

POTENTIAL 2ND GENERATION RESTAURANT AVAILABLE

FOR LEASE

855 E. TWAIN AVE.
RETAIL CENTER • STOREFRONT

Las Vegas, NV 89169

PROPERTY DESCRIPTION

Situated on the SE corner of Twain Ave and University Center Drive and less than 2 miles away from the world-famous "Las Vegas Strip", The Twain Center is a busy multi-tenant retail building anchored by 7-Eleven with great street exposure and tenant mix. Property located in an established and densely populated area of central east Las Vegas situated alongside RTC of Southern Nevada bus route with more than 135,694 residents living within 3 miles of the center and over 173,000 daily workers. Additionally, the property is one mile from the University of Nevada, Las Vegas, and close to Harry Reid International Airport. ±37,000 VPD at the Intersection. Seeking restaurants, hair/nail salons, insurance, auto parts retailers, pawn shops. Landlord will look at everything. VERY MOTIVATED LANDLORD! AGGRESSIVE LEASE RATES AND TERMS! A few choice spaces available.

HIGHLIGHTS

Rental Rate:	Retail from \$1.25 - \$1.75 per SF/Month
Space Available:	Up to ±2,160 SF Potential 2nd Gen Restaurant
Gross Leasable Area:	34,903 SF
Year Built:	1987
Frontage:	160 feet on Swenson & 620 feet on Twain
Traffic Count:	32,000 Cars/Day
NNN/CAM (Estimated)	\$0.65/SF/Month

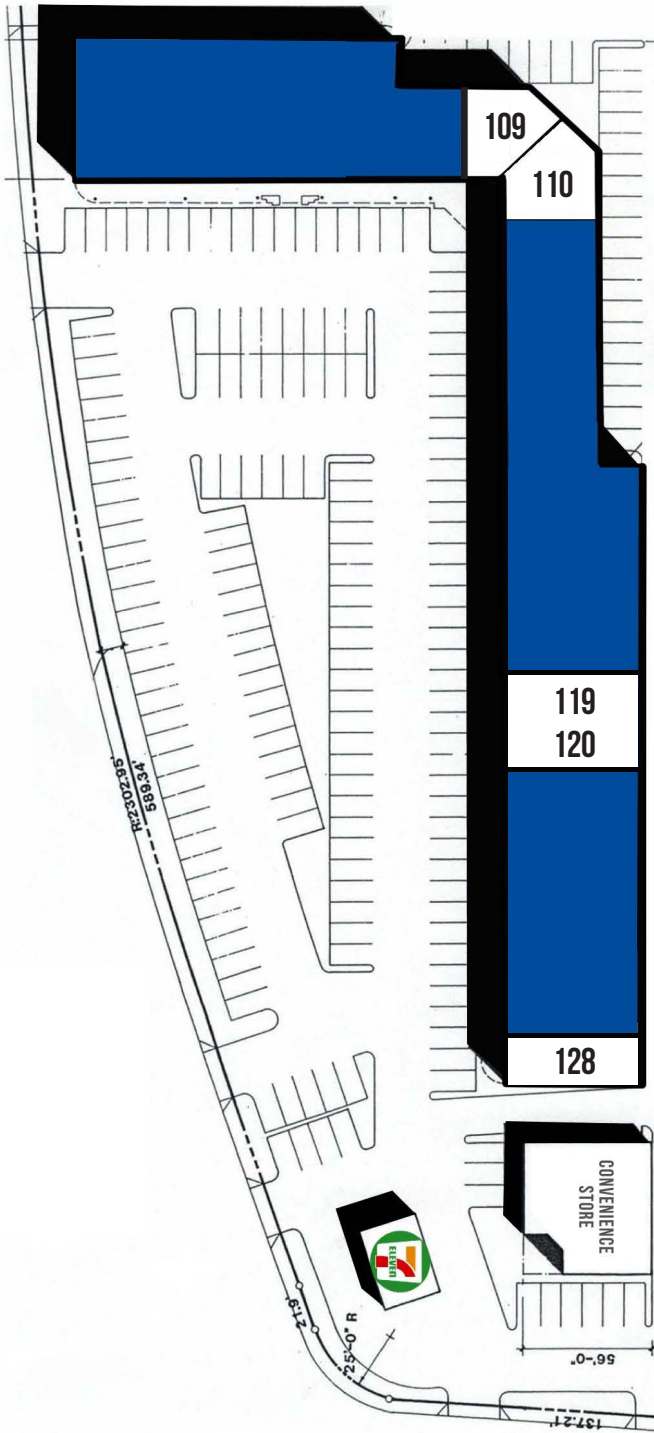


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NORTHCAP
COMMERCIAL

LISTING SPACES



UNIT	SIZE:	TENANT:
101/102	3,051 SF	Sphere View Indian Cuisine
103/106	4,320 SF	Adult Day Care
107/108	2,200 SF	Fideua Taste of Spain
109	1,332 SF	AVAILABLE
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111/112	2,400 SF	La Barbacoa
113	1,200 SF	Leased
114/117	3,960 SF	Tavern
118	1,080 SF	Freeze Me
119/120	2,160 SF	RESTAURANT POTENTIAL
121/122	2,160 SF	Aloe Spa
123	1,080 SF	Mail Room & Gifts
124	1,080 SF	Tax Solutions
125	1,080 SF	L&K Print
126/127	2,160 SF	Tacos Los Toritos
128	1,560 SF	AVAILABLE

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

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AREA OVERVIEW



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