

VEGAS POINTE PLAZA

RETAIL/FLEX/INDUSTRIAL SPACE FOR LEASE

9151 - 9175 S. LAS VEGAS BOULEVARD

4% Coop Commission to Brokers*



Vegas Pointe Plaza

Antique Mall of America

TATTOO
MOTOWN
EXTREME THEATER • BAR & GRILL

BANGIN
BALLZ

MASSAGE
DECADES
Event Center

ROMPER
ROOM
24/7
LEARNING
CENTER

SMOKE
VAPOR

Inhale
VEGAS
ULTRA HOOKAH LOUNGE

HONORS

9151 - 9175

GATSKI
COMMERCIAL
REAL ESTATE

SPERRY

LARAMIE BRACKEN
EXECUTIVE VICE PRESIDENT
NRE LICENSE # S. 0065576
(702) 525.6217

NOEL ESCALONA
SENIOR VICE PRESIDENT
NV#: BS.0146468
O: 847.778-6616

JAKE COLLINS
ASSOCIATE
NRE LICENSE # S. 0192364
(702) 439.1338

The vibrant atmosphere and energy of Las Vegas Boulevard make it a prime location for businesses looking to attract a diverse and engaged customer base.



LAS VEGAS BOULEVARD

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COMMERCIAL
REAL ESTATE SERVICES


An Affiliate of
SPERRY
Each Office Independently Owned & Operated

9151-9175 S. LAS VEGAS BLVD. | LAS VEGAS, NV | 89123

4% Coop Commission to Brokers*



- Located on Las Vegas Boulevard
- Second-generation Retail, Restaurant & Nightclub Space
(Retail/Flex/Industrial Uses Welcomed)
- 1,500+ Parking Spaces Available
- Excellent Access to I-15 and 215 Beltway
- Asking Rate: \$1.50 - \$1.80/PSF
- CAM: \$0.30/PSF

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The Property is South on the Las Vegas Strip, visible from I-15 and located north of South Point Hotel & Casino, with convenient access to I-15 between the Blue Diamond and Silverado interchanges.



