

GROCERY/GYM SPACE FOR LEASE

22,336 TO 28,336 SQUARE FEET

CHRIS BEETS
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*FOR LEASE
\$2.11/NNN
CAM: \$0.30/PSF

Lincoln

The image shows a large, open-plan interior space, likely a warehouse or event hall, converted into a bar and event area. In the foreground, there is a long wooden bar with several dark wood bar stools. To the left, a large black curtain hangs from the ceiling. The ceiling is high and features exposed metal trusses and numerous strings of warm white LED lights. In the background, there is a stage area with a white backdrop and a large screen. The walls are painted a vibrant red. The floor is a light-colored, polished concrete that reflects the overhead lights. The overall atmosphere is modern and industrial.

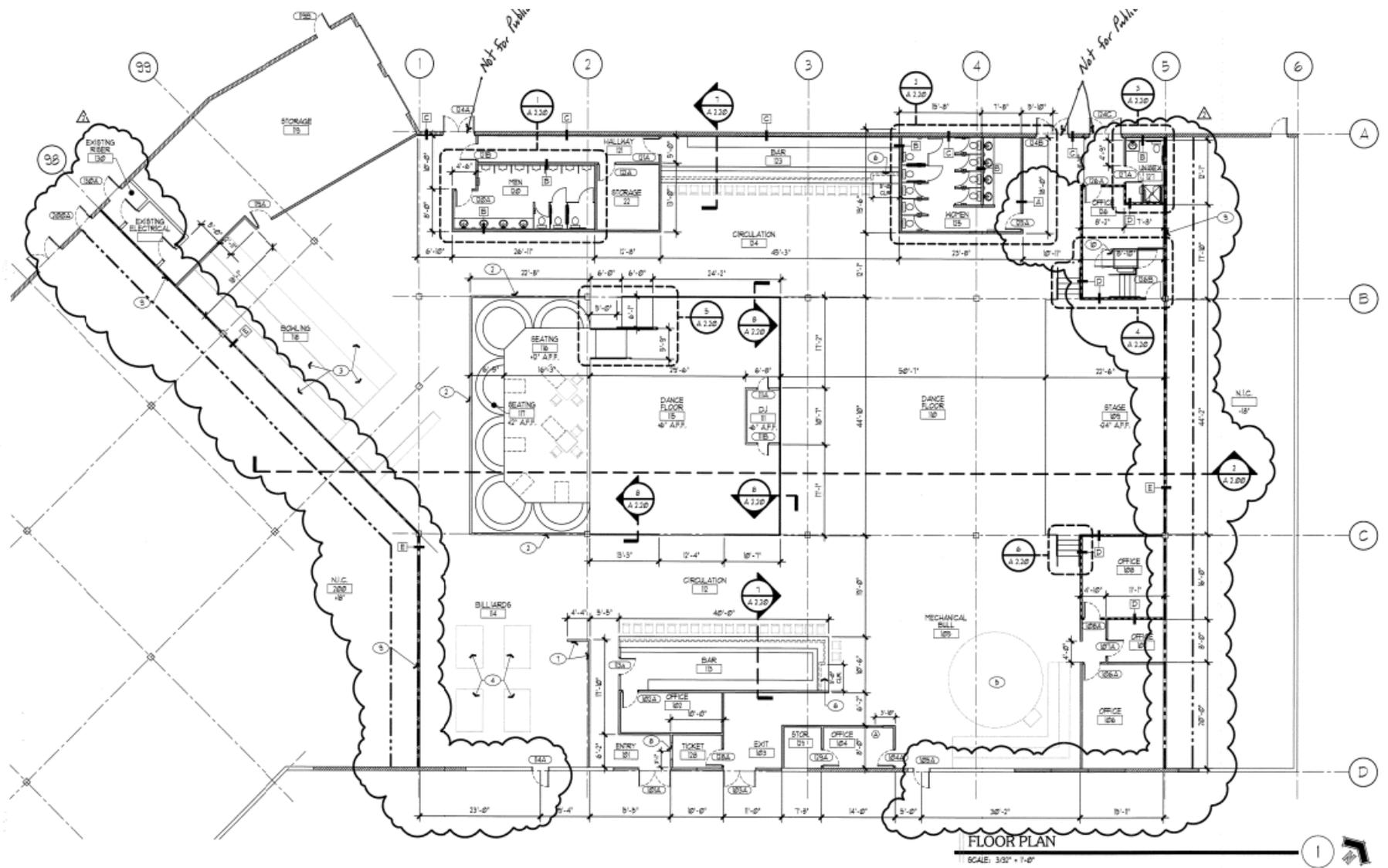
22,336-28,336 SF GROCERY/GYM SPACE AVAILABLE: #300/#300, 304, 306

The Property is South on the Las Vegas Strip, visible from I-15 and located north of South Point Hotel & Casino, with convenient access to I-15 between the Blue Diamond and Silverado interchanges.

