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CAST

**EXPERIENCED
RESTAURATEURS
WANTED!**



4415-4455 Spring Mountain Road

**A MIXED-USE REDEVELOPMENT IN LAS VEGAS'
WORLD-FAMOUS CHINATOWN CORRIDOR**

RETAIL & RESTAURANT SPACE AVAILABLE FOR LEASE



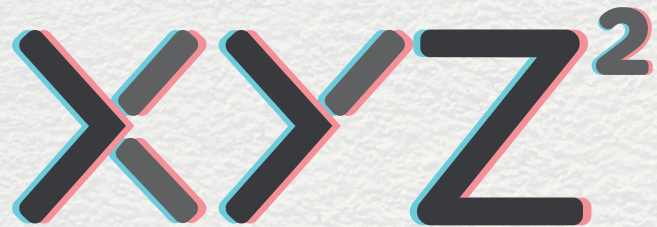
XYZ Square(d)

**A MIXED-USE REDEVELOPMENT IN LAS VEGAS'
WORLD-FAMOUS CHINATOWN CORRIDOR**

±2,000 – ±14,500 SF

Known today as the Wells Fargo Regional Campus in Las Vegas, the property will soon be redeveloped as an exciting mixed-use project. Levels above the first floor will remain Class A office space, while the ground floor space throughout the project will be converted from office to retail & restaurant space, bringing to Chinatown a completely new kind of experience.

Let's Talk!



XYZ Square(d) is located in what used to be Las Vegas' best kept secret.

The secret is out – Las Vegas' very own Chinatown has become one of the greatest food & beverage corridors in the world.

World-class food offerings for every major type of cuisine found across the globe are offered on this very limited stretch of Spring Mountain Road, less the five minutes west of the core of the Las Vegas Strip.



THE CONVENIENCE OF NEARBY AMENITIES

1 mile from the Las Vegas Strip, which hosts over 42MM visitors annually. In the heart of Chinatown, a destination for locals & tourists.



ACCESS

Immediate access to the I-15 Freeway with great Ingress/Egress circulation around the property.



A ROAD WELL TRAVELED

Excellent visibility and frontage on Spring Mountain Road. ±64,500 cars per day.

WORLD FAMOUS CHINATOWN

A thriving commercial district that spans several blocks and offers a range of businesses, including restaurants, shops, and unique architecture.

CELEBRATING CULINARY EXCELLENCE

This captivating destination is full of creativity, cultural richness, and an array of flavors that will delight your taste buds.

Chinatown is a popular tourist destination, attracting visitors from around the world who are interested in exploring the unique cultural offerings of the area.



AERIAL PLAN



AREA 15

XYZ²

CHINATOWN

Spring Mountain Rd. // 64,500 CPD

FASHION SHOW

Encore
byynn

LAS Vegas
CONVENTION AND VISITORS AUTHORITY

THE LAS VEGAS
COUNTRY CLUB

SUNRISE HOSPITAL
AND MEDICAL CENTER
±701 BEDS

E. Desert Inn Rd. // 41,500 CPD

Boulevard

LAS VEGAS
NATIONAL GOLF COURSE

ti TREASURE ISLAND

Mirage LAS VEGAS

THE PALAZZO

THE VENETIAN

Sands

MSG SPHERE

CASASRS PALACE

Harrahs

THE LINQ

Flamingo

The HC (Hughes Center)

