

PRIME LOCATION



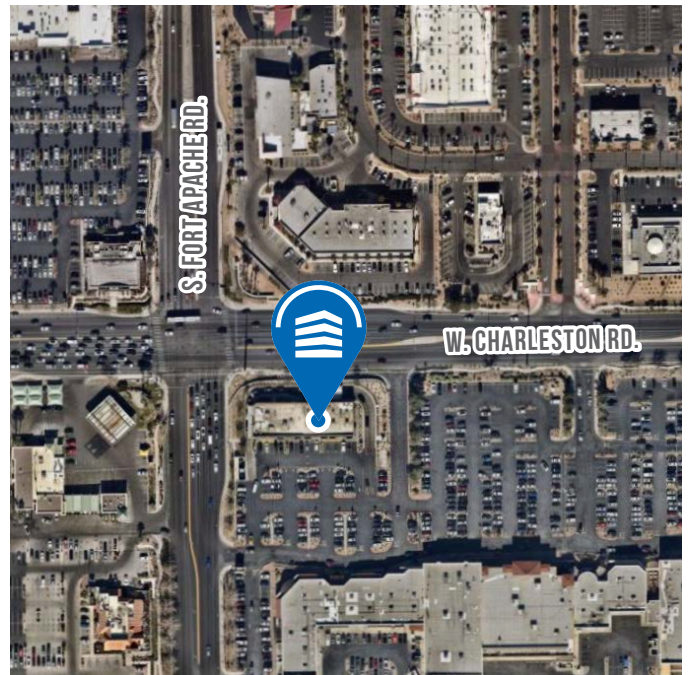
RESTAURANT ASSET FOR SALE

CUPBOP • CROSSROADS
1100 S. FORT APACHE RD. • #150

Las Vegas, NV 89117

HIGHLIGHTS

Price:	CONTACT BROKER
Size:	+/- 2,000 SF
Base Rent:	+/- \$7,833 (\$3.91 per SF)
NNN (CAM)	\$1,177.02 (\$0.58 per SF estimated)
Term:	8 Years (approximately)
Option:	One, 5 Year Option
Amenities:	Hood Grease Interceptor (in ground)



Disclaimer: Our information is deemed reliable but not guaranteed. Buyer to verify all information.

