

EVENT SPACE FOR LEASE

22,336 TO 28,336 SQUARE FEET

CHRIS BEETS
SENIOR VICE PRESIDENT
NV # S.0065454
(702) 860-9283

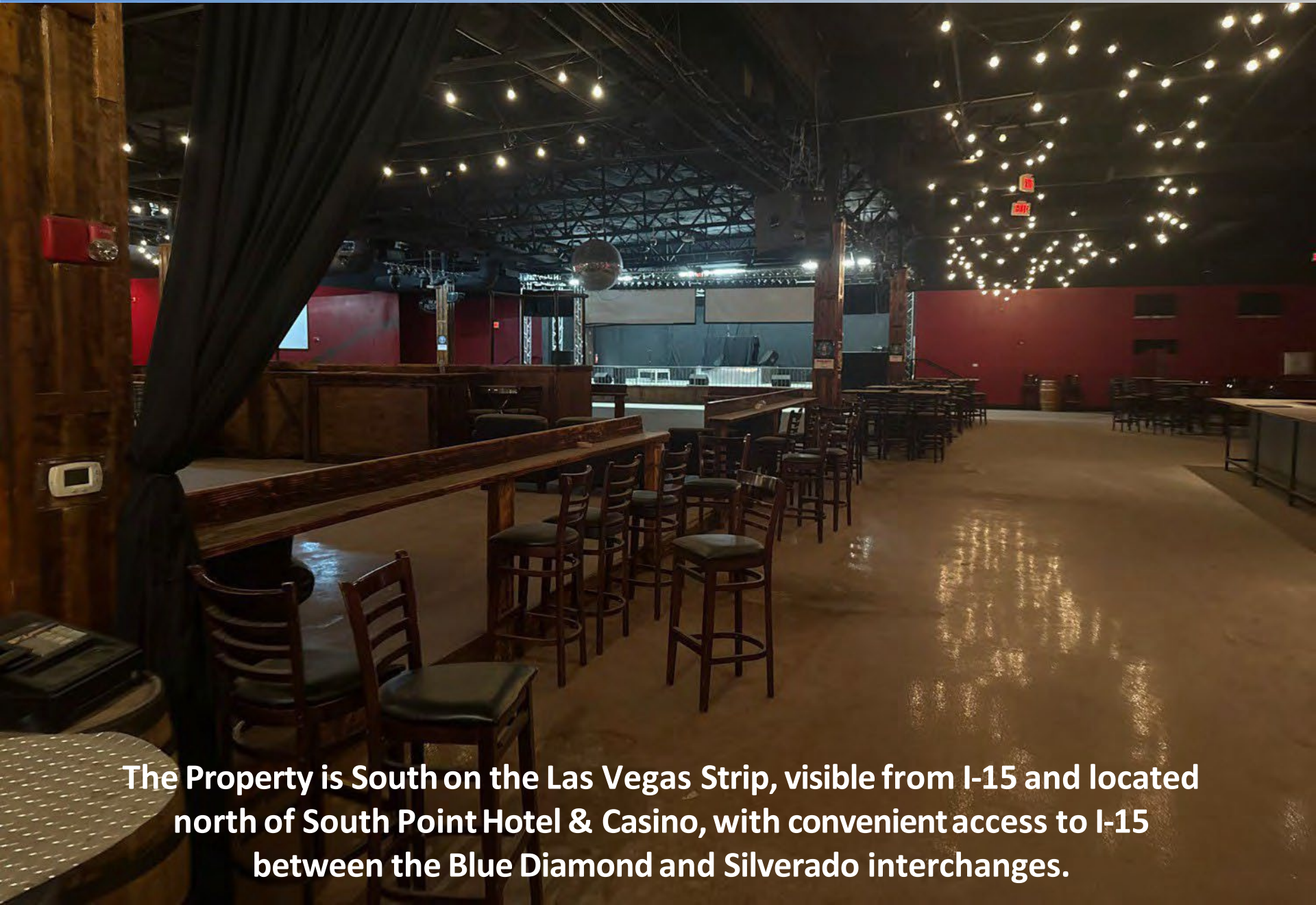
ASHLEY LIU
ASSOCIATE
NV # S.0198301
(702) 374-4995