Panera Bread
FedEx
Jamba
FOGO the CHAO
Palm Jamb

The Park at 3000
Citi
SUBWAY
TACOS & BEER

Maryland Crossing
Walgreens
Cane's
DOLLAR TREE
metro SALLY BEAUTY

Best on the Boulevard
ROSS
WSS
Party City
BEST BUY

Mission Center
TJmaxx CVS
CHASE Albertsons Dolly's

E. Flamingo Rd. // 56,500 CPD

GOLD COAST

rio LAS VEGAS

PALMS

Walgreens
Denny's Chick-fil-A

BELLAGIO LAS VEGAS

planet hollywood

Paris

Virgin

E. Harmon Ave. // 10,300 CPD

UNLV
±28,600 STUDENTS

TOPGOLF LAS VEGAS

SUBWAY BURGER KING

IN-N-OUT BURGERS

CITYCENTER LAS VEGAS

NEW YORK NEW YORK

MGM GRAND

E. Tropicana Ave. // 56,000 CPD

Excalibur

Tropicana

OYO

University Plaza
VONS Dolly's
Auto Parts Del Taco

LUXOR LAS VEGAS

Allegiant Stadium

Designated Stadium District

MANDALAY BAY

HARRY REID
INTERNATIONAL AIRPORT

BALI HAI GOLF CLUB

I-15 FREEWAY : 332,00 CPD

S. Las Vegas Blvd. // 64,000 CPD

Paradise Rd. // 40,000 CPD

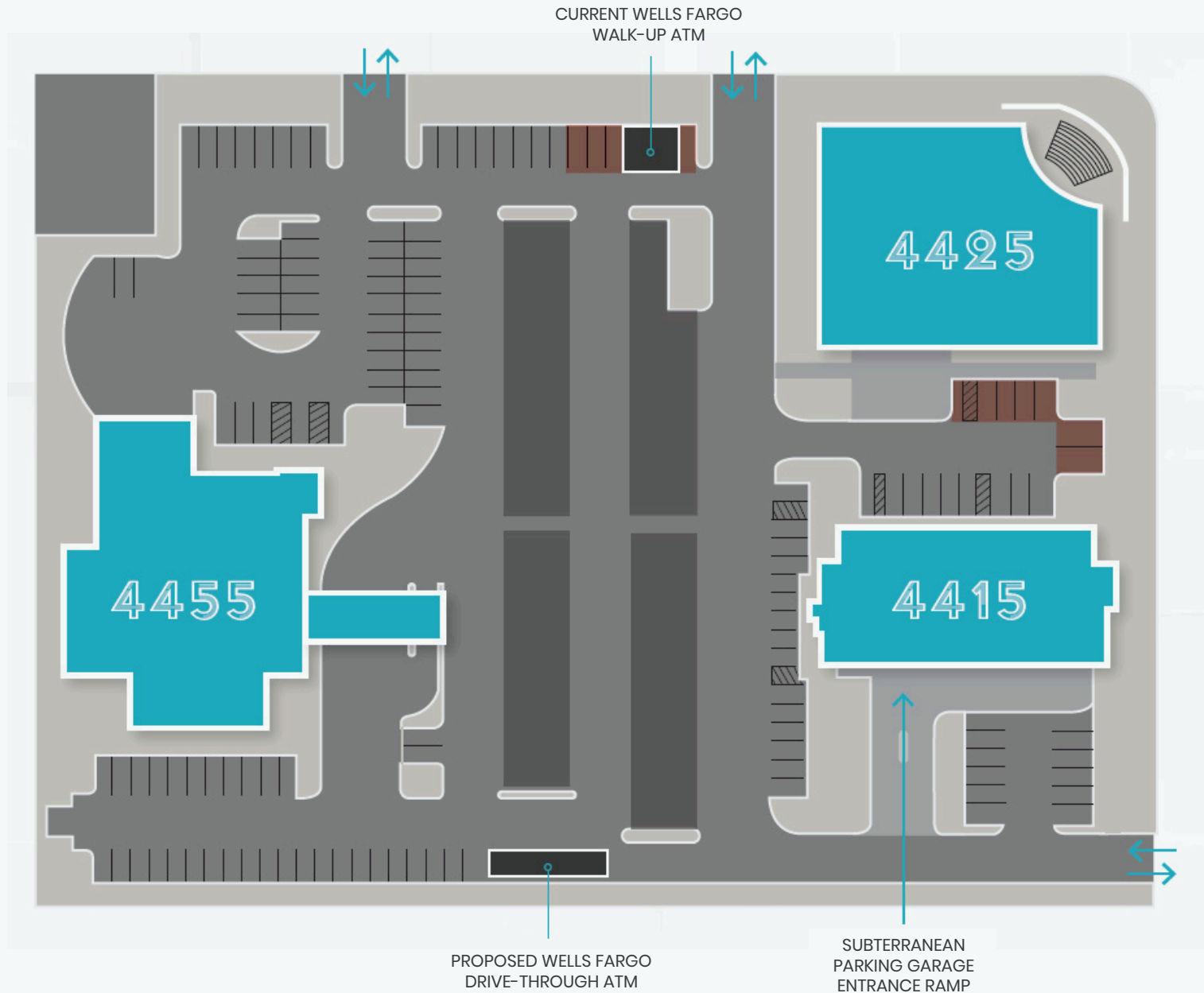
A MIXED-USE REDEVELOPMENT

Located in the heart of Chinatown



SITE PLAN

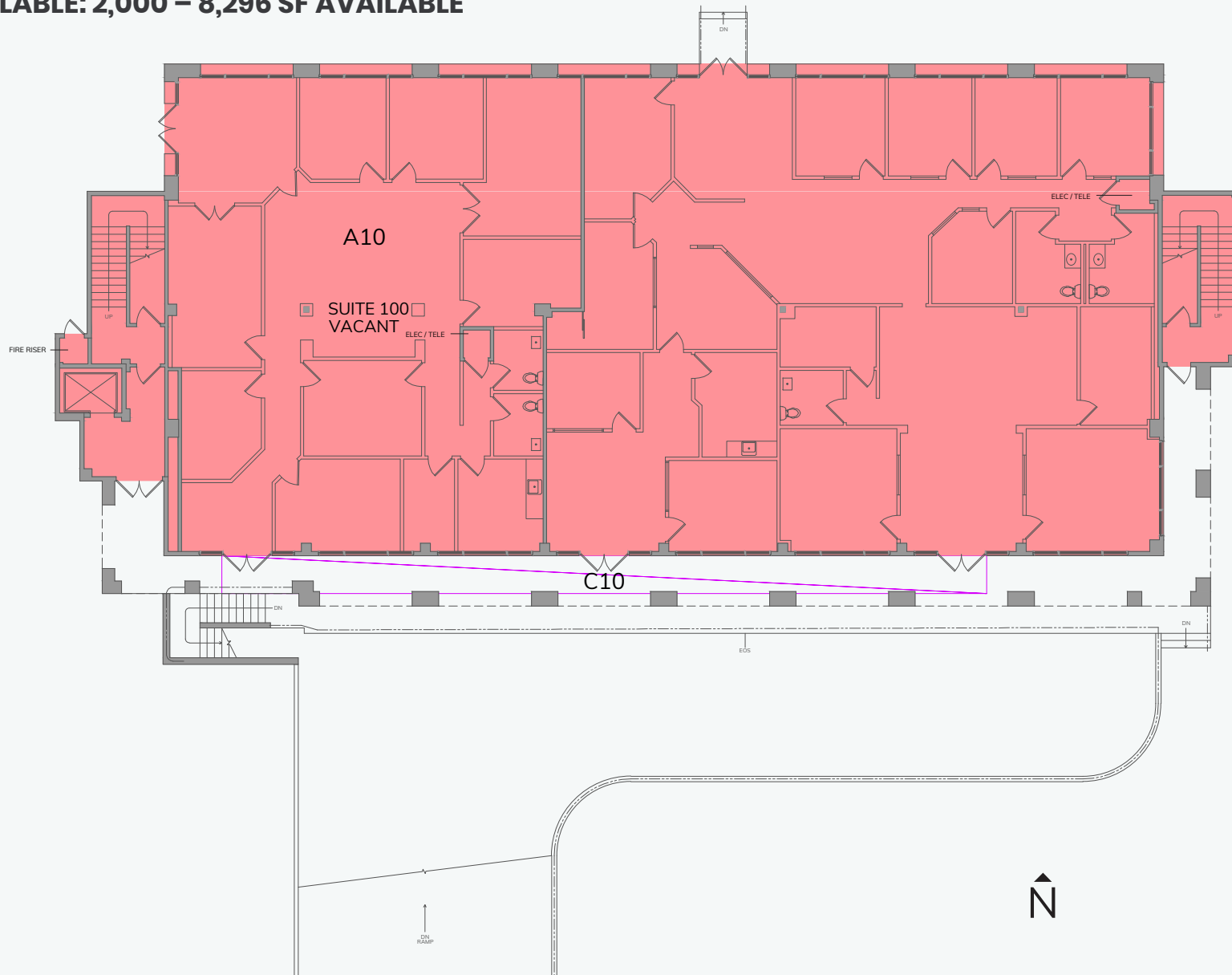
SPRING MOUNTAIN ROAD (64,500 CPD)



