

# FOR LEASE

## 710 S. MAIN ST. RETAIL SPACE AVAILABLE

Las Vegas, NV 89120

### PROPERTY FEATURES

Lease Rate: **\$2.50 SF/Mo**

Lease Type: **NNN**

Terms: **5-10 Years**

Building Size: **+/- 6,000 SF**

Lot Size: **0.30 AC**

Zoning: **M - D**

Year Built: **1953**

Property Type: **Retail**

Property Subtype: **Storefront**

### OVERVIEW

Offering Retail Storefront Or Industrial, This Property Is Prime Located Between The Downtown Submarket And "The Arts District" Offering The Area's Variety Of Businesses Catering To Authentic Food, Breweries And Art. The Surrounding Area Offers Close Proximity To The Fremont Street Experience, Las Vegas City Hall, The New Civic Plaza, Clark County Government Center, World Market, The Smith Center, Symphony Park, The North Premium Outlet Mall And The Art's District. Businesses In The Area Include Todd English Hotel, Maker's And Finder's, REBAR, Esthers Kitchen, And Many More.

### HIGHLIGHTS

- Immediate Access To Interstate 15 & US-95 Highway
- Yard Space May Potentially Be Developed As Outdoor Patio Seating And/Or Parking.
- Landlord Offering Generous Tenant Improvement Allowance
- Located In The Heart Of DTLV And Nestled Between The Fremont Street Experience And The Arts District