***FOR LEASE**
\$2.00-\$2.11/PSF

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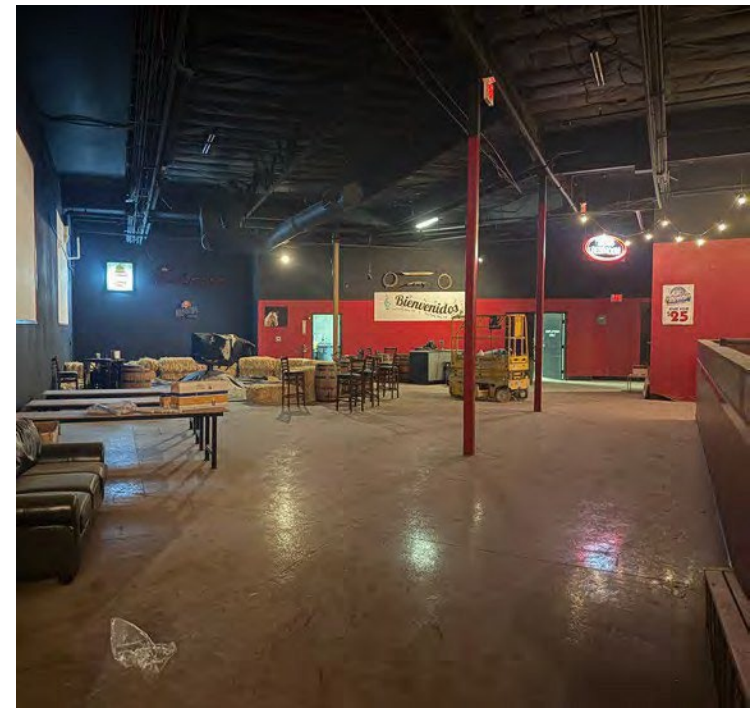
4755 DEAN MARTIN DRIVE | LAS VEGAS, NEVADA 89103 | P: 702.221.8226 | F: 702.221.1256 | GATSKICOMMERCIAL.COM

