

A Project by:



CAST
CAPITAL PARTNERS



CENTER AT
**SPRING
MOUNTAIN**

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License # NV-B.0146583.LLC

**3801-4099 SPRING MOUNTAIN ROAD,
LAS VEGAS, NV 89102**



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World renowned as Las Vegas' very own Chinatown, this area, just one very quick mile west of the Fashion Show Mall, Wynn & Encore Resorts, and The Strip, has become a destination for both locals and tourists alike.

With uniquely themed properties that include some of the most famous and well known restaurants in the Las Vegas valley, the Chinatown corridor is visited at all times day and night, with some hot spots open with 60-minute waits as late (or early) as 3:00 AM. There's no place off the Las Vegas Strip quite like it!

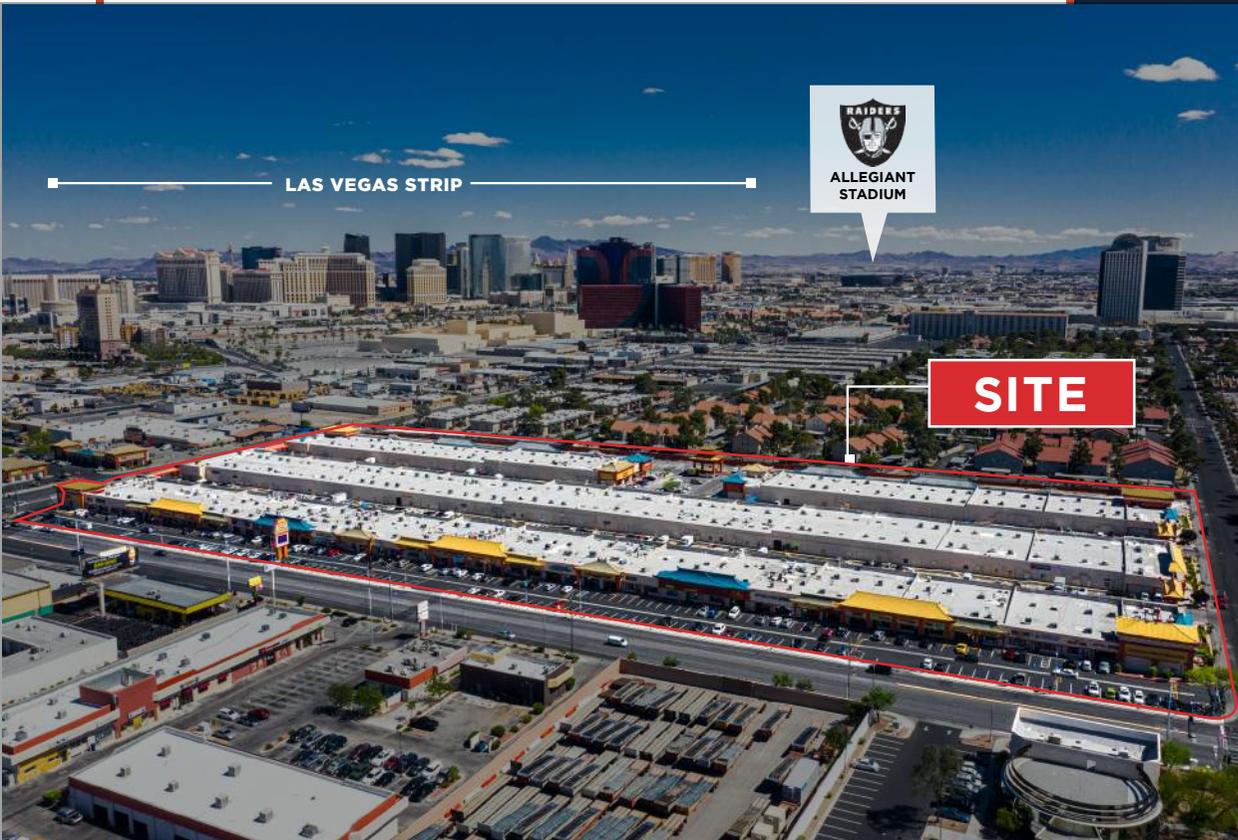
RETAIL SPACE FOR LEASE

JOIN THE FOLLOWING TENANTS AND MORE:



PROPERTY DETAILS

RETAIL SPACE FOR LEASE



- 780 SF - 1,630 SF spaces available
- Located in the heart of Chinatown, just two minutes from The Strip, which hosts over 42,000,000 visitors annually
- Excellent visibility and immediate access to I-15
- Spring Mountain Road: 64,500 CPD (2019)
Valley View Boulevard: 32,000 CPD (2019)
- Join: The Golden Tiki, Partage, Yama Sushi, Pho Kim Long, Lee's Sandwiches, Hanu KBBQ, Hot N Juicy Crawfish, and More!