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

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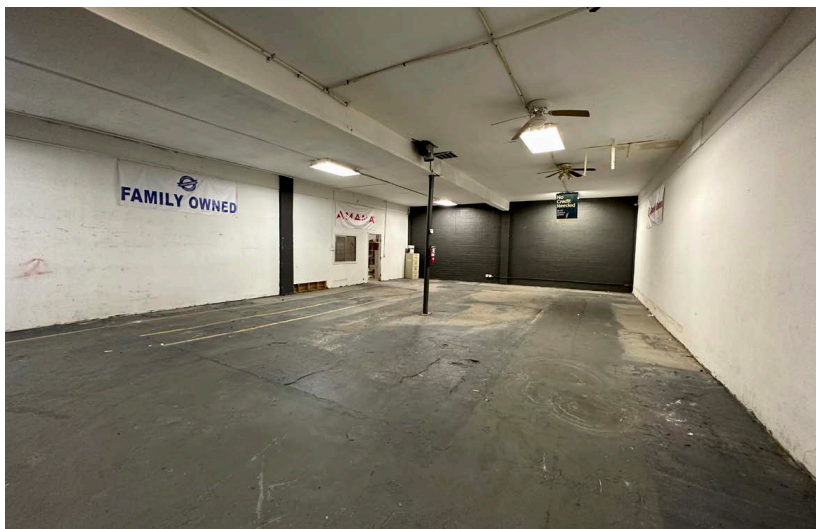
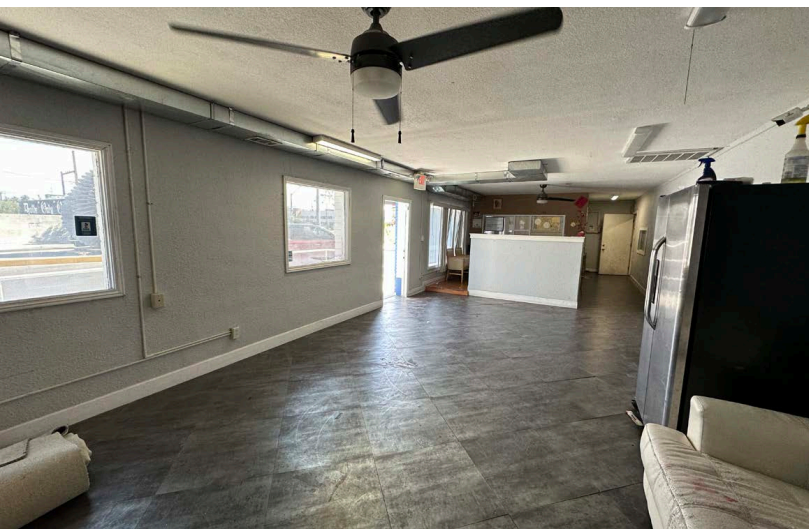
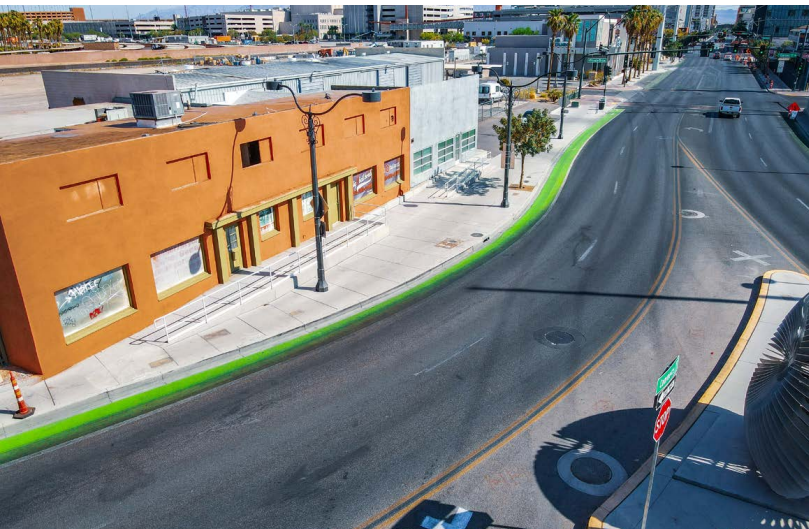
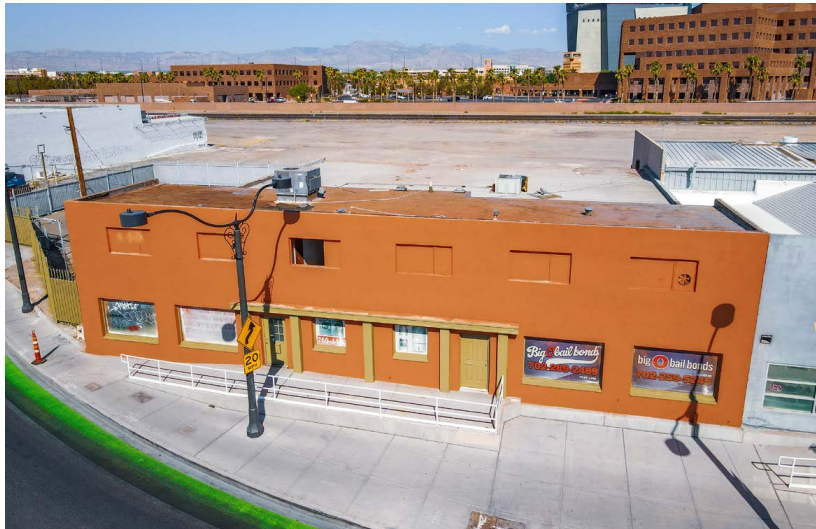
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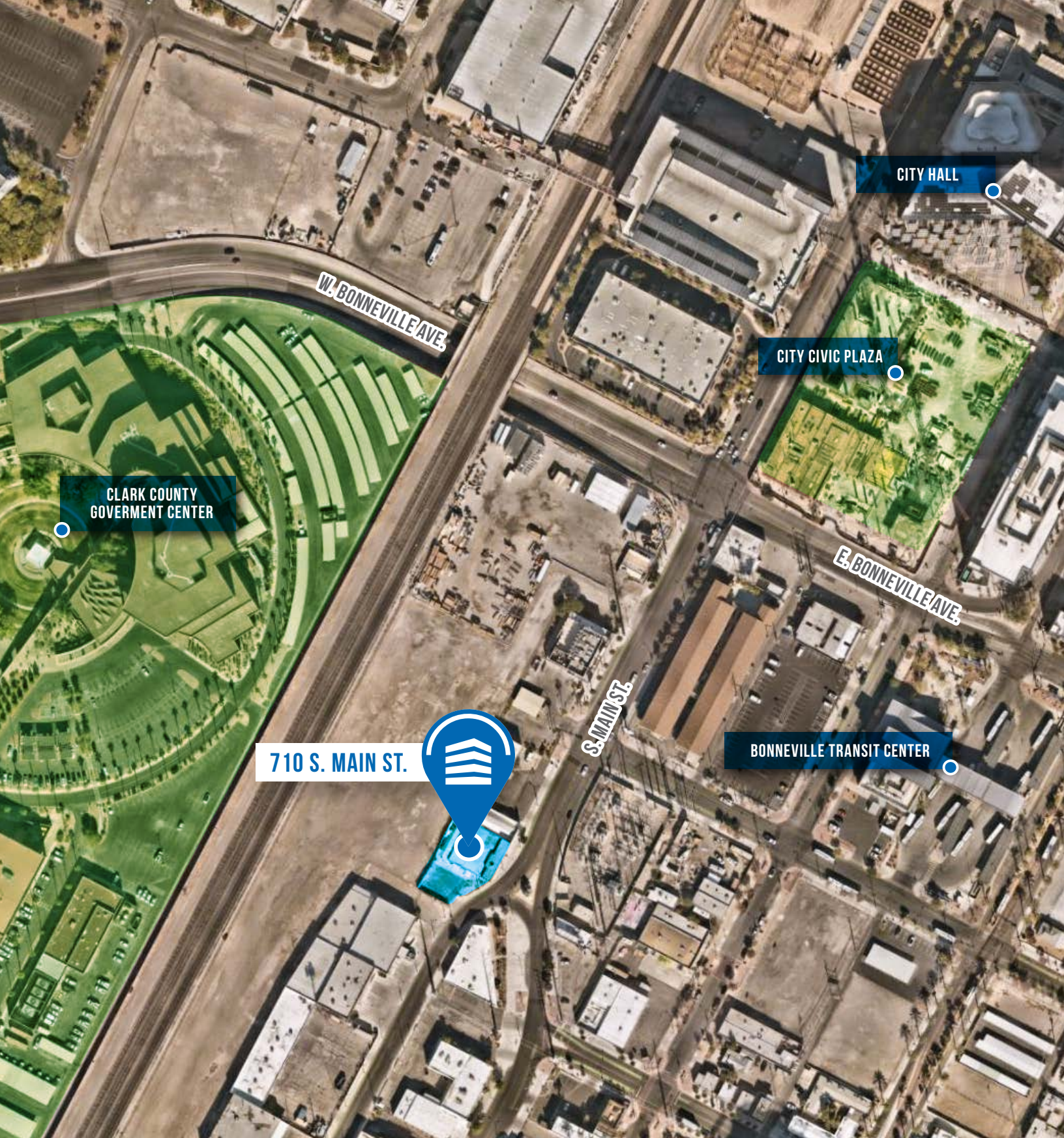
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CLARK COUNTY GOVERNMENT CENTER

DOWNTOWN

CITY CIVIC PLAZA

S. MAIN ST.

710 S. MAIN ST.



LAS VEGAS STRIP

710 S. MAIN ST.



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