4415 (REAR BUILDING)

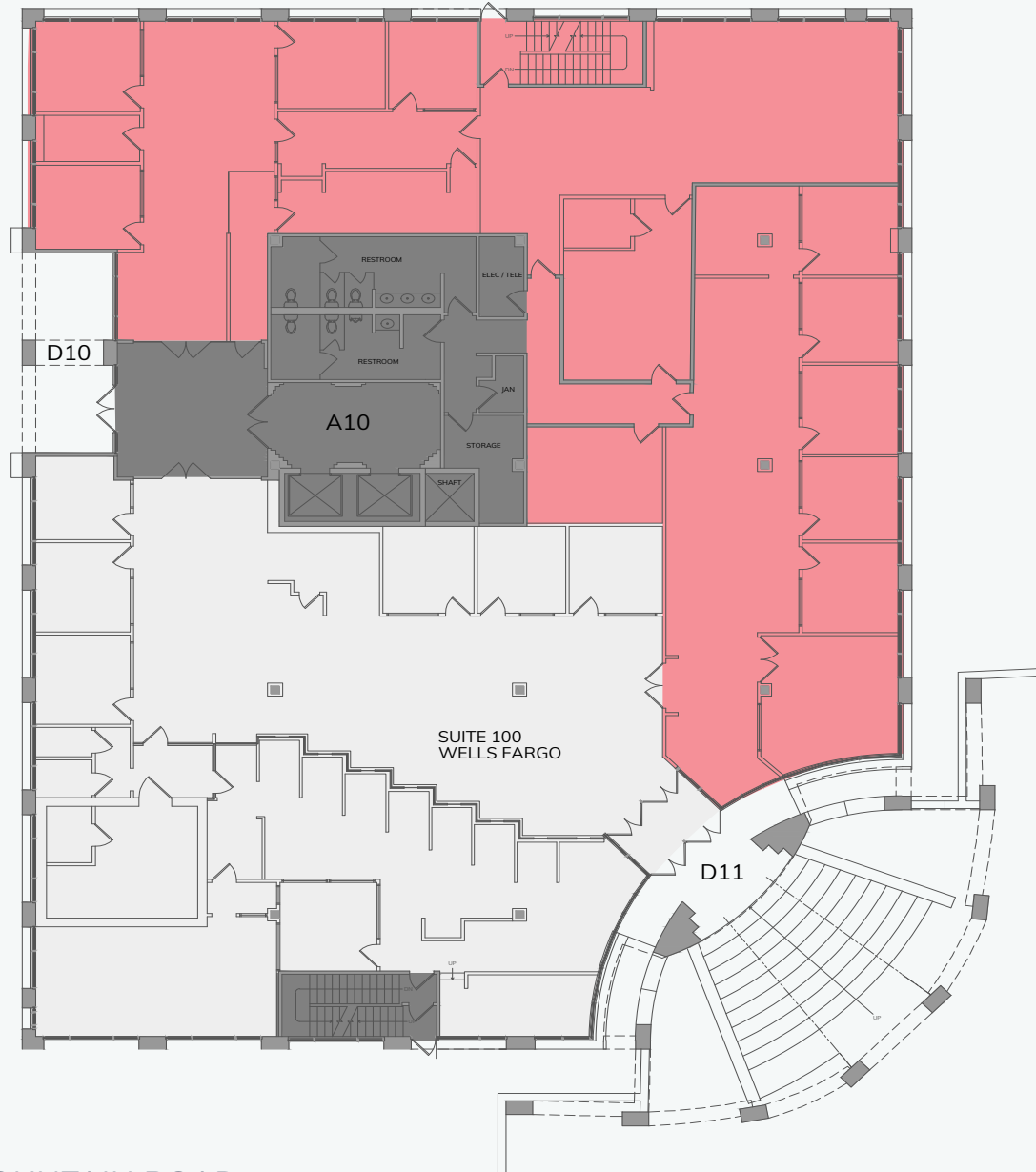
FIRST FLOOR:

SF AVAILABLE: 2,000 – 8,296 SF AVAILABLE



4425 (FRONT BUILDING)