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TENANT DIRECTORY

RETAIL SPACE FOR LEASE

RESTAURANT - DINE IN

Kung Fu Restaurant
 Babystacks Café 7
 OO Pie
 Hot and Juicy Crawfish
 Partage French Dining Experiences
 Yama Sushi
 Shokku Ramen
 MIU Japanese BBQ
 Swaad
 Chengdu Taste
 Ton Shou
 Kim Long Restaurant
 Lullabar Thai Fusion Restaurant

RESTAURANT - QUICK SERVICE

Moignet
 PowerSoul
 Gyu
 Hawaiian Style Poke
 Lee's Sandwiches
 Pink Gorilla

RESTAURANT - SPECIALTY

Arevik Bakery
 Gelato Bar
 Mas Por Favor
 Sunville Bakery

COFFEE AND SNACKS

Take it Easy Roaster
 7 Leaves
 Hotpoint Hotpot
 Las Vegas Floral And Sweets

ENTERTAINMENT

JD Bar and Golf
 Golden Tiki
 J Karaoke
 Magic Claw
 Wreck Room
 Little Big Theater

BEAUTY AND WELLNESS

Flamingo Massage
 Wincare Wellness
 Pirate Jack Tattoo
 Feng Shui Gallery
 XX Foot Massage
 Skin Design Tattoo Inc.

SERVICE

M & I International Watch
 Carreras Barbershop
 Royal Business Bank
 Spring Mountain Vision, Inc.

OFFICE

Nevada Real Estate Corp
 Barry Zhang Accounting
 Dharma Office
 DPI Signs & Printing
 CAST

RETAIL

Zeba Shoes
 Furniture For Life
 K-town Cosmetic
 T-Mobile
 3D Retro
 Vegas Flooring Outlet
 Tuscany Jeweler

Dee Thai Massage
 World of Feng Shui
 Rus 2 Our Hair Design
 K-Spa
 Mayweather Boxing Club



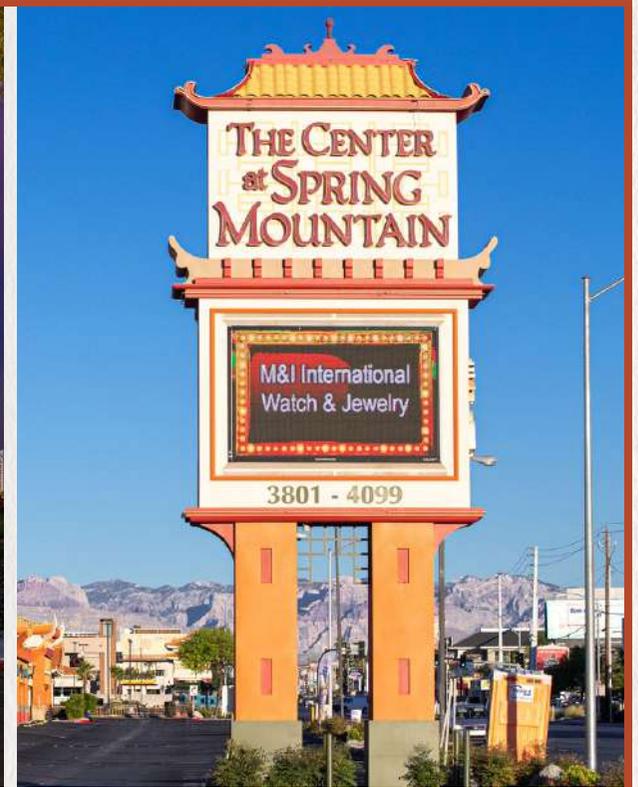
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3801-4099 SPRING MOUNTAIN ROAD,
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LET'S TALK ABOUT IT

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