JAMES S. HAN, CCIM

VP of Commercial Sales & Leasing

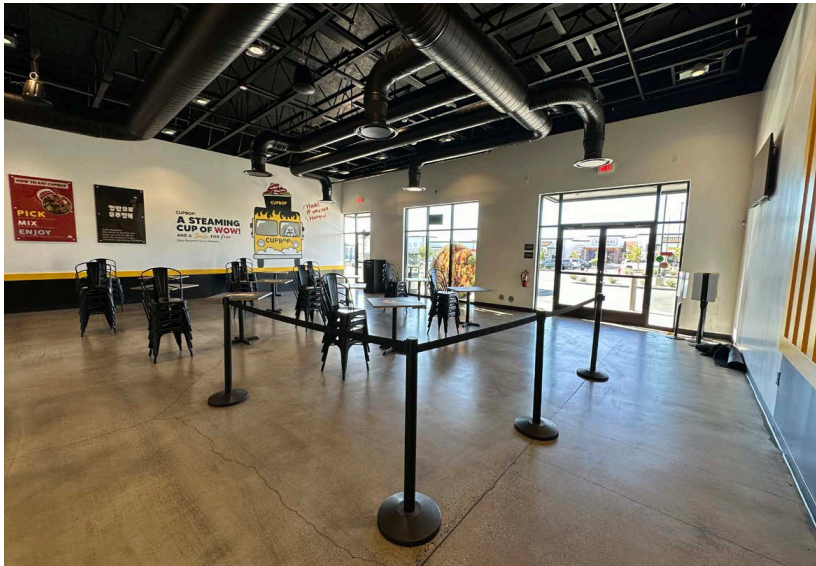
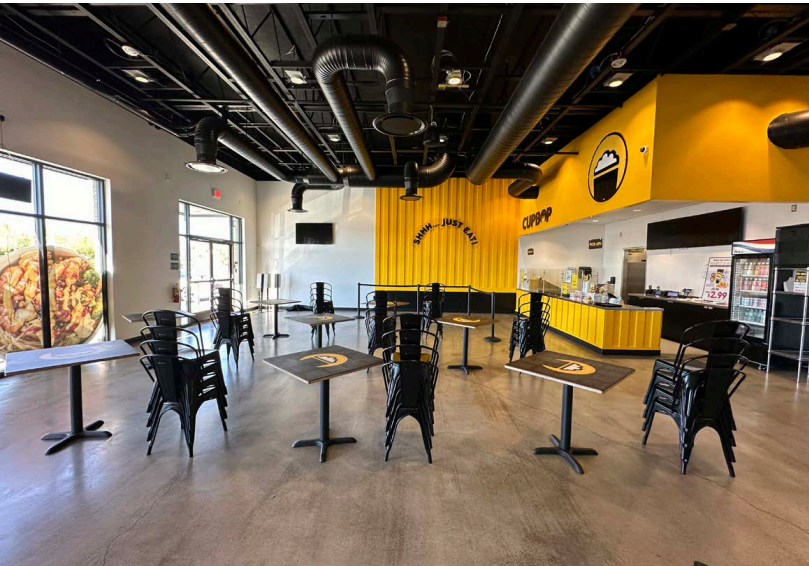
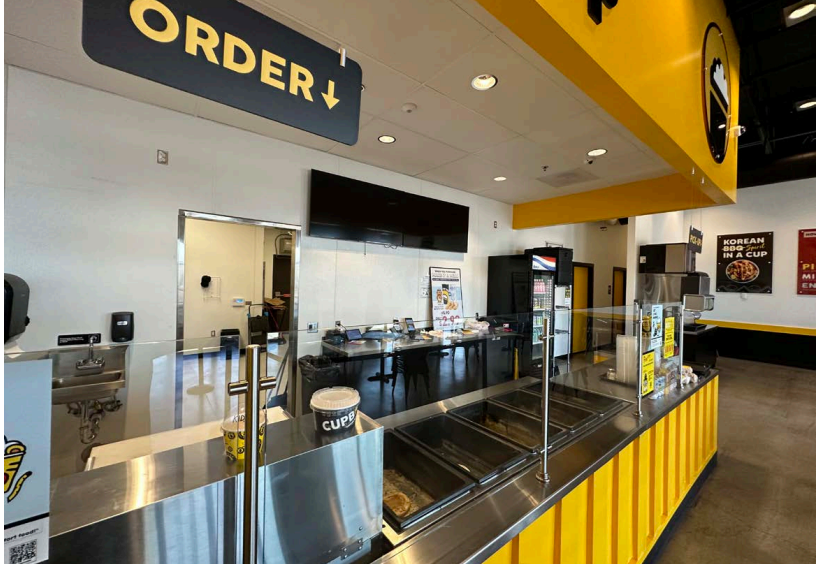
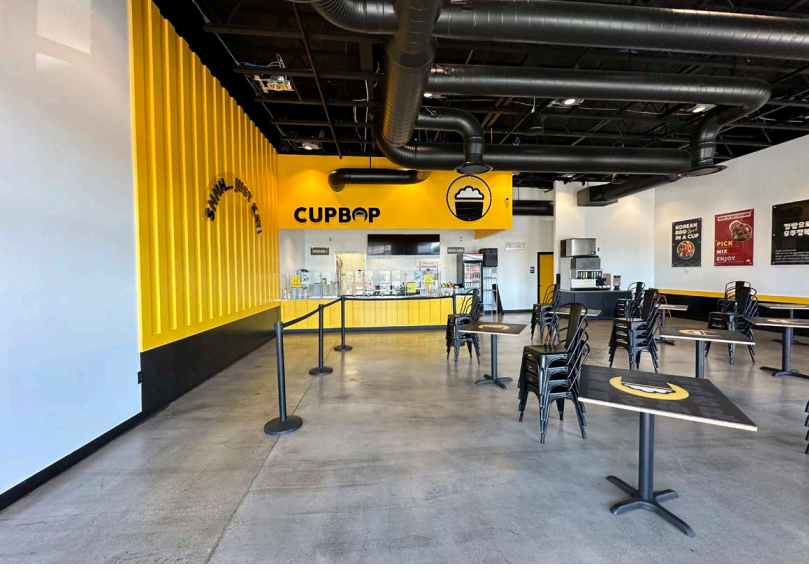
 702 825 2125