SUITE 150: 6,807 SF AVAILABLE



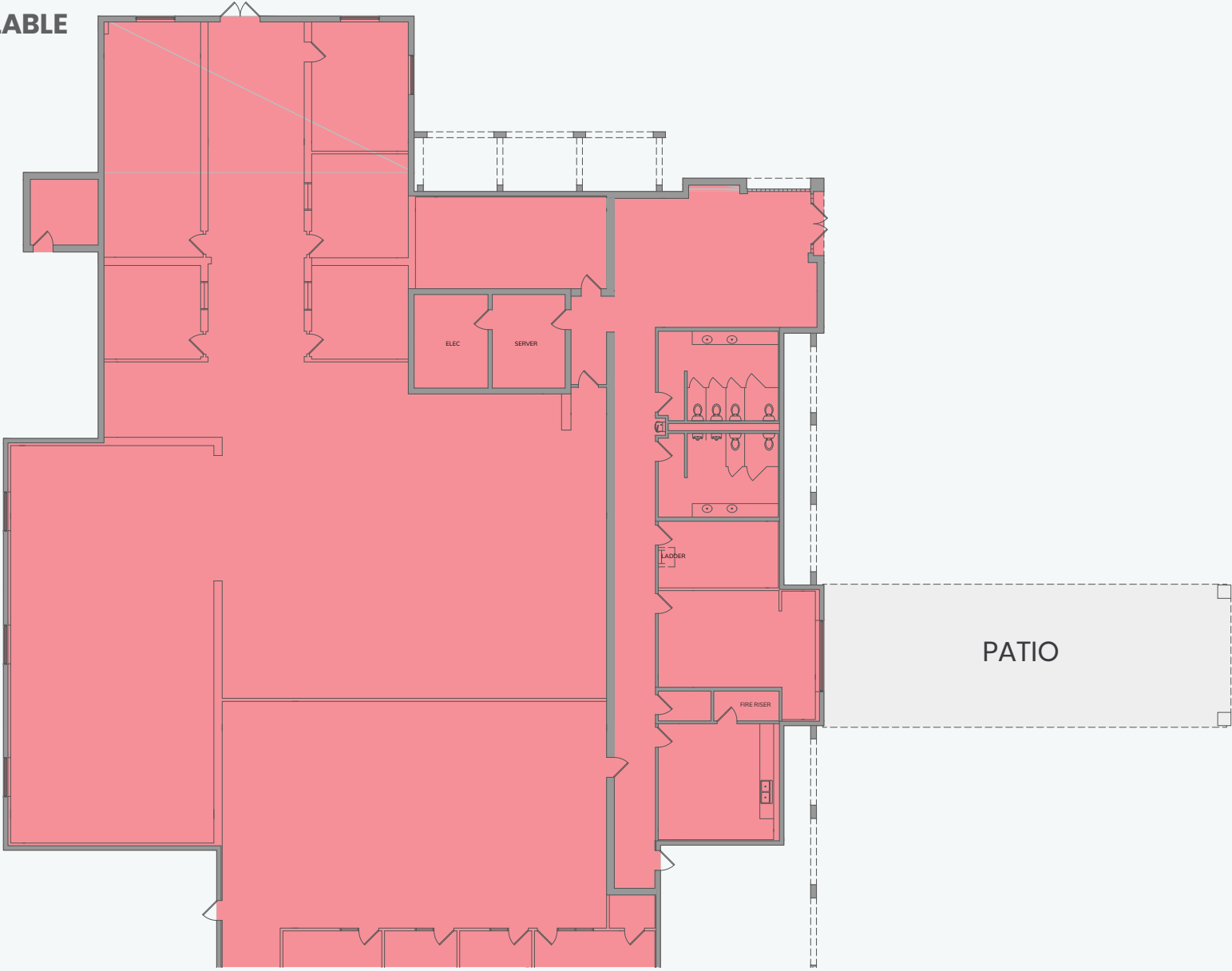
SPRING MOUNTAIN ROAD

WELLS FARGO

SUITE 100
WELLS FARGO

4455

14,527 SF AVAILABLE





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FOR MORE INFORMATION, PLEASE CONTACT

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