

**FOR LEASE**

# SERENE SHOPS

1720 - 1780 East Serene Ave  
Las Vegas, NV 89123



**ROI**  
Commercial Real Estate

**graski retail team**

roicre.com

## Contact our team today!

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# PROPERTY HIGHLIGHTS

## Join Serene Shops, a modern retail center with high-visibility.

Built in 2020, Serene Shops is a modern 13,284 SF retail center at the signalized corner of Serene and Spencer. Adjacent to Eastern Beltway power center and easy access to the 215 Beltway.

- ✓ Newly constructed retail center, built in 2020.
- ✓ Key tenants such as Dutch Bros Coffee and Don Tortaco, draw traffic to the center.
- ✓ Adjacent to Eastern Beltway, a major power center anchored by national big-box tenants.
- ✓ Easy connectivity from the 215 Beltway and Eastern Avenue corridor.
- ✓ Serving the Silverado Ranch community with a mix of quick-service dining and essential daily conveniences.

 **COMMERCIAL GENERAL (CG)**  
ZONING

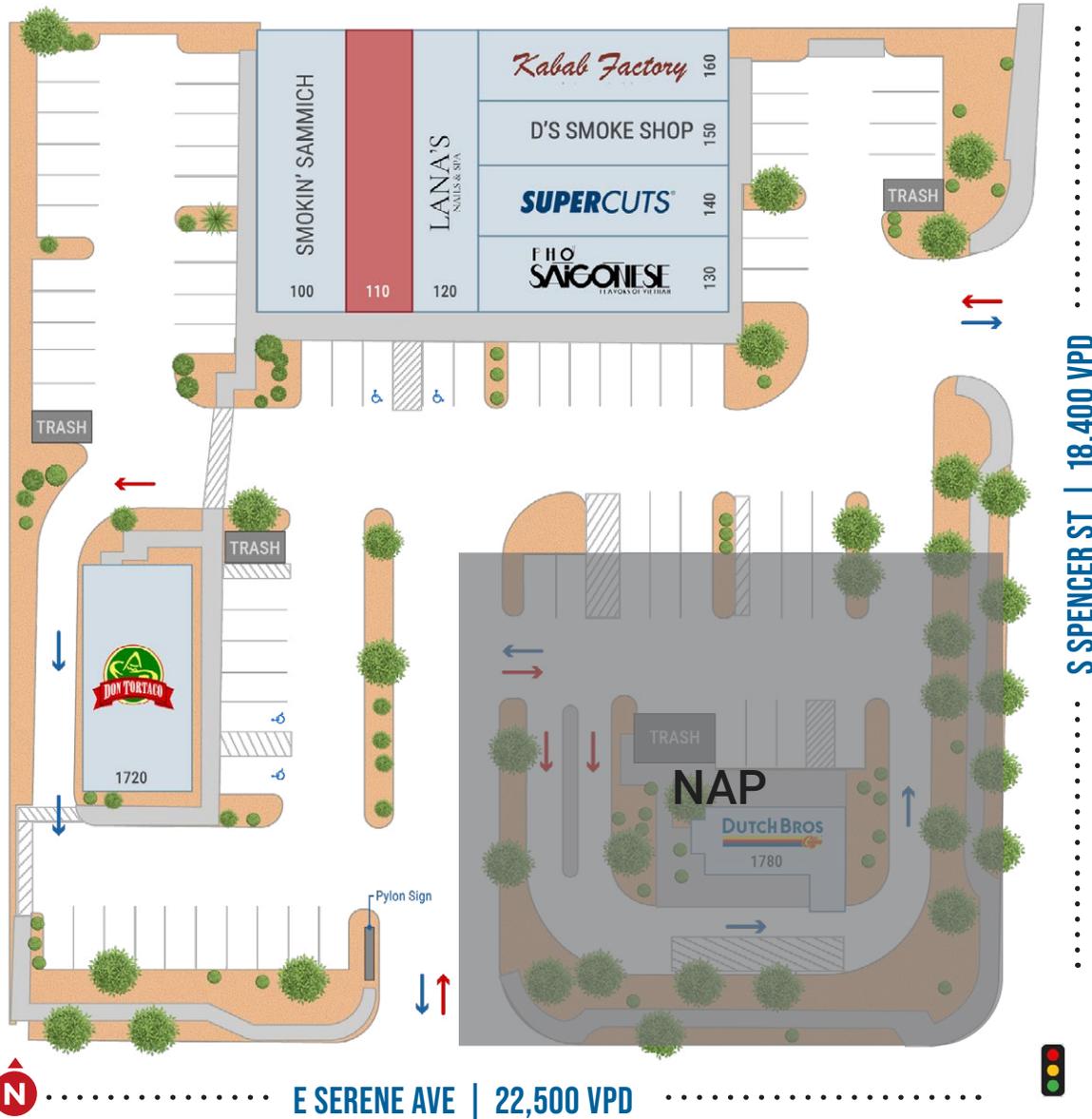
**NEARBY**  
MAJOR RETAILERS



# SITE PLAN

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### Bldg 1740

NNN ESTIMATE: \$0.81 PSF/MO.