 jamesh@northcap.com

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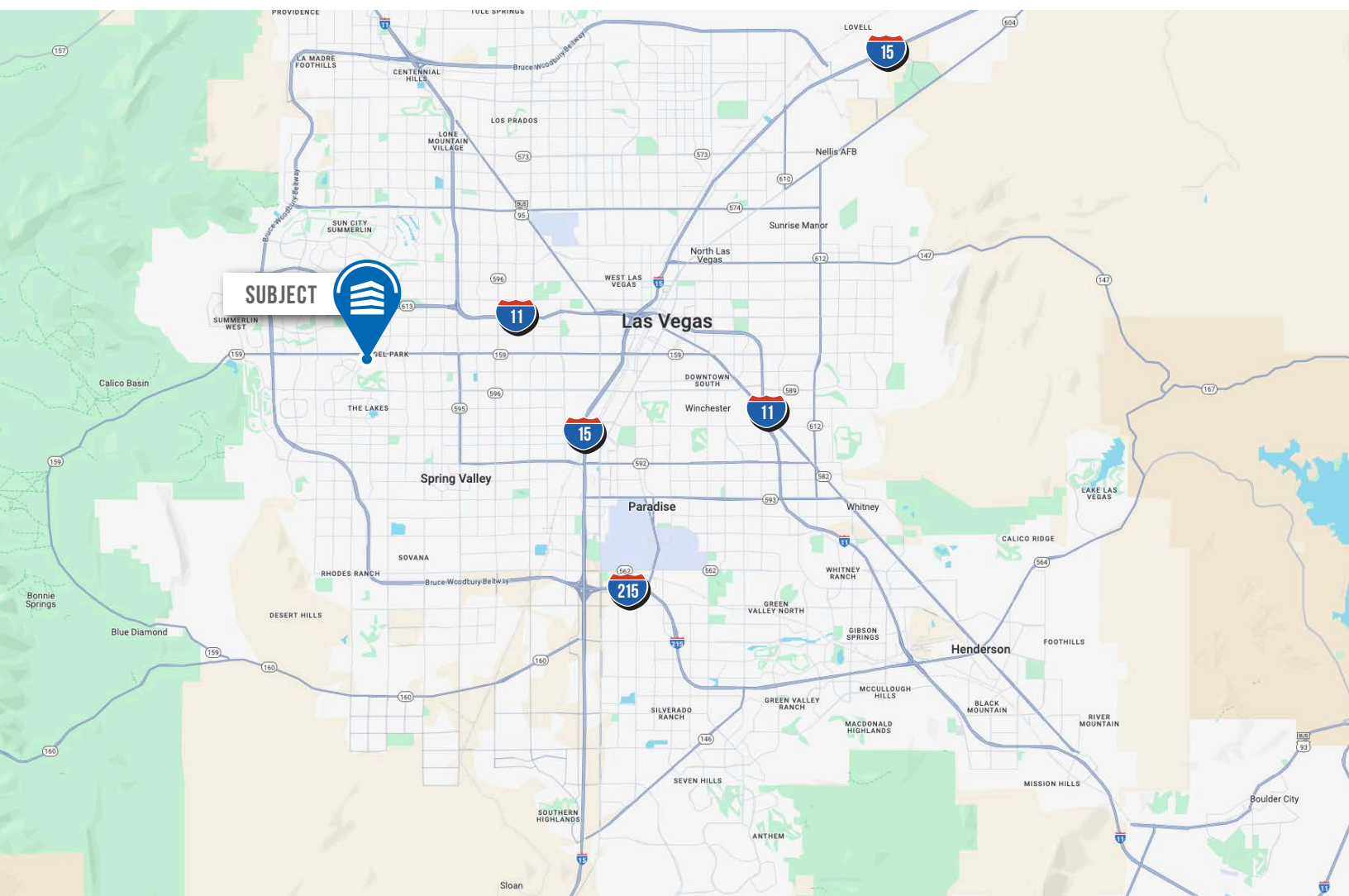
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