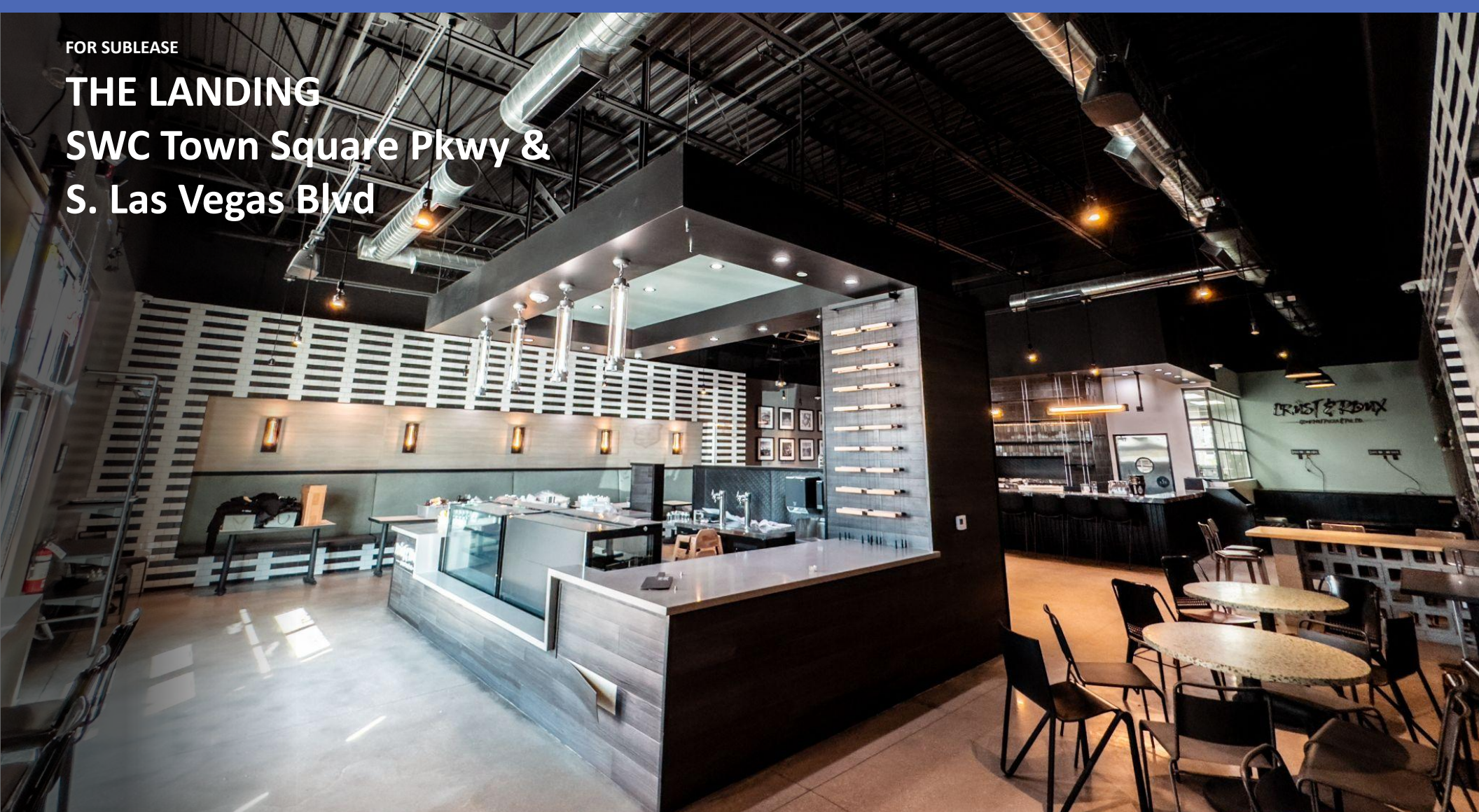


FOR SUBLEASE

# THE LANDING SWC Town Square Pkwy & S. Las Vegas Blvd



## 3,500 SF 2nd Gen Restaurant

6825 S Las Vegas Blvd Ste 120, Las Vegas NV 89119

### STAN LOPEZ

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*Real Estate • Development • Management*

