

**FOR LEASE:**

**±1,400 - ±5,200 SF Restaurant Space Available!**

**5693 & 5697 S. Jones Blvd., Las Vegas, NV. 89118 (NWC Jones/Russell)**



**Market: Call for Details**

**SPANISH PALMS PLAZA**

- Zoned CG
- Multifamily & Commercial infill
- Clark County Spring Valley
- Hard Signalized Corner
- Pylon Signage
- Abundant Parking
- +/- 48,000 VPD

Located on the NWC of Jones and Russell, this property offers excellent first generation space on a busy corner in the Southwest of Las Vegas. Easy access to the 215 and 15 Fwy. Come join Wingstop, Subway, Mr. Mama's, UPS, State Farm, Kase Sushi & Sake, Hotworx, and many more in this recently renovated retail strip center. Seeking restaurant/tavern, medical, & retail to take advantage of the strong demographics and high traffic counts. 39 unit office condo project under construction next door. Call for details!



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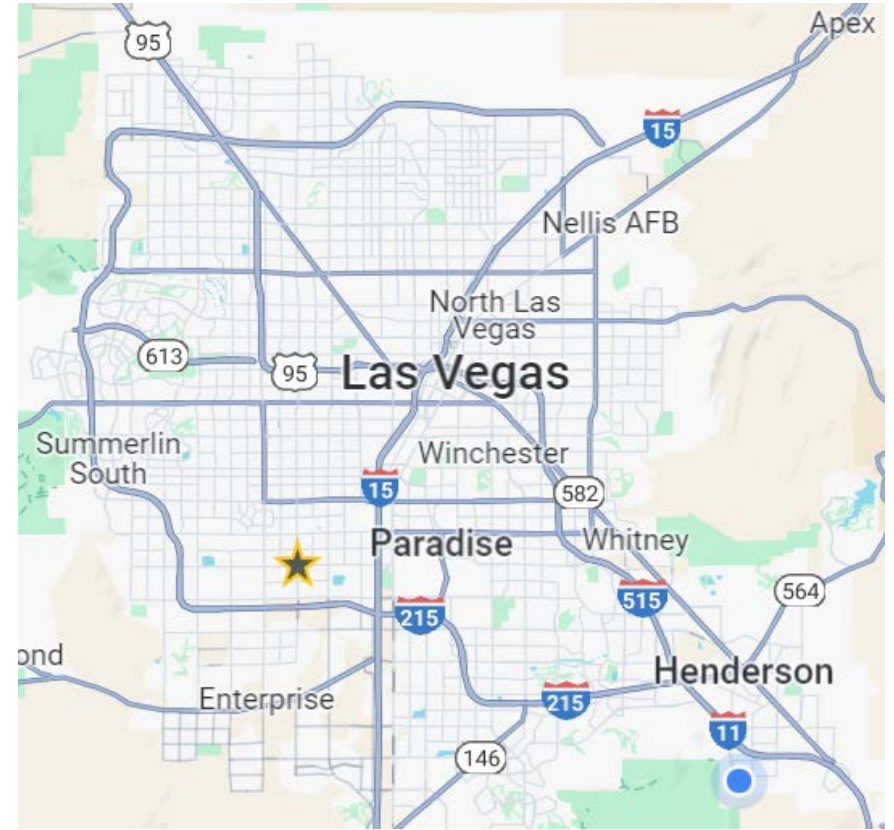
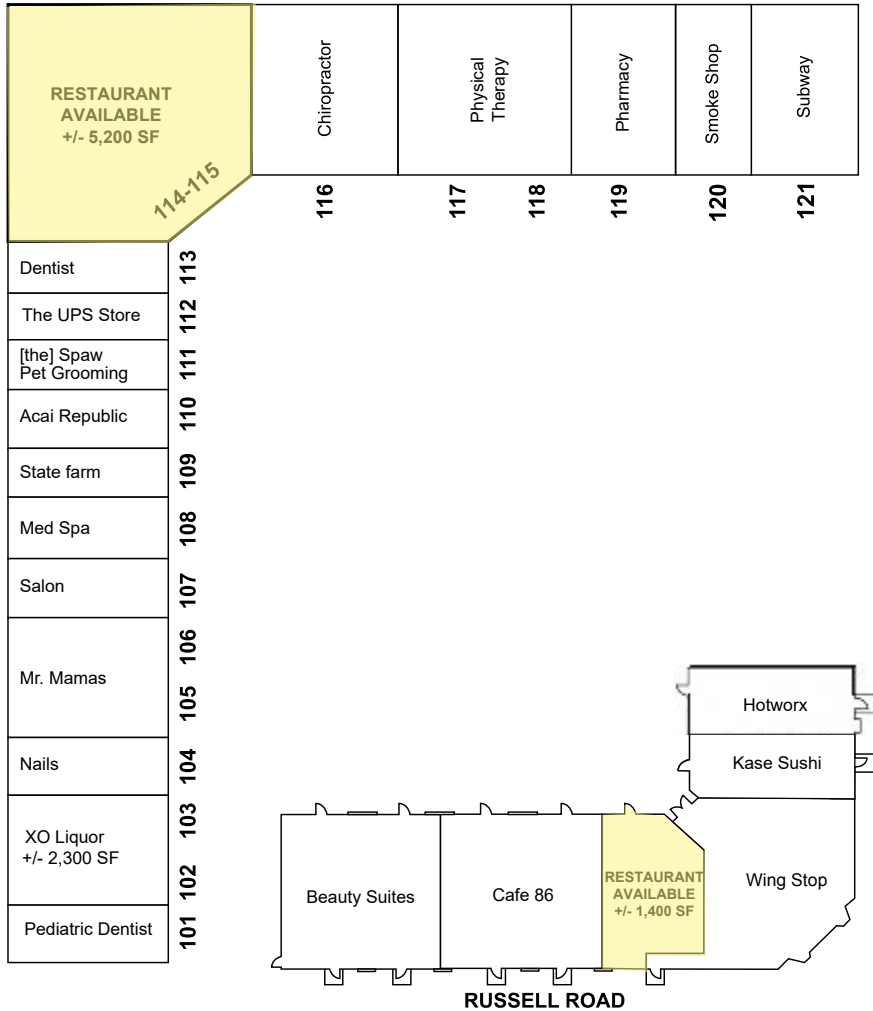
Chris Mazzone      B.1002807  
702-589-6252 | [chris@mazzonecommercial.com](mailto:chris@mazzonecommercial.com)  
953 E Sahara #A30 Las Vegas NV. 89104

