

5755 SPRING MOUNTAIN RD

LAS VEGAS, NV 89146 | FOR LEASE



BRENDAN LEAKE

Principal

License: S.0178140

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(702) 490-0699



LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE # B.0146492

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LAS VEGAS, NV 89146



Suite 5755-3: \$3.25 PSF

Suite 5755-6: \$2.50 PSF

lease rate



±1,800 – 6,861 SF

space available

PROPERTY HIGHLIGHTS

- Premier Chinatown Location – Opportunity to lease highly sought-after retail space in the heart of Chinatown
- 2nd gen retail space positioned along Spring Mountain Road with approximately 33,000 CPD
- Former 6,891 SF food distribution warehouse space available with walk-ins and roll-up door
- Pylon signage available
- Estimated monthly operating expenses for 2026 is \$0.42 PSF



DEMOGRAPHICS

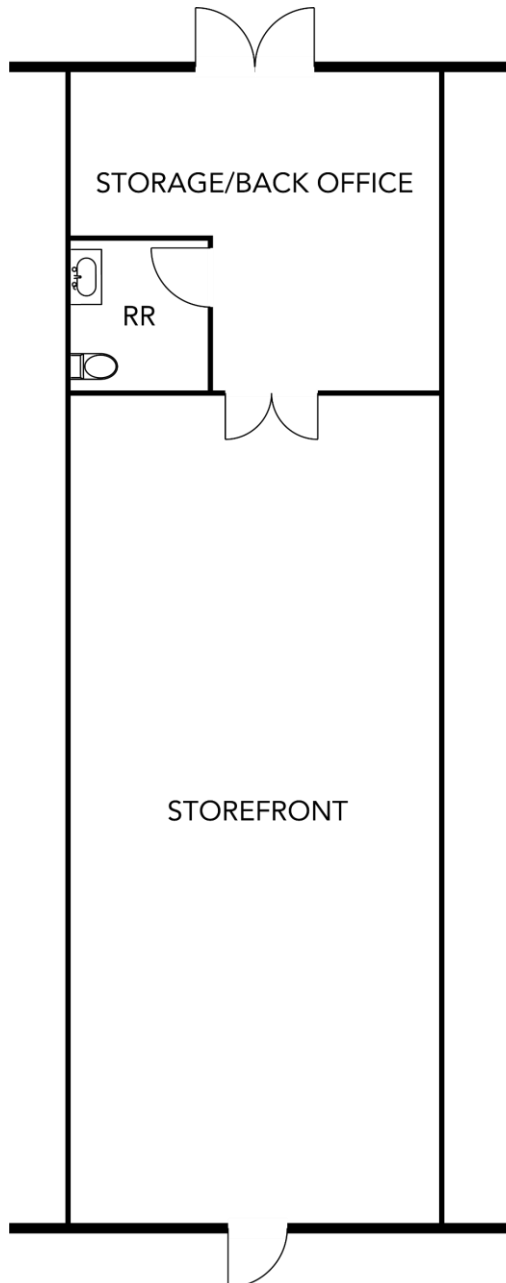
	1-MILE	3-MILE	5-MILE
2025 POPULATION	21,281	181,780	450,475
2025 AVERAGE HOUSEHOLD INCOME	\$74,605	\$82,103	\$83,996
2025 TOTAL HOUSEHOLDS	8,609	73,932	184,198

