

FOR LEASE

SITE

SITE



NEWMARK

MOUNTAIN WEST

JAKKE FARLEY, CCIM

jfarley@newmarkmw.com

direct 702.340.0907

BS.2802

[View Profile](#)

PROPERTY DETAILS

3350-3390 Novat St., Las Vegas, NV 89129

- Signage visibility from Cheyenne and I-215 freeway exit
- \$2.75/SF + NNN
- Great neighborhood center
- ±1,202 SF available
- Turnkey restaurant with grease trap, hood and walk-in cooler

SURROUNDING TENANTS



2026 DEMOS



EST. POPULATION

1 MILE » 14,599

3 MILE » 78,787

5 MILE » 237,878



EST. HOUSEHOLDS

1 MILE » 6,693

3 MILE » 33,647

5 MILE » 98,776



EST. AVERAGE HH INCOME

1 MILE » \$118,695

3 MILE » \$145,364

5 MILE » \$150,230

FULL SERVICE

COMMERCIAL REAL ESTATE

8488 Rozita Lee Ave, Ste 125

Las Vegas, NV 89113

Office 702.374.0211

www.newmarkmw.com



NEWMARK



MOUNTAIN WEST

JAKKE FARLEY, CCIM

jfarley@newmarkmw.com

direct 702.340.0907

BS.2802

[View Profile](#)



**FULL SERVICE
COMMERCIAL REAL ESTATE**

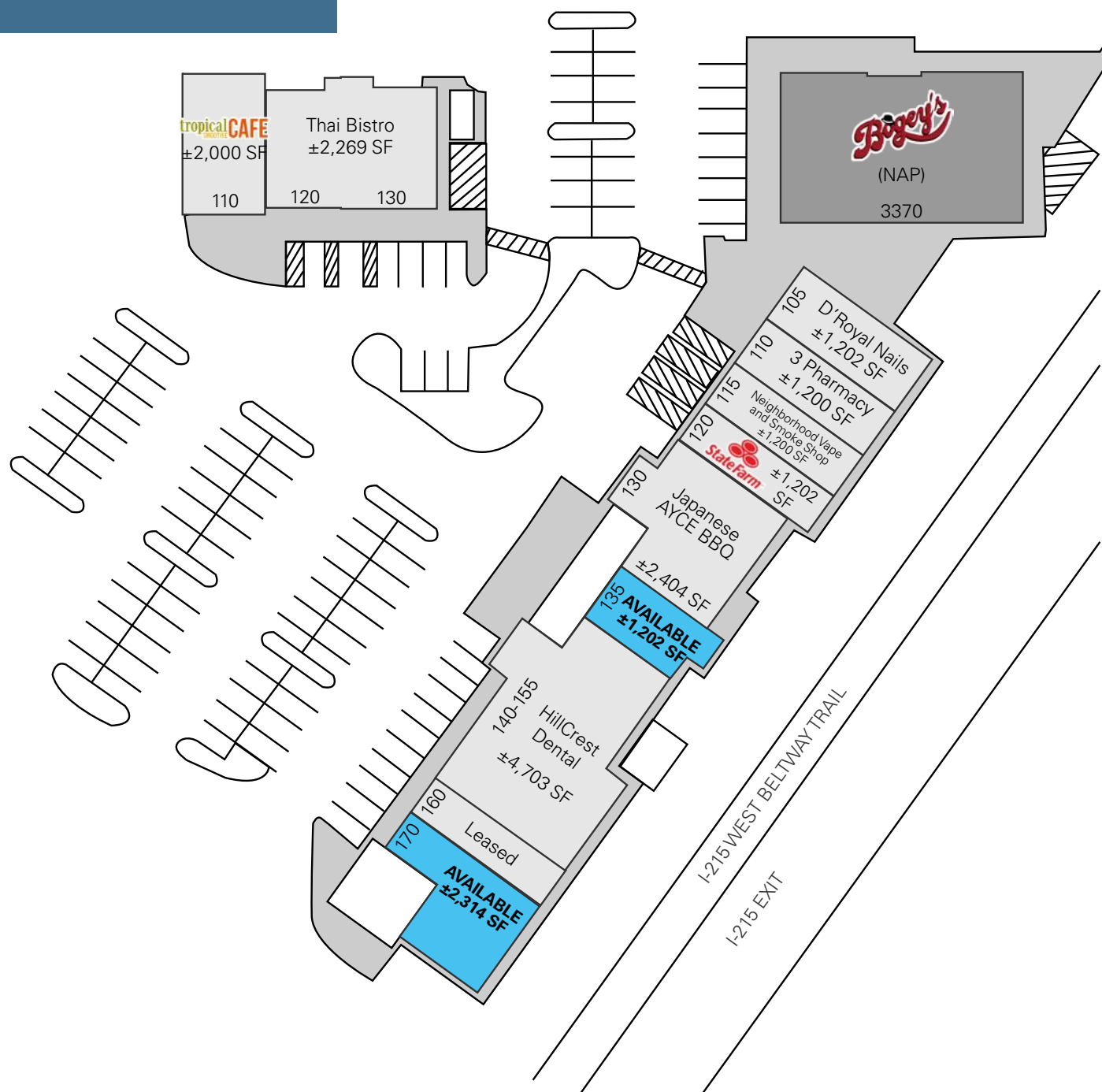
8488 Rozita Lee Ave, Ste 125

Las Vegas, NV 89113

Office 702.374.0211

www.newmarkmw.com

SITE PLAN



NEWMARK

MOUNTAIN WEST

JAKKE FARLEY, CCIM

jfarley@newmarkmw.com

direct 702.340.0907

BS.2802

[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**

8488 Rozita Lee Ave, Ste 125

Las Vegas, NV 89113

Office 702.374.0211

www.newmarkmw.com