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Demographics	1 mile	3 mile	5 mile
Population	19,831	142,459	373,109
Average HH Income	\$70,432	\$74,106	\$78,417

By: STI PopStats TM



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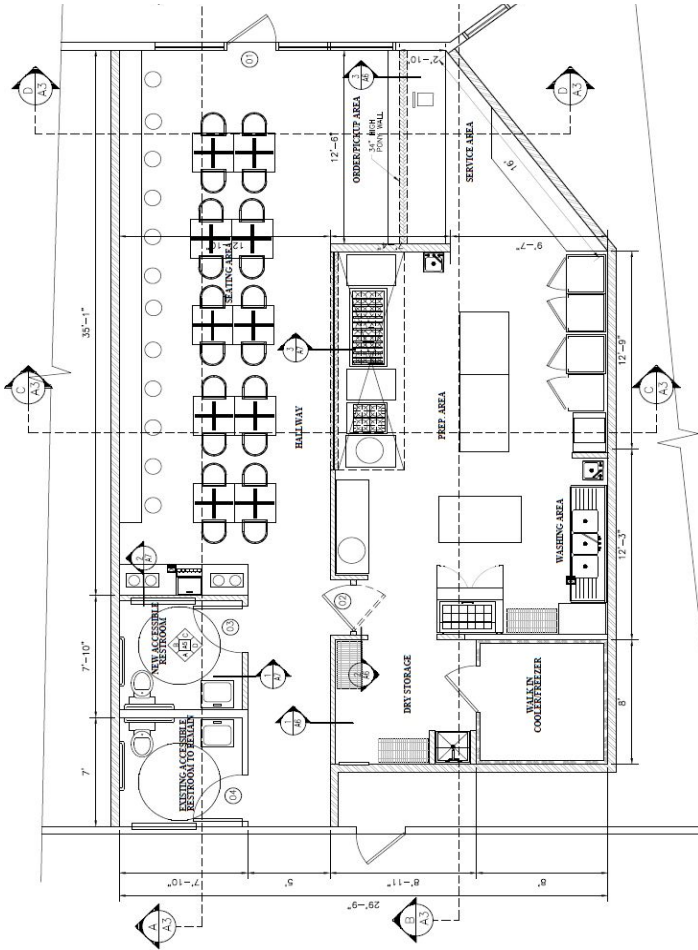
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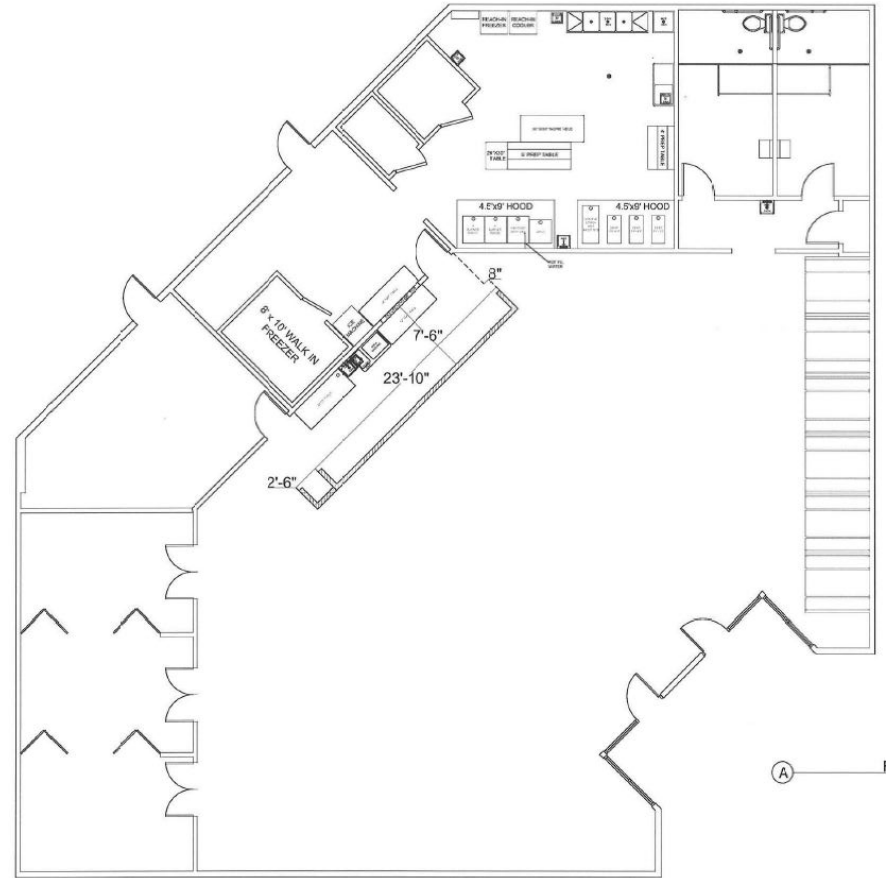
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160 Floor Plan +/- 1,400 SF



114 Floor Plan +/- 5,200 SF



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Last Revised: Aug 31/20