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SUITE 3

- ±1,800 SF
- \$3.25 PSF lease rate

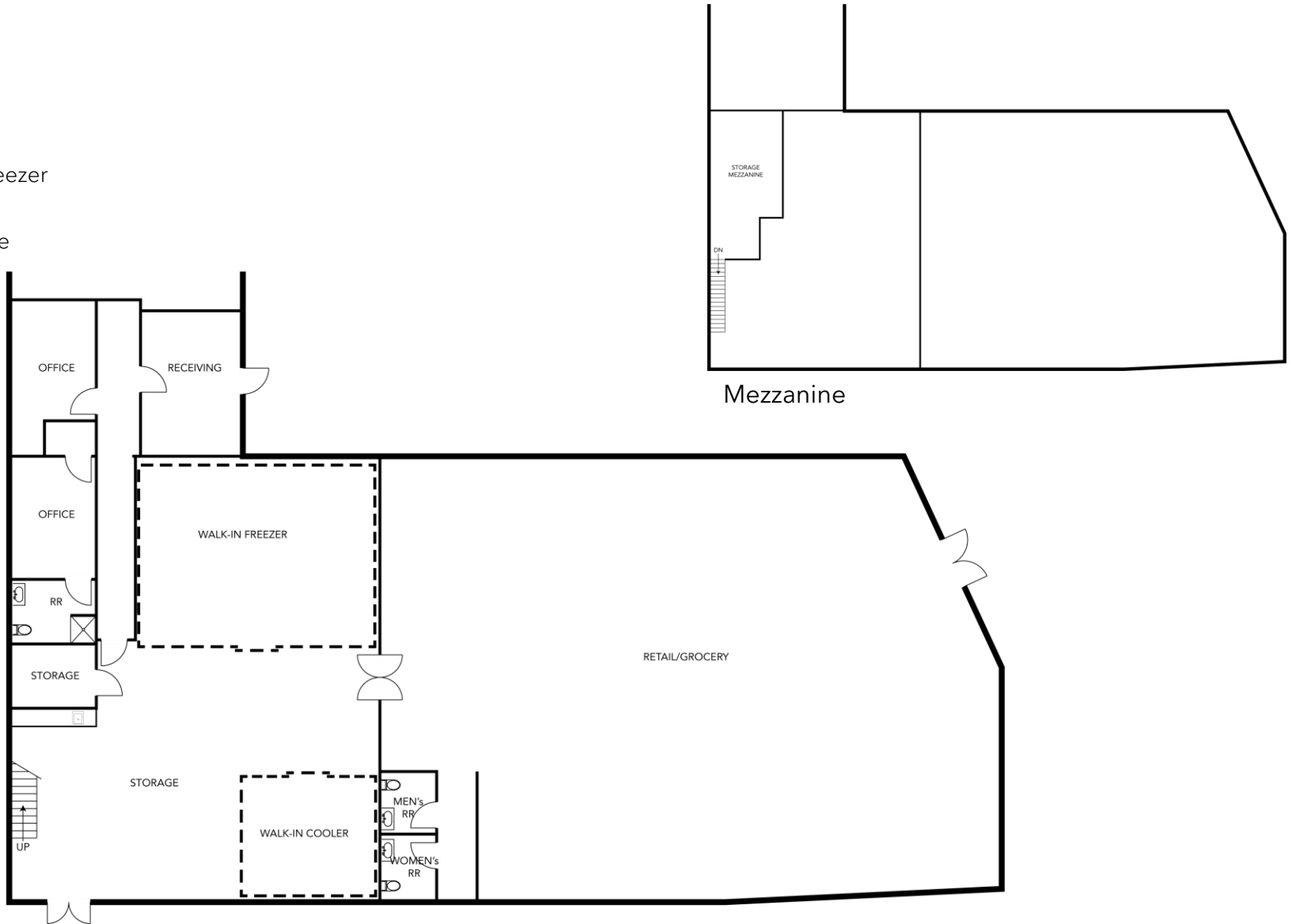


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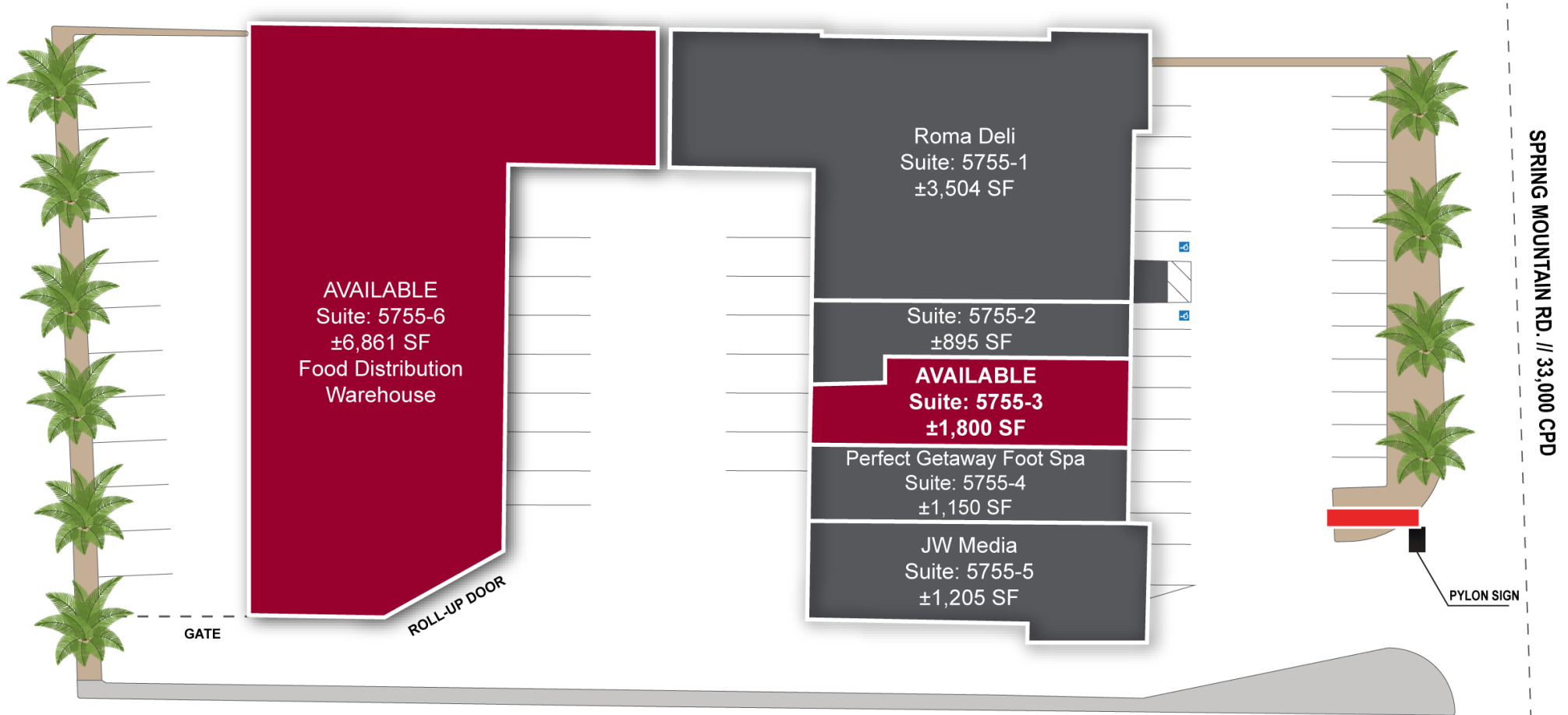
SUITE 6

- ±6,861 SF
- 2 offices
- Retail/grocery
- Storage
- Walk-in cooler & freezer
- Mezzanine storage
- \$2.50 PSF lease rate



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION, PLEASE REACH OUT.

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