

