22,336-28,336 SF EVENT SPACE AVAILABLE: #300 | #300, 304, 306

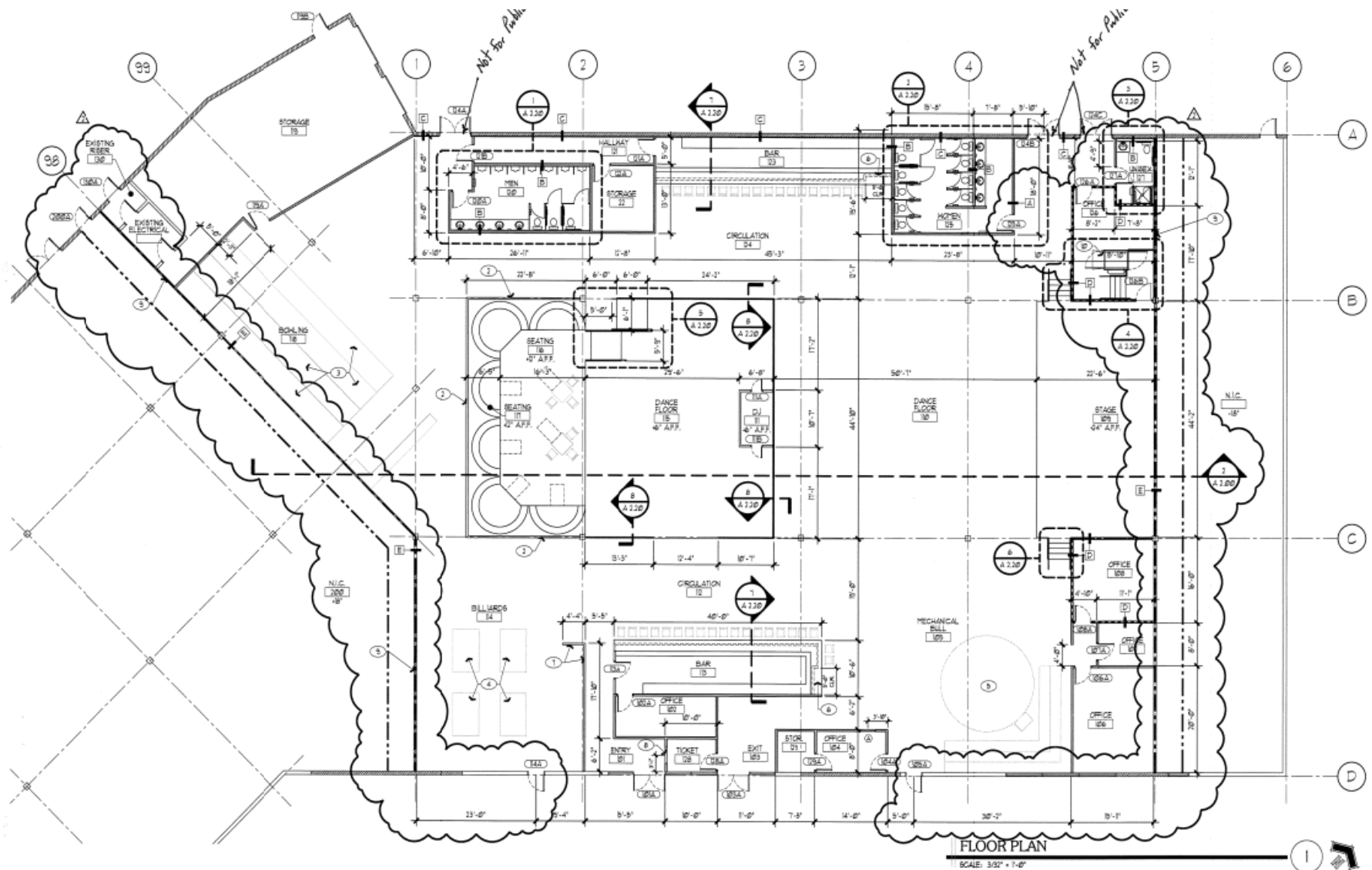


The Property is South on the Las Vegas Strip, visible from I-15 and located north of South Point Hotel & Casino, with convenient access to I-15 between the Blue Diamond and Silverado interchanges.

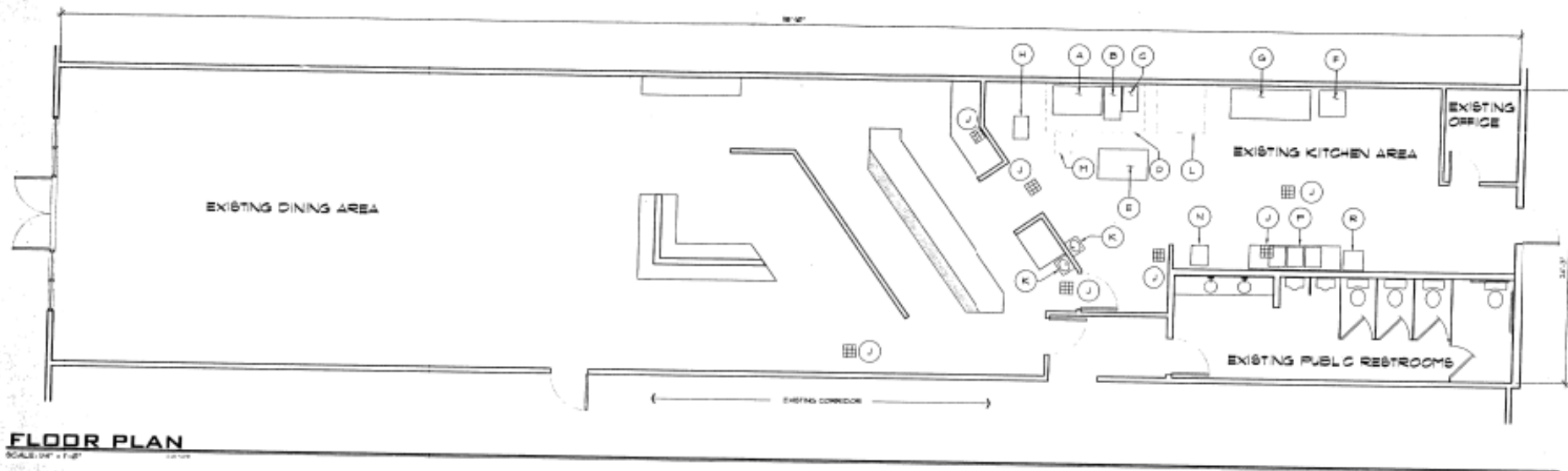
22,336-28,336 SF EVENT SPACE AVAILABLE: #300/#300, 304, 306