6623 S Las Vegas Blvd Suite F-340  
Las Vegas, NV 89119

702.321.1927 | [www.sansoneinvestments.com](http://www.sansoneinvestments.com)

# LEASING DETAILS

Space Available:

**3,500 SF**

Sublease Rate:

**\$3.33 PSF + NNN**

Remaining Term:

**7 +/- Years w/2 options**

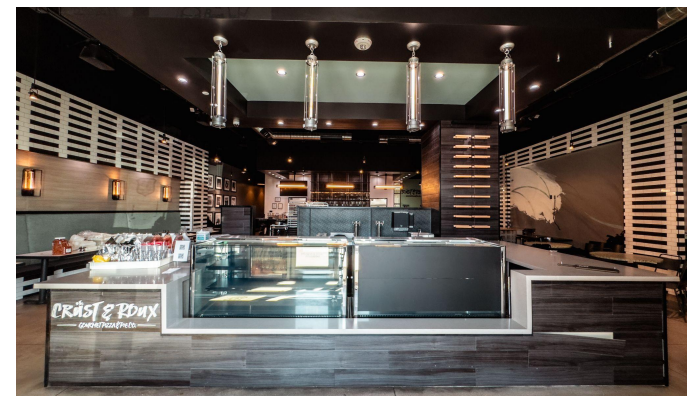


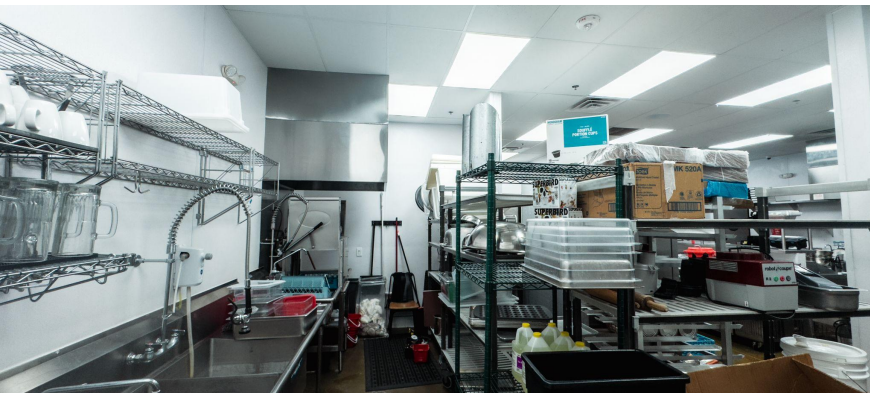
## PROPERTY HIGHLIGHTS

- Situated in a high-traffic retail center on S Las Vegas Blvd
- Sublease opportunity offers turn-key 2nd-generation restaurant space
- Open floor plan with Large Kitchen
- Modern Aesthetic interior with custom built-in bar seating
- Master lease expires June 30, 2032
- Now – June 30, 2027 - \$11,666.67 Per Month (\$3.33 PSF)
- July 1, 2027 - June 30, 2032 - \$13,125.00 Per Month (\$3.75 PSF)

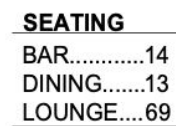
## LOCATION FEATURES

- Fronts Las Vegas Blvd
- Immediately Adjacent to Town Square
- Direct Access to I-15 & I-215
- Minutes away from “The Strip” & Harry Reid International Airport
- Anchor tenants (Master Kim’s BBQ, Sapporo Sushi, Best Mattress, Broken Yolk, Weera Thai, Cafe Rio, Nail Bar, Chop Stop, Total Wine, Fletcha Mexican Restaurant & Pop Stroke)

