

# FOR SUBLEASE

±3,217 SF RESTAURANT @  
EASTERN SPRINGS VILLAGE



## 7425 S. EASTERN AVENUE, SUITE 101

LAS VEGAS, NV 89123

**JOHN ALAM**

(702) 333-3562

JAlam@rcadvs.com

NV-RE License: S.0202017.LLC

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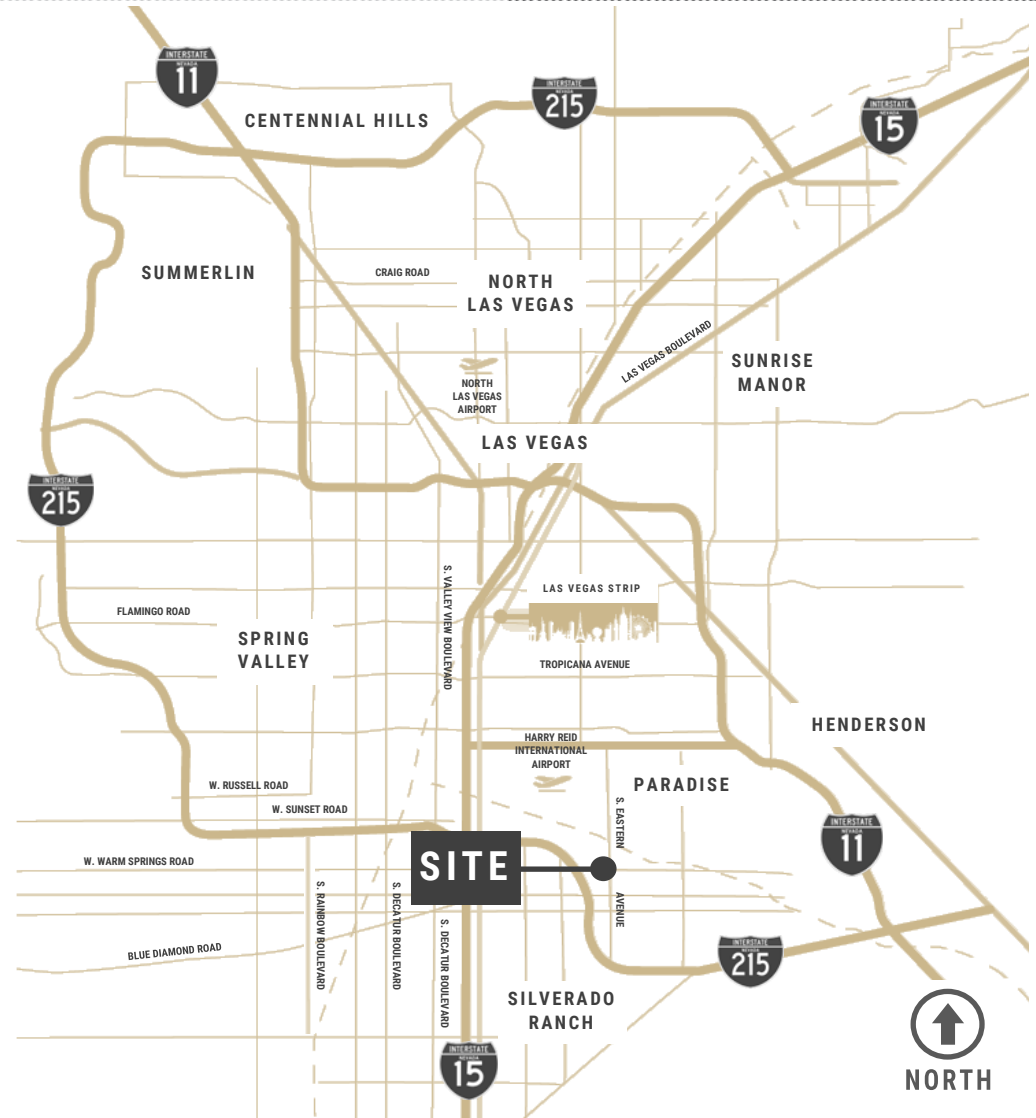
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- HIGH TRAFFIC COUNTS
- FRONT PAD BUILDING
- EASTERN AVENUE FRONTAGE

AVERAGE TRAFFIC COUNT:

40K CARS  
PER DAY



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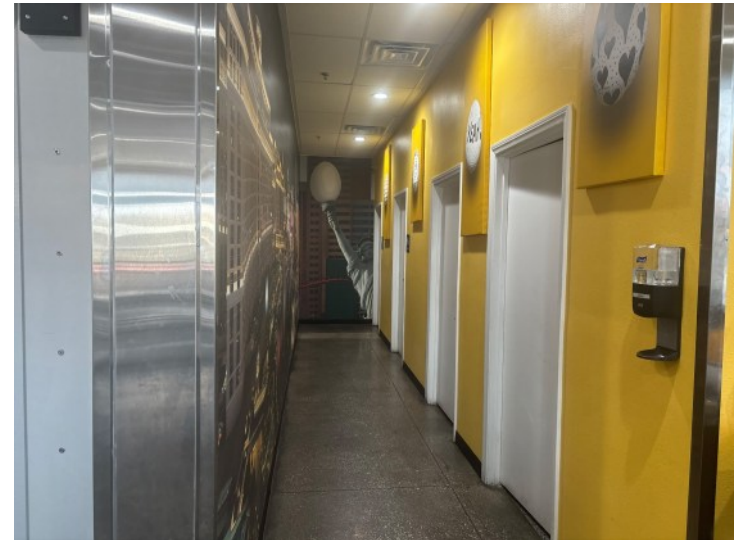
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**SUBLEASE  
TERM ENDS:  
03/31/2034**



**BASE RENT:  
\$9,651.00  
  
CAM FEE:  
\$1,994.54  
  
TOTAL MONTHLY:  
\$11,645.54**



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