

FOR LEASE

SERENE SHOPS

1720 - 1780 East Serene Ave
Las Vegas, NV 89123



Contact our team today!

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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



Walmart
sam's club

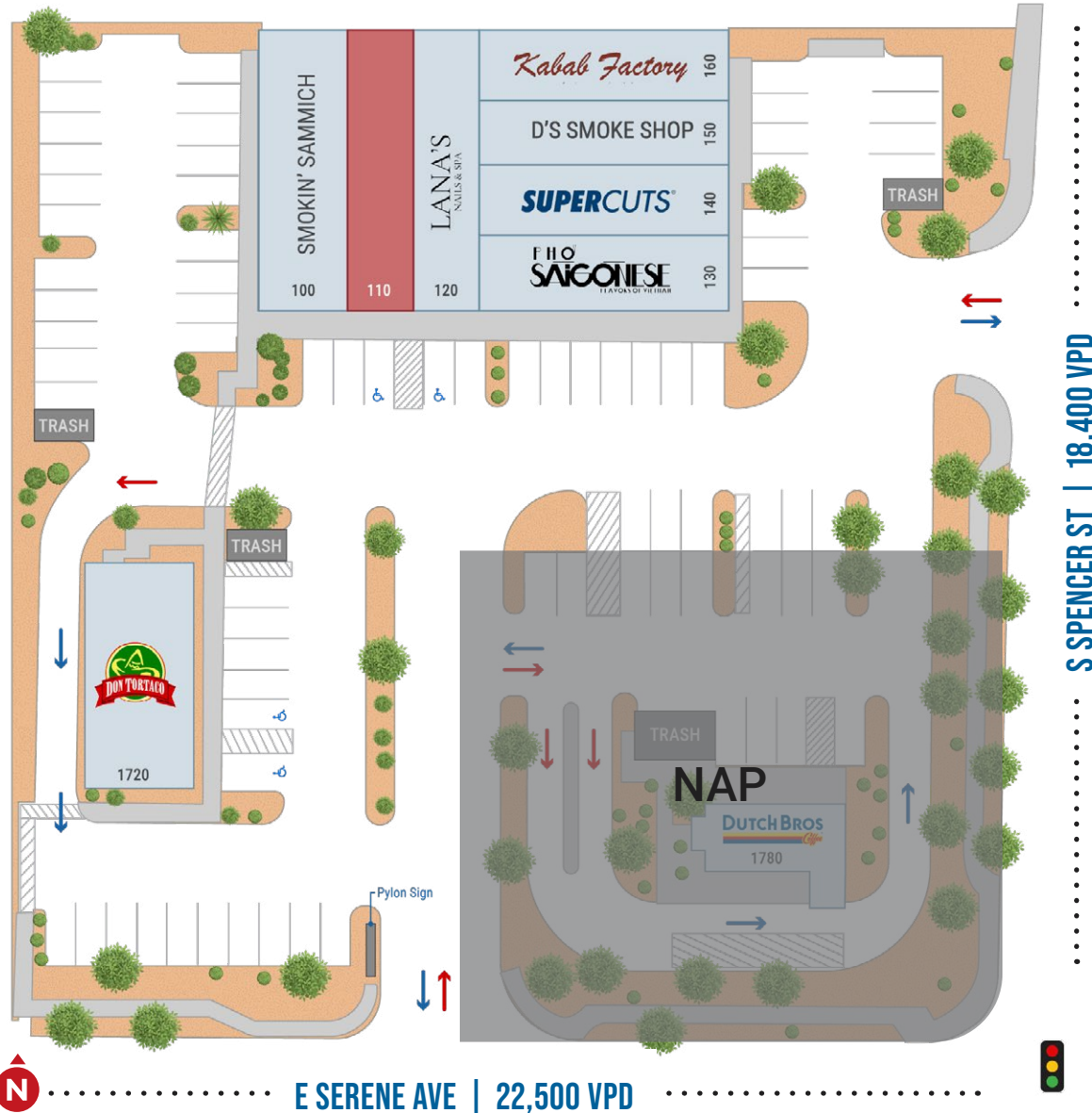
ROSS
DRESS FOR LESS®
petco

SKECHERS
OLD NAVY

SITE PLAN

SERENE SHOPS

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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

SERENE SHOPS

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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

POPULATION



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

AVERAGE HOUSEHOLD INCOME



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

TRAFFIC COUNTS



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

Source:
SitesUSA 2025
TRINA, NV DOT 2024



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