

GROUND LEASE OR BUILD-TO-SUIT

# 3500 SPRING MOUNTAIN ROAD LAS VEGAS, NEVADA 89102

±0.72 ACRES - FREESTANDING & DRIVE THRU POTENTIAL



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A Project by:



CAST



# 3500

## SPRING MOUNTAIN ROAD LAS VEGAS, NEVADA 89102

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!

- ±0.72 Acres
- 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 Valley View Boulevard: 30,000 CPD
- APN: 162-17-101-019

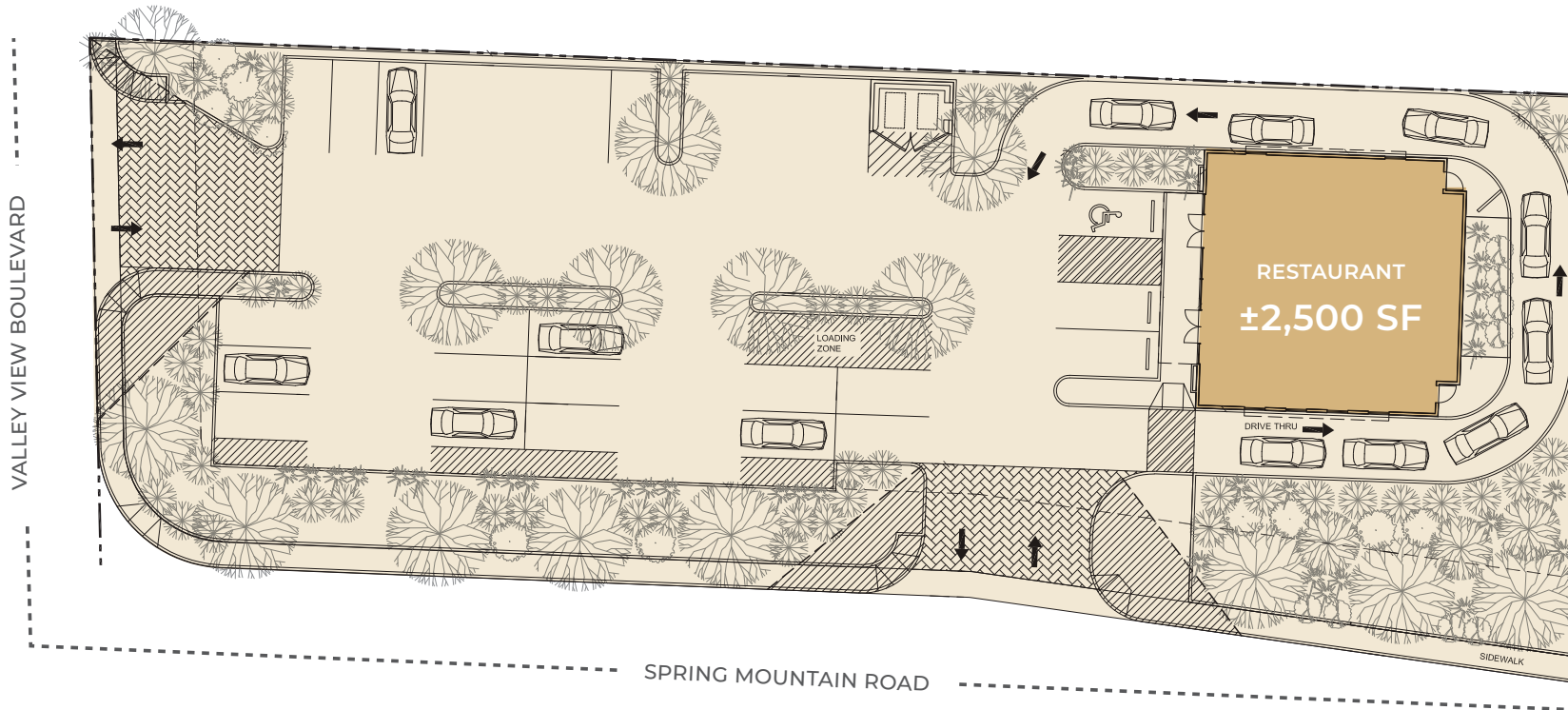
**±0.72 ACRES GROUND LEASE  
OR BUILD-TO-SUIT**



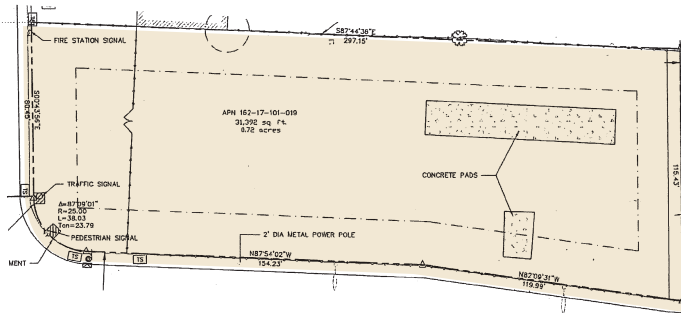
**IN THE HEART OF CHINATOWN**

# POTENTIAL SITE PLAN

Not To Scale. For Illustration Purposes Only.



## CURRENT STATE OF PROPERTY





# OVERALL SITE PLAN



Only 1.1 Miles from the Famous Las Vegas Strip!





A Project by:



**Schnitzer**  
PROPERTIES

**3500 SPRING MOUNTAIN ROAD**  
LAS VEGAS, NV 89102

# CAST



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## LET'S TALK ABOUT IT

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