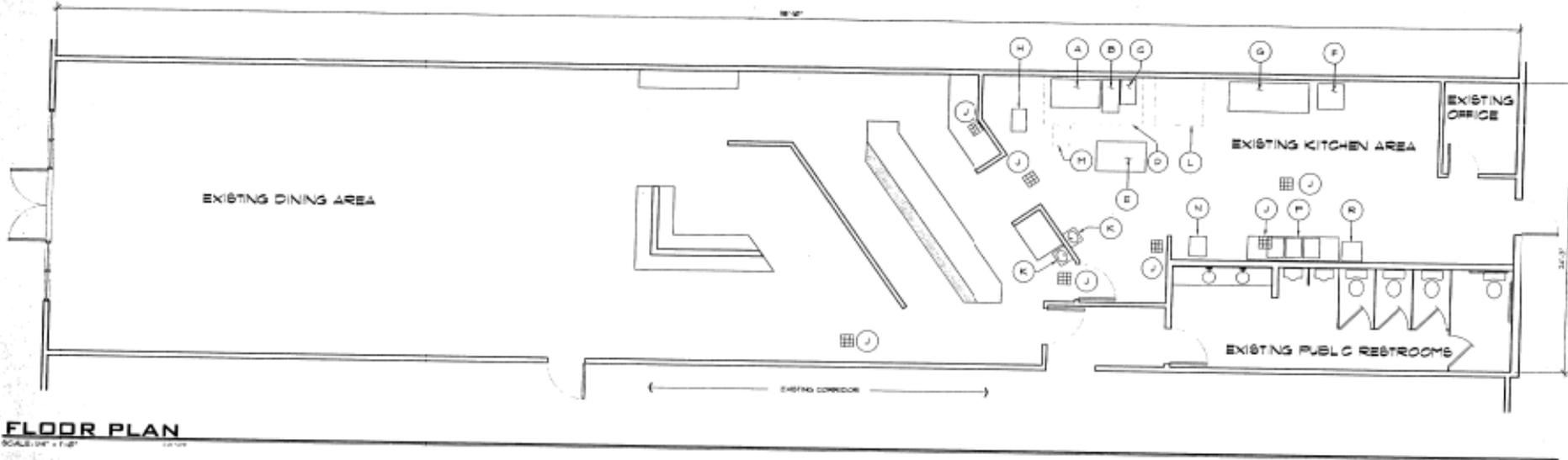
22,336-28,336 SF: GROCERY/GYM SPACE - #300 | #300, 304, 306



