



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DO NOT DISTURB

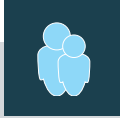




HIGH PROFILE RESTAURANT FOR SALE

5070 BLUE DIAMOND ROAD • LAS VEGAS • NEVADA • 89139

PROPERTY DETAILS

- **2,800 SF 2nd Generation Restaurant Space**
 - FULL FURNITURE AND FIXTURE PACKAGE AVAILABLE
- Assignment of Long Term Lease
- Zoning: General Commercial (C-2)
- 62,000 Daily Vehicles on Blue Diamond, + 13,000 Daily Vehicles on Decatur
- Patio Space Available
 - Join Capriotti's, Great Greek, St Honore Doughnuts and Beignets
 - Across from Busy EOS Fitness Gym

			
1 MILE	9,280 2023 EST. POPULATION	3,068 2023 EST. HOUSEHOLDS	\$126,741 2023 EST. AVERAGE HH INCOME
3 MILE	107,215 2023 EST. POPULATION	39,435 2023 EST. HOUSEHOLDS	\$118,295 2023 EST. AVERAGE HH INCOME
5 MILE	320,919 2023 EST. POPULATION	120,906 2023 EST. HOUSEHOLDS	\$114,929 2023 EST. AVERAGE HH INCOME

CONTACT:

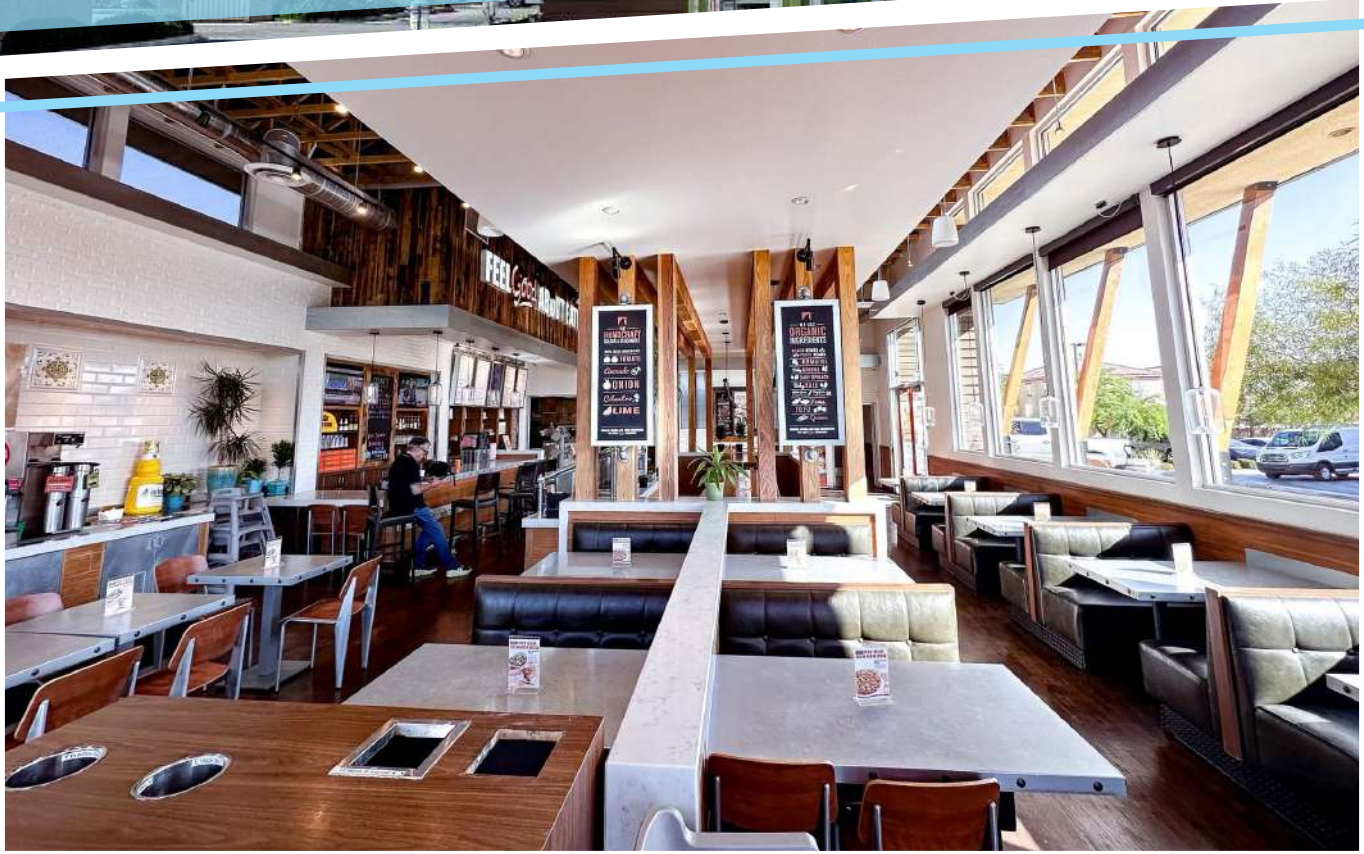
JEFFREY MITCHELL, CCIM, CRRP
 jmitchell@mntwest.com
 direct 702.374.0211
 B.7448.LLC
[View Profile](#)