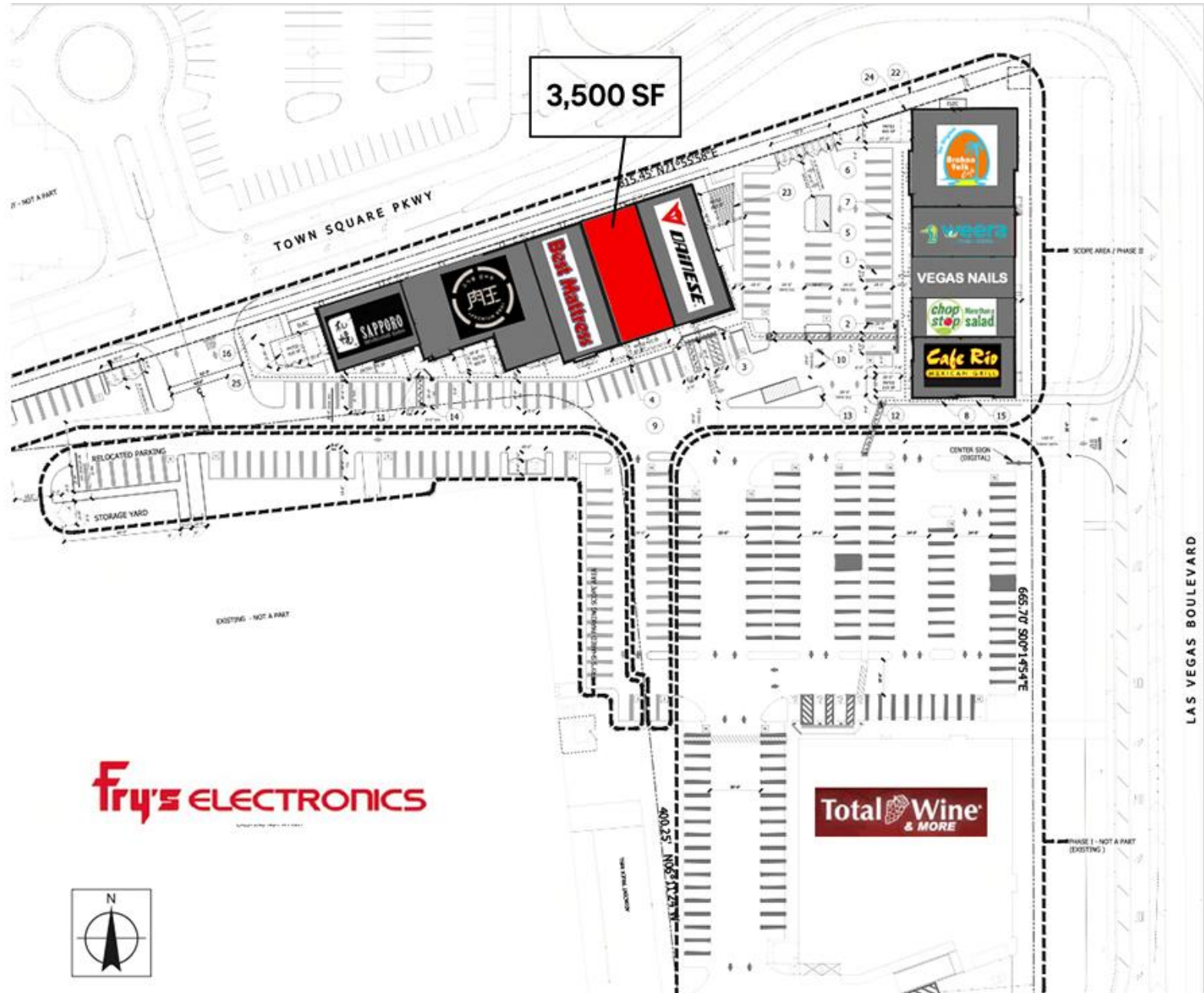








|       |    |
|-------|----|
| TOTAL | 96 |
|-------|----|



**Fry's ELECTRONICS**







# SANSONE INVESTMENTS

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