COMMON HALLWAY

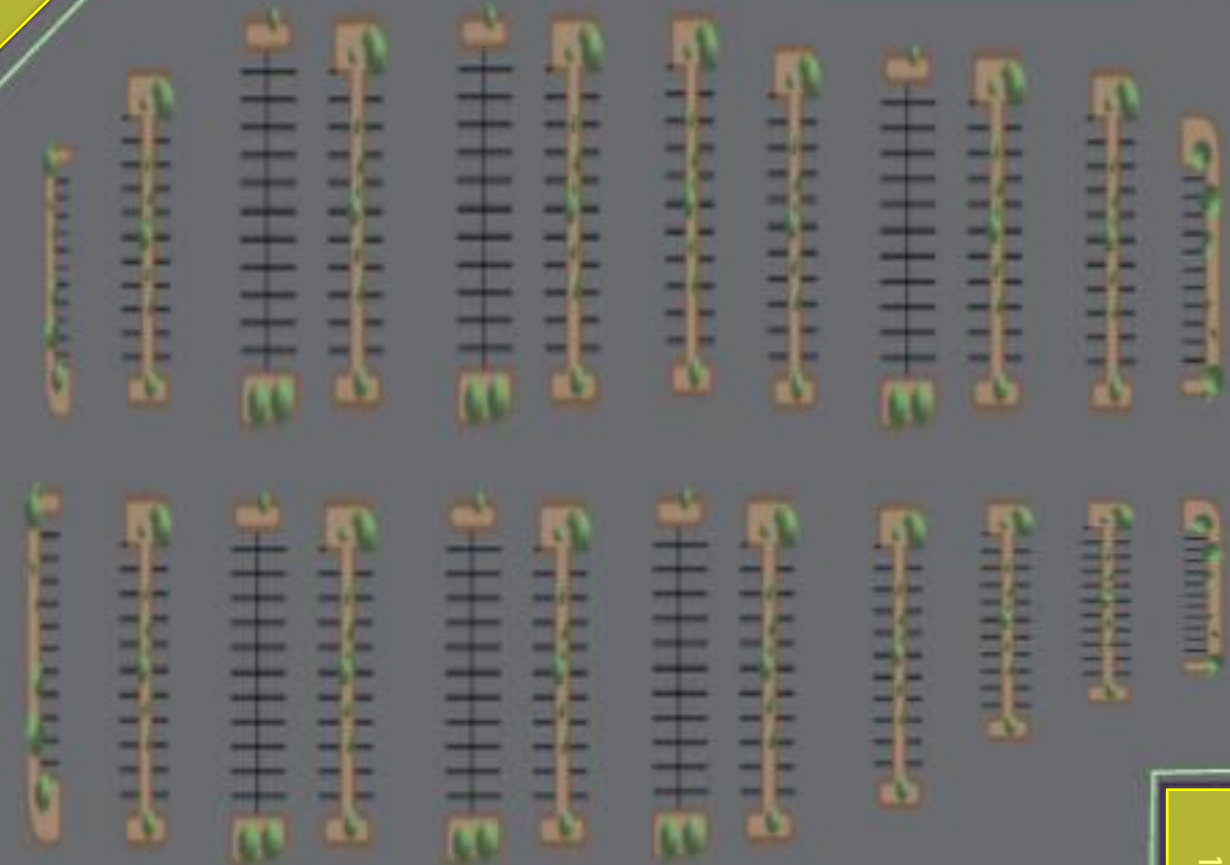


PAD

306
304
300 (FORMER NIGHTCLUB)

310
312
314
NO LABEL
RECORDING STUDIO
318
TATTOO PARLOR
4789 BEAUTY BAR
UNITY SERVICE
OCEAN CITY SPA

258
256
252
250
246
244
242B
242A
232



BANGIN
BALLS
BILLARDS

220
216

KJC OF LV

212
214

NOT AVAILABLE
NOT AVAILABLE

202
PROPERTY
MANAGER'S OFFICE

ROMPER ROOM
170
DECADES
EVENT
CENTER
160
158
154
152
150

148
142
140
COVENANT
CHRISTIAN
FELLOWSHIP
130

MOTOWN
EXTREME
THEATER
BAR
& GRILL

118
112
110
HONORS LV
100
VAPORS
SMOKE SHOP
102
INHALE
HOOKAH
LOUNGE

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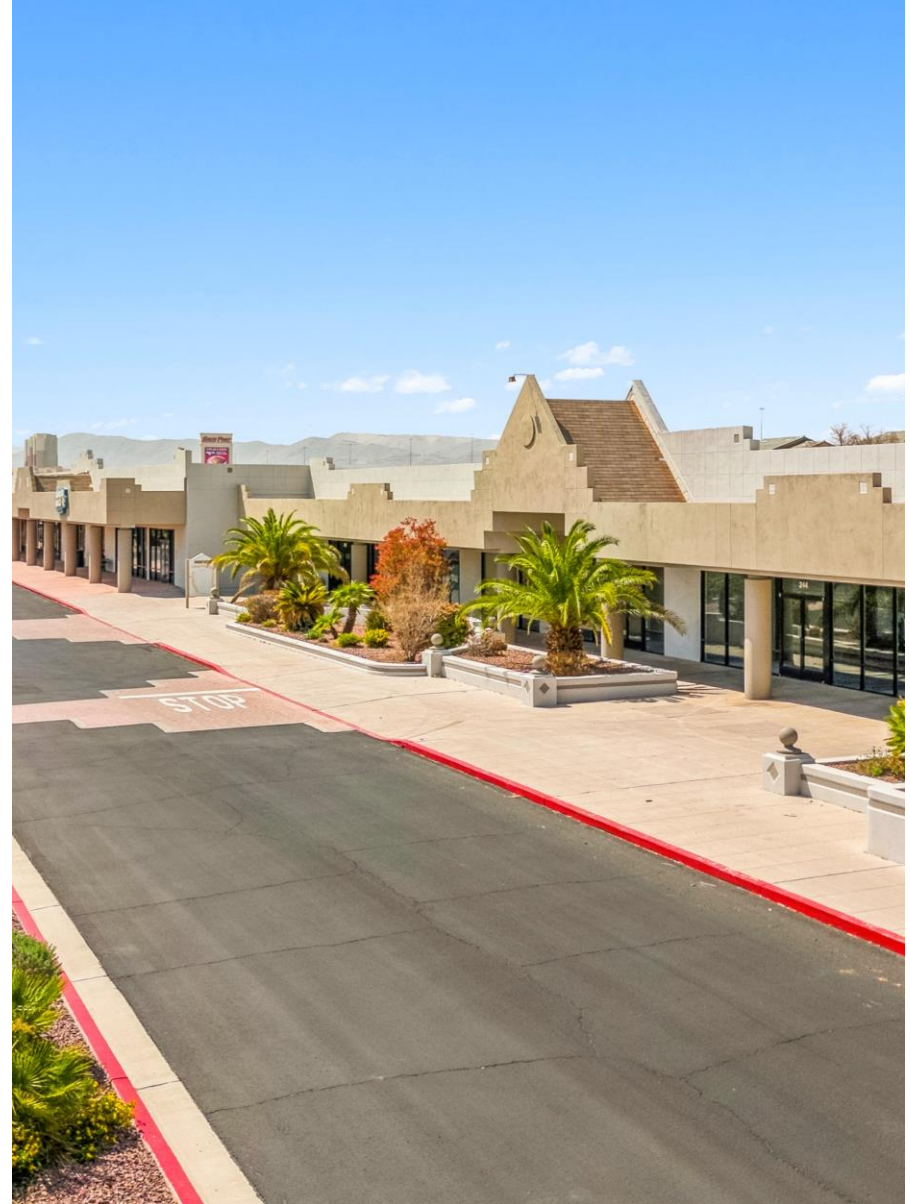
Vegas Point Plaza - Building 1 (9175)			
Suite #	Tenant		SqFt
100 D-E	Inhale Hookah Lounge		
102	Available	Grey Shell	1,400
101	Vapors Smoke Shop		
100	Available	Former Subway	1,200
108	Honors LV		
110 - 118	Available		10,000
120 - 128	Motown Extreme Theater Bar & Grill		
130	Available		3,900
134 - 138	Covenant Christian Fellowship		
140 - 142	Available		4,520
148	Available	2nd Generation Retail	5,000
150	Available	2nd Generation Retail	2,500
152	Available	2nd Generation Retail	2,000
158A - 158B	Available	Former Church	5,300
160	Available	2nd Generation Retail	3,800
164 - 168	Decades Event Center		
170	Available	2nd Generation Retail	2,650
178 - 178	Romper Room		

