

CHINATOWN VEGAS | WEST LAS VEGAS SUBMARKET

4730 SPRING MOUNTAIN RD

LAS VEGAS, NV 89102



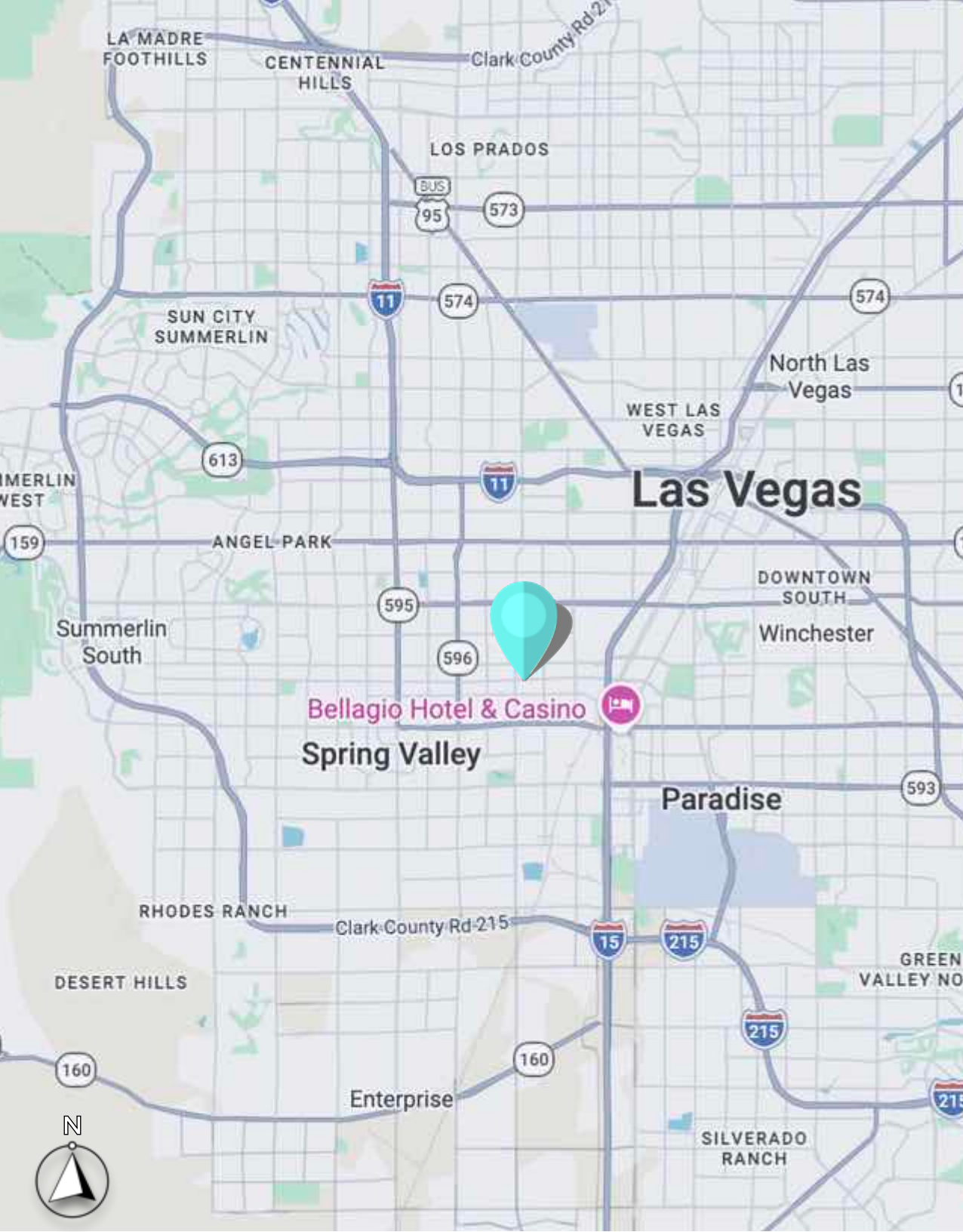
SPRING MOUNTAIN RD BETWEEN DECATUR & ARVILLE | $\pm 3,790$ SF | \$3.95 PSF/MO + NNN

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592

RENA AREE
NV LIC# S.0197997
C: (702) 530-8383
E: RenaAree@gmail.com

kw | Keller Williams
COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100 | Las Vegas, NV





PROPERTY SUMMARY

SUBMARKET:	West Las Vegas
APN:	162-18-103-007
ZONING:	Commercial General (C-G)
JURISDICTION:	Clark County
BUILT :	1996
RENOVATED:	2026
PARKING:	3.28:1,000/SF (18 spaces)
HIGHLIGHTS:	• Prime location in the heart of Chinatown Vegas • Minutes from I-15 (1.3 mi) and the Las Vegas Strip (2 mi) • Newly renovated: 11' exposed ceilings, refreshed exterior, and highly visible pylon signage

DEMOGRAPHICS

	1-mile	3-miles	5-miles
 POPULATION	40,593	171,177	446,717
 HOUSEHOLDS	16,112	72,286	181,875
 MEDIAN HH INCOME	\$43,390	\$57,147	\$58,482

MAP INCLUDING CHINATOWN REDEVELOPMENT AREA



KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592

RENA AREE
NV LIC# S.0197997
C: (702) 530-8383
E: RenaAree@gmail.com

AVAILABLE SPACE

SUITE A

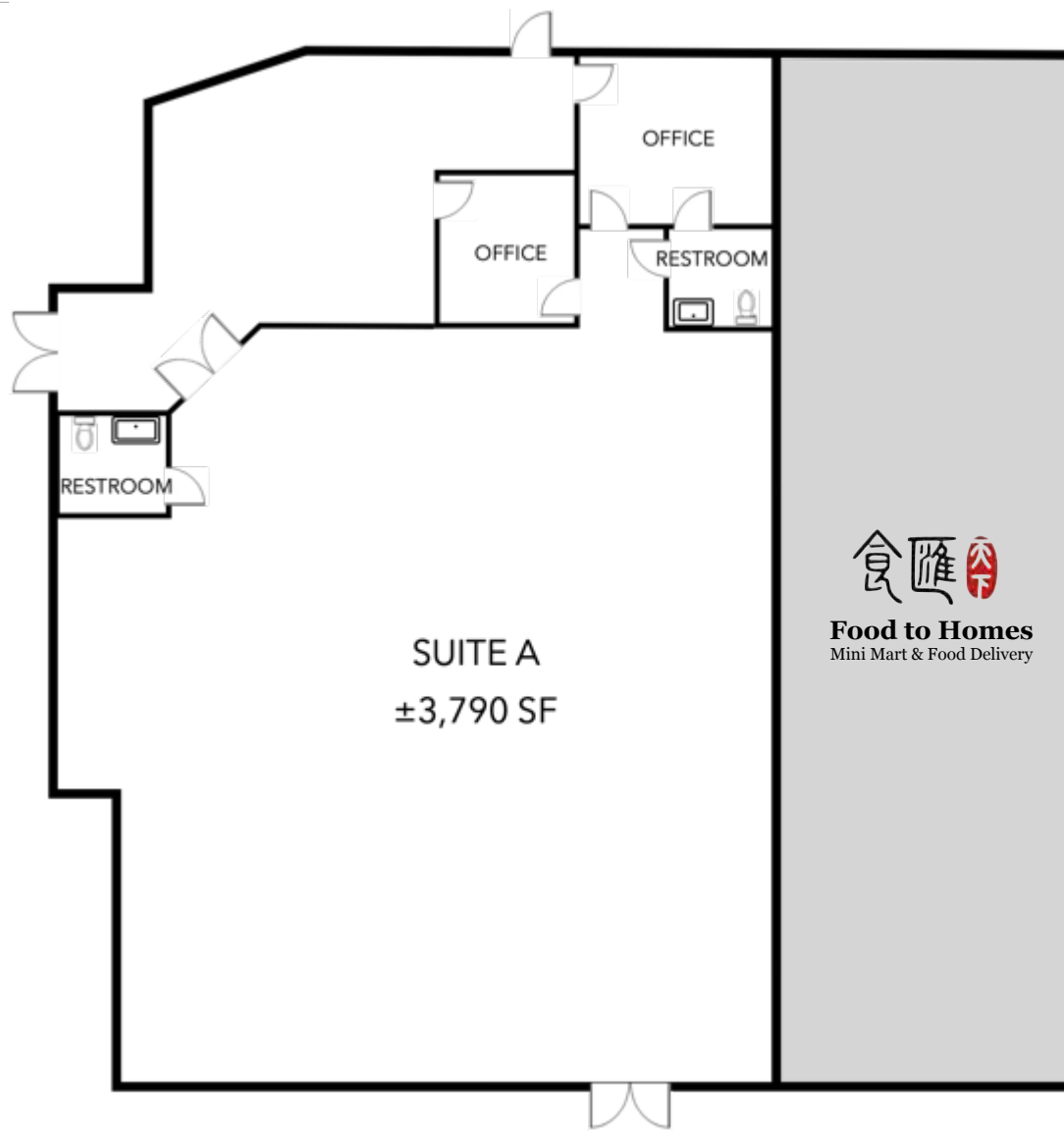
SIZE: ±3,790 SF

RATE: \$3.95 PSF/mo

NNN: \$0.65 PSF/mo *estimated*

TOTAL: \$17,434/mo

- DETAILS:**
- Two (2) Private Restrooms
 - Two (2) Offices
 - 11' Exposed Ceilings
 - Existing 3-compartment sink plumbing
 - Separate double-door loading access
 - Small yard area in the back



* Floor plan is not to exact scale. Intended for general information purposes only.

PHOTOS



PHOTOS



All materials and information received or derived from Keller Williams Realty Las Vegas | KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Keller Williams Realty Las Vegas | KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Keller Williams Realty Las Vegas | KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Keller Williams Realty Las Vegas | KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Keller Williams Realty Las Vegas | KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Keller Williams Realty Las Vegas | KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592

RENA AREE
NV LIC# S.0197997
C: (702) 530-8383
E: RenaAree@gmail.com

kw | Keller Williams
COMMERCIAL
LAS VEGAS
9420 W Sahara Ave Ste 100 | Las Vegas, NV