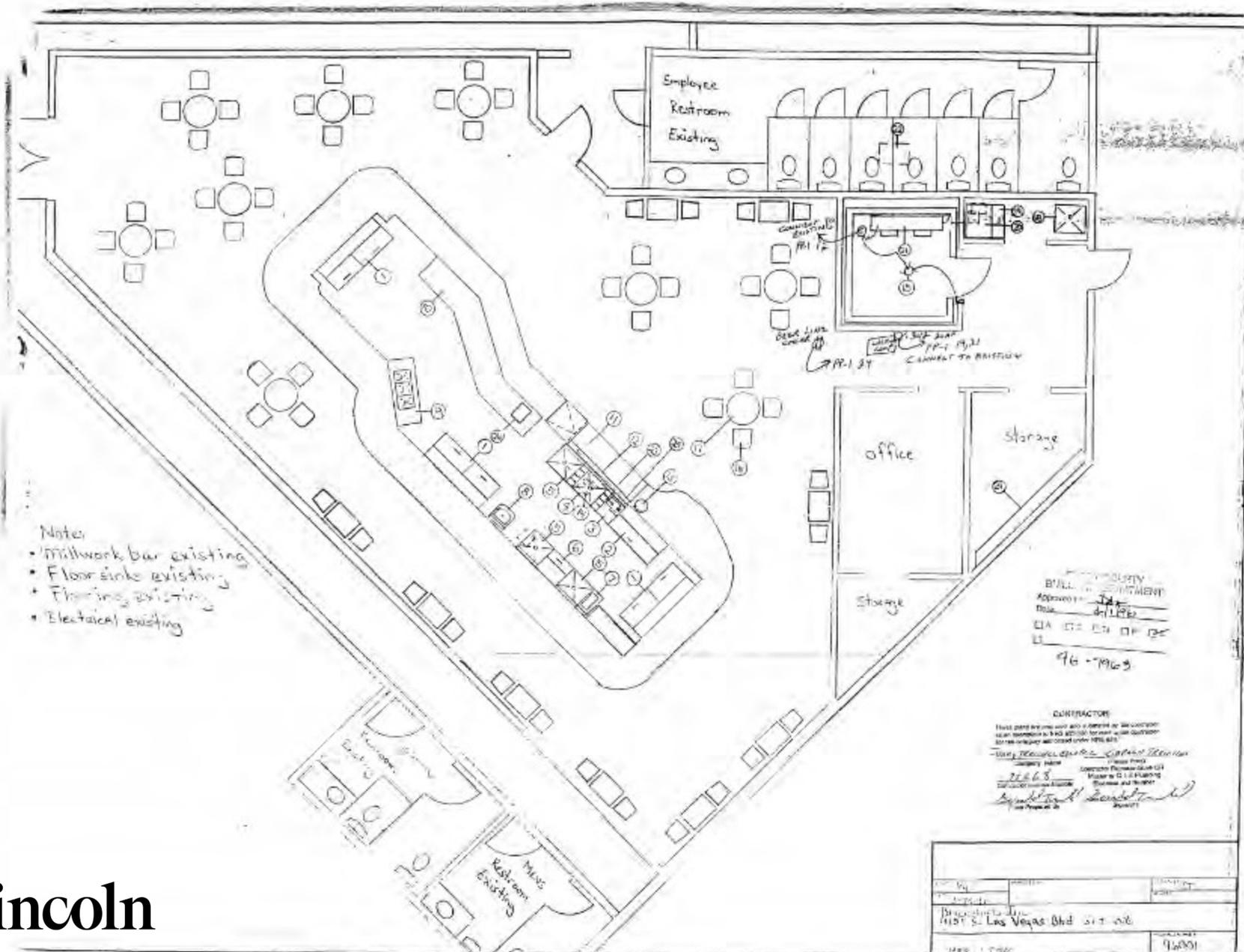
22,336-28,336 SF: GROCERY/GYM SPACE - #300



3,000 S.F. DINING - #304



3,000 S.F. - #306



- Note:
- Millwork bar existing
 - Floor sink existing
 - Flooring existing
 - Electrical existing

PROPERTY
 BILL OF MATERIALS
 Approved: J. H. [Signature]
 Date: 4/11/82
 BY: EA CB BA DP [Initials]
 96-1263

CONTRACTOR
 These plans are not valid until approved by the contractor
 as an addition to 306 22100 for work on this contract
 for the company will proceed under 1982 210

Wayne [Signature] Wayne [Signature]
 Company Name: Wayne [Signature]
 2266 S. Wayne [Signature]
 Las Vegas, NV 89102 Wayne [Signature]
Wayne [Signature]

Project No.	96-1263
Project Name	1101 S. Las Vegas Blvd. 306
Scale	1/4" = 1'-0"
Date	4/11/82

22,336-28,336 SF SPACE AVAILABLE: #300/#300, 304, 306



TRAFFICCOUNT REPORT

STREET	CROSS STREET	COUNT YEAR	VOLUME
WestSereneAvenue	LasVegasBlvd S	2022	3,227
LasVegasBlvd S	East RichmarAvenue	2022	22,526
East PebbleRoad	GilesStreet	2022	7,700
LasVegasBlvd S	West Ford	2018	29,984
EnchantedRock Lane	DesertMarigold Way	2019	20,200

Lincoln

The vibrant atmosphere and energy of Las Vegas Boulevard make it a prime location for businesses looking to attract a diverse and engaged customer base.



LAS VEGAS BOULEVARD



2024 POPULATION

1 MILE	17,666
3 MILE	139,942
5 MILE	326,616



2024 HOUSEHOLDS

1 MILE	7,904
3 MILE	49,315
5 MILE	122,090



INCOME

1 MILE	\$87,224
3 MILE	\$102,864
5 MILE	\$107,444

BLUE DIAMOND ROAD

SILVERTON
Casino • Lodge • Las Vegas



ASIS
LAS VEGAS RV RESORT

one
8256

E.WINDMILL LANE

OCTAVE
APARTMENTS

Diamond Sands
ON THE BOULEVARD
RESORTED LIVING

W.WIGWAM AVENUE

Summer Winds

WORLDMARK
BY WYNDHAM

LAS VEGAS BOULEVARD

W.FORD AVENUE

VILLANOVA
APARTMENTS

E.PEBBLER ROAD

LOFT 5

**VEGAS
POINTE
PLAZA**

E.AGATE AVENUE

Ensemble
Senior Living

Manhattan Luxury Condominiums



JOVANNA

MANHATTAN
LUXURY CONDOMINIUMS



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