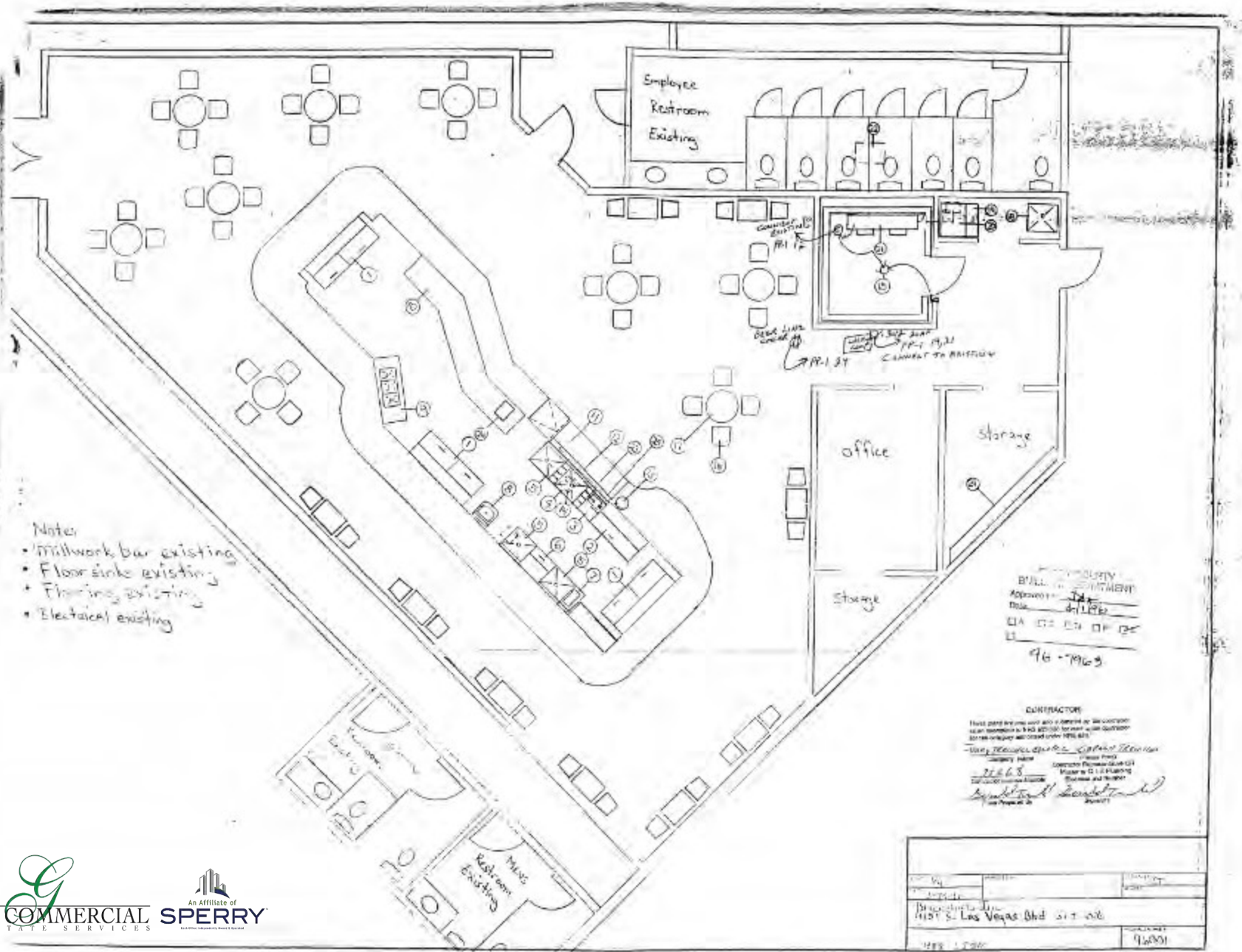
22,336-28,336 SF EVENT SPACE AVAILABLE: UNIT #300



22,336-28,336 SF EVENT SPACE AVAILABLE: UNIT #304



22,336-28,336 SF EVENT SPACE AVAILABLE: UNIT #306



22,336-28,336 SF EVENT SPACE AVAILABLE: #300/#300, 304, 306



TRAFFIC COUNT REPORT

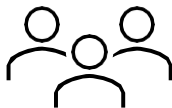
STREET	CROSS STREET	COUNT YEAR	VOLUME
West Serene Avenue	Las Vegas Blvd S	2022	3,227
Las Vegas Blvd S	East Richmar Avenue	2022	22,526
East Pebble Road	Giles Street	2022	7,700
Las Vegas Blvd S	West Ford	2018	29,984
Enchanted Rock Lane	Desert Marigold Way	2019	20,200

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The vibrant atmosphere and energy of Las Vegas Boulevard make it a prime location for businesses looking to attract a diverse and engaged customer base.



LAS VEGAS BOULEVARD



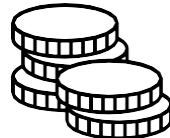
2024 POPULATION

1 MILE	17,666
3 MILE	139,942
5 MILE	326,616



2024 HOUSEHOLDS

1 MILE	7,904
3 MILE	49,315
5 MILE	122,090



INCOME

1 MILE	\$87,224
3 MILE	\$102,864
5 MILE	\$107,444

BLUE DIAMOND ROAD
SILVERTON
Casino • Lodge • Las Vegas



E. WINDMILL LANE



W. W. GAMMA AVENUE



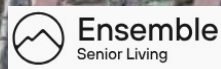
W. FORD AVENUE



E. PEBBLE ROAD



EAGATE AVENUE



Manhattan Luxury Condominiums



LAS VEGAS BOULEVARD

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