SUITE	TENANT	SIZE SF	RATE
100	Smokin Sammich	±1,918	
<b>110</b>	<b>AVAILABLE</b>	<b>±1,580</b>	<b>\$2.25/SF/Mo.</b>
120	Lana's Nail Salon & Spa	±1,580	
130	Pho Saigonese	±1,363	
140	SuperCuts	±1,363	
150	D's Smoke Shop	±1,363	
160	Kabob Factory	±1,363	

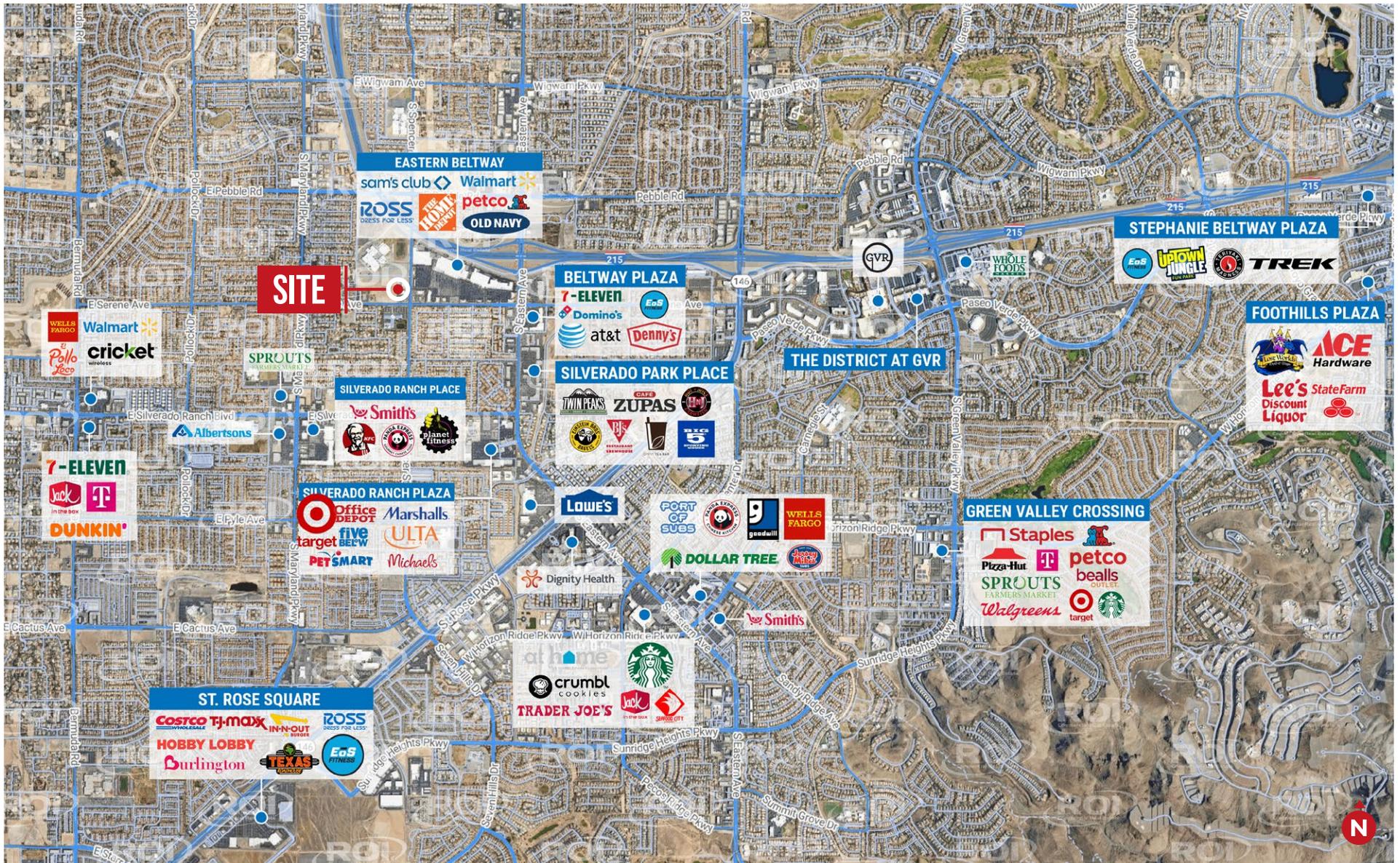
### Bldg 1720

TENANT	SIZE SF	RATE
Don Tortaco	±1,984	

# TRADE AREA AERIAL

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# AREA DEMOGRAPHICS

## Accessible & Connected

THE LAS VEGAS STRIP  
41.7 MILLION VISITORS IN 2024

Source: LVCVA

HARRY REID INTERNATIONAL AIRPORT (LAS)  
58.4 MILLION PASSENGERS IN 2024

Source: LVCVA

FUTURE BRIGHTLINE TRAIN STATION  
HIGH SPEED TRANSIT HUB CONNECTING LAS VEGAS TO  
SOUTHERN CALIFORNIA - EXPECTED 5.5M ANNUAL VISITORS

CC-215  
251,000 CARS PER DAY

### POPULATION



1 MILE	3 MILES	5 MILES
19,464	166,893	322,144

### AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$125,232	\$124,622	\$131,472

### TRAFFIC COUNTS



SERENE AVE	SPENCER ST	ROUTE: IR 215
22,500 VPD	18,400 VPD	145,000 VPD

Source:  
SitesUSA 2025  
TRINA, NV DOT 2024



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