

LEASE BROCHURE

1122

S. MARYLAND PKWY.

LAS VEGAS, NV 89104

AVAILABLE

RESTAURANT



2,000 SF
SUITE SIZE



120/208-200 AMP
3-PHASE POWER



AMPLE
PARKING



THREE
ENTRANCES



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BERKSHIRE
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PROPERTIES



COMMERCIAL DIVISION™

FOR LEASE

PROPERTY OVERVIEW



ASKING PRICE

\$2.75/SF NNN



SUITE SIZE

2,000 SF



BUILDING SIZE

4,000 SF



BUILT

Location was built in 2020



LAND SIZE

0.61 AC



ZONING

Per Clark County; zoned as C-2 General Commercial



PARKING

Ample



POWER

120/208-200 AMP



HVAC

Throughout

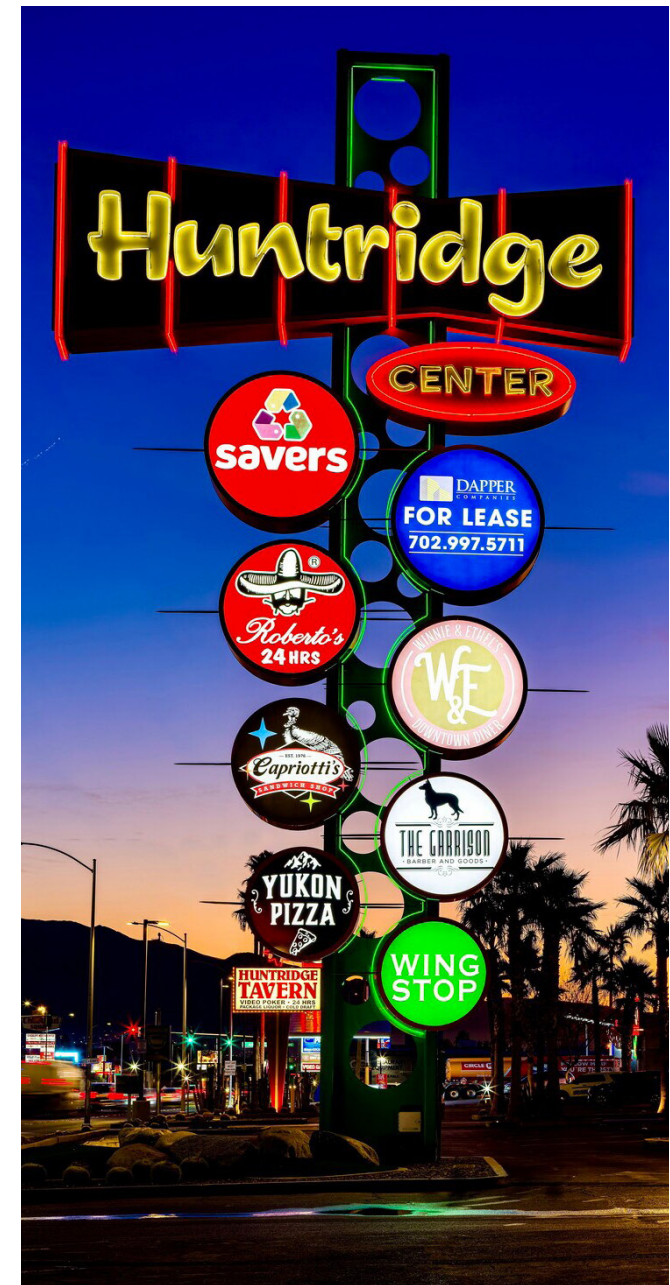


OWNