

CHINATOWN VEGAS | WEST LAS VEGAS SUBMARKET

4730 SPRING MOUNTAIN RD

LAS VEGAS, NV 89102



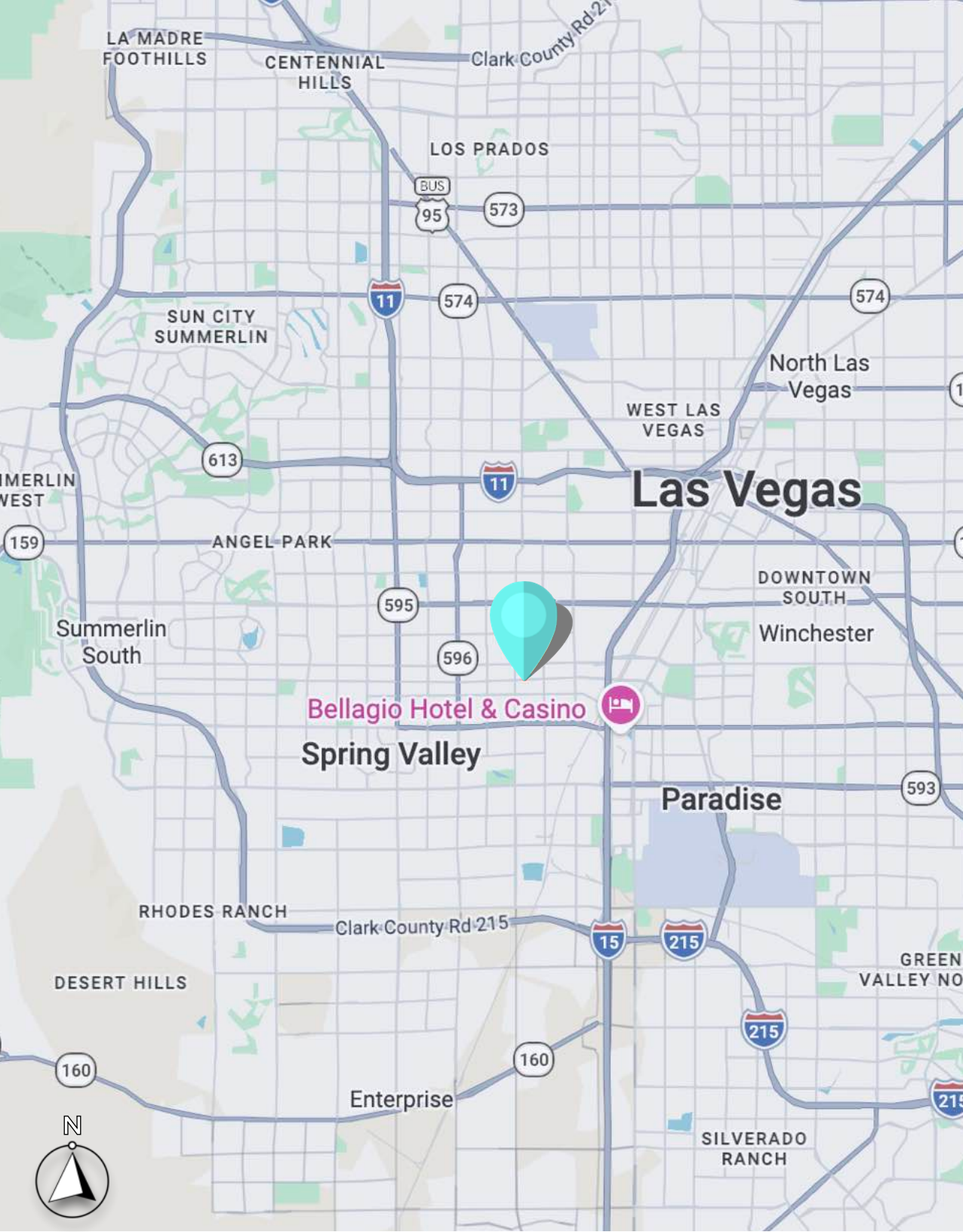
SPRING MOUNTAIN RD BETWEEN DECATUR & ARVILLE | $\pm 3,790$ SF | \$3.75 PSF/MO + NNN

KAYLEE BORAM CHO, CCIM
NV LIC# BS.0144592

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

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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

MAP KEY

- 1 PACIFIC ASIAN PLAZA
- 2 SPRING OAKS SHOPPING CENTER
- 3 CHINATOWN PLAZA
- 4 SHANGHAI PLAZA
- 5 THE CENTER AT SPRING MOUNTAIN
- 6 JADE PROMENADE (UPCOMING)
- 7 PACIFICA VEGAS (UPCOMING)



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AVAILABLE SPACE

SUITE A

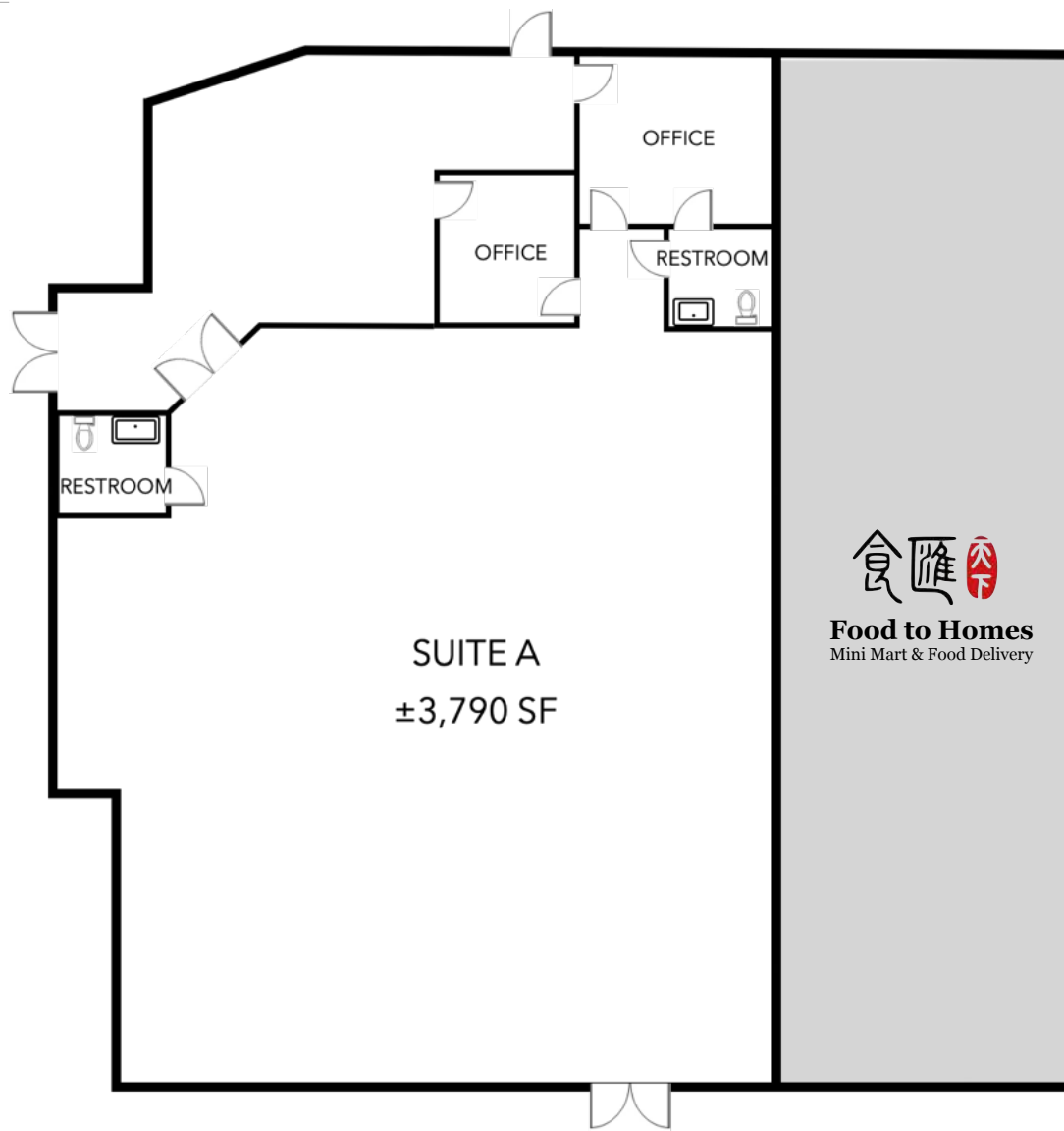
SIZE: ±3,790 SF

RATE: \$3.75 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



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