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Vegas Point Plaza - Building 2 (9155)			
Suite #	Tenant		SqFt
200	Property Management Office		
202	Available	Former Salon	1,200
204	Not Available		
206	Not Available		
210	Available	2nd Generation Retail	2,800
212	Available	2nd Generation Retail	3,000
214	KJC of LV		
216	Available	2nd Generation Retail	2,000
220	Available	2nd Generation Retail	2,000
222 - 230	Bangin Balls Billards		
232	Available	Former Gym	4,500
242	Available	2nd Generation Retail	8,500
244	Available	2nd Generation Retail	4,100
246	Available	2nd Generation Retail	2,400
250	Available	2nd Generation Retail	3,000
252	Available	2nd Generation Retail	3,000
256 - 258	Available	2nd Generation Retail	7,300

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Vegas Point Plaza - Building 3 (9151)			
Suite #	Tenant		SqFt
300	Available	Former Nightclub	22,000
304	Available	Former Restaurant	3,000
306	Available	Former Bar	3,000
310	Available	2nd Generation Retail	4,655
312	Available	2nd Generation Retail	3,000
314	Available	2nd Generation Retail	2,400
316	No Label Recording Studio		
318	Available	2nd Generation Retail	2,800
320	West Coast Tattoo Parlor		
322	6789 Beauty Bar		
324	Unity Service Recovery		
326	Ocean City Spa		
330 - 344	Antique Mall of America		
PAD		Built to Suit/Ground Lease	





Vegas Pointe Plaza is the perfect location to start or grow your business. This prime real estate offers space available for lease, providing endless possibilities for retail shops, restaurants, offices, and more.

This bustling hub is surrounded by a thriving community and high traffic counts, ensuring maximum visibility and exposure for your business. Join **Vegas Pointe Plaza** today.

4% Coop Commission to Brokers*



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SPERRY

With its dazzling array of world-class hotels, casinos, restaurants, and entertainment venues, Las Vegas Boulevard is a mecca for both locals and tourists alike.



BLUE DIAMOND ROAD
SILVERTON
Casino • Lodge • Las Vegas



E. WINDMILL LANE



W. WIGWAM AVENUE



W. FORD AVENUE

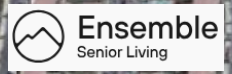


LAS VEGAS BOULEVARD

E. PEBBLE ROAD



E. AGATE AVENUE



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