IAN DAVIS
 idavis@mntwest.com
 direct 702.374.0219
 S.184738
[View Profile](#)

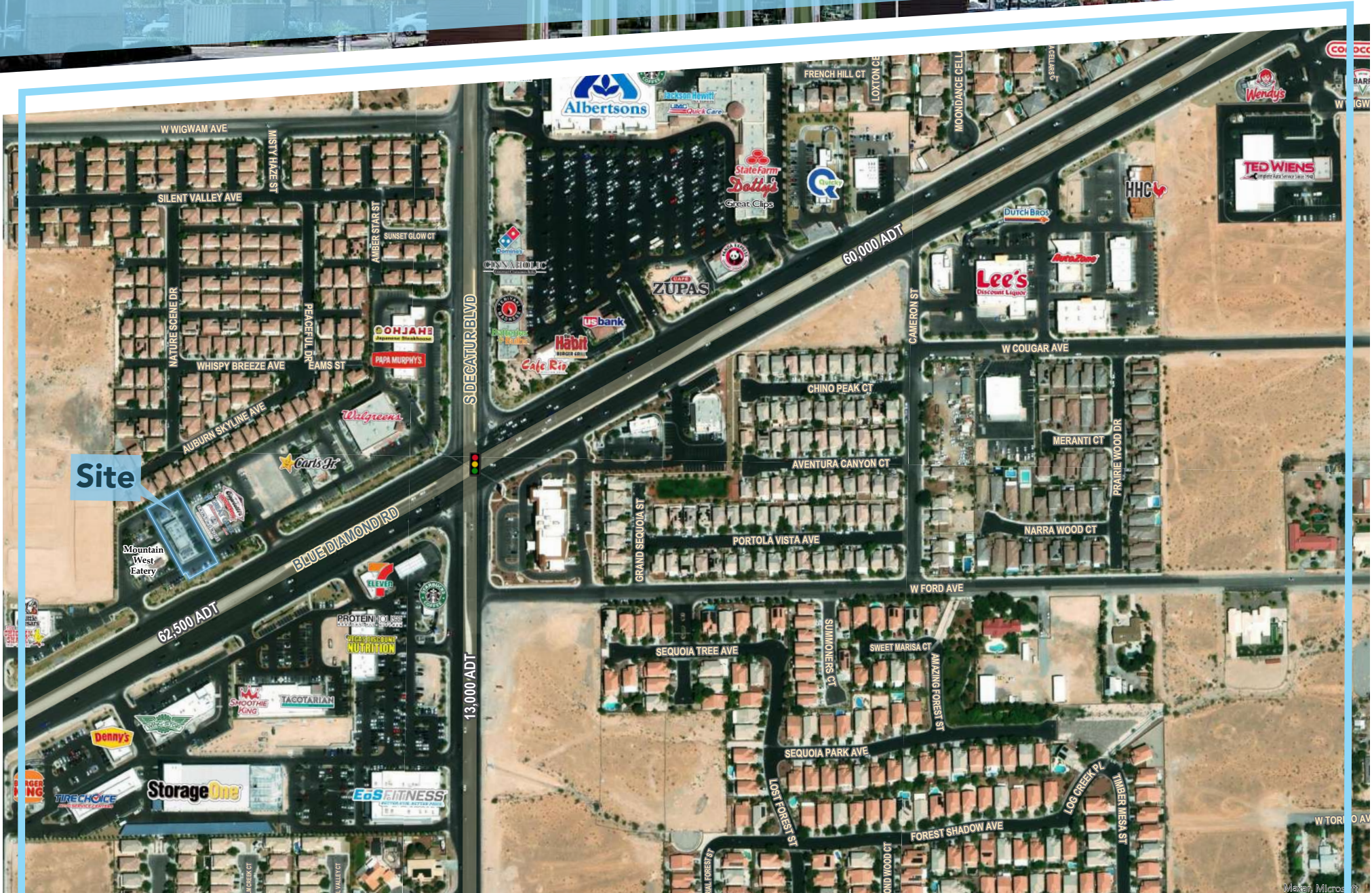


FULL SERVICE COMMERCIAL REAL ESTATE

HIGH PROFILE RESTAURANT FOR SALE



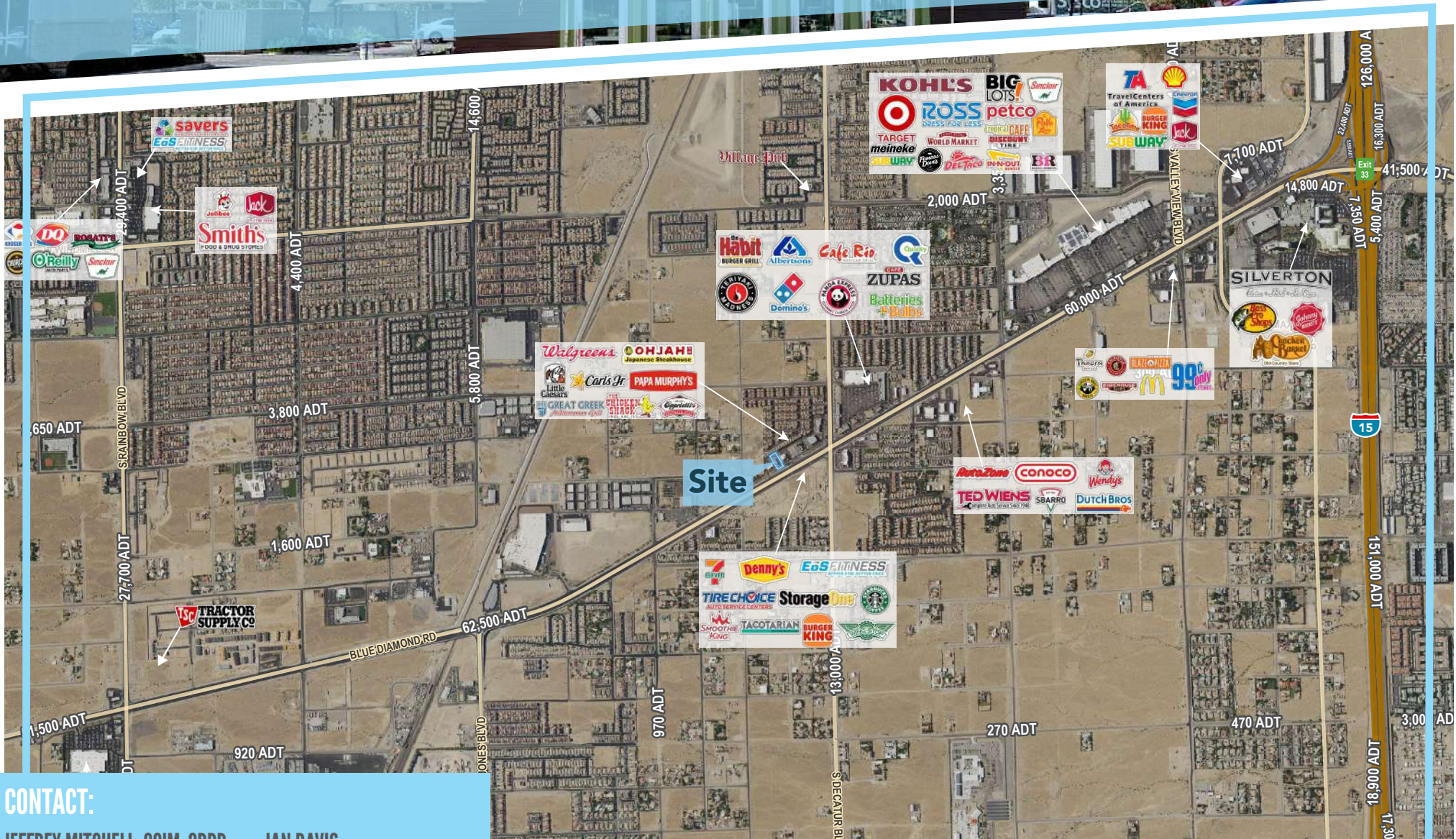
HIGH PROFILE RESTAURANT FOR SALE



241 W. Charleston Blvd., Suite 103 | Las Vegas, NV 89102 | Office 702.374.0220 | www.mtnwest.com

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

HIGH PROFILE RESTAURANT FOR SALE



CONTACT:

JEFFREY MITCHELL, CCIM, CRRP

jmitchell@mntwest.com

direct 702.374.0211

B.7448.LLC

[View Profile](#)

IAN DAVIS

idavis@mntwest.com

direct 702.374.0219

S.184738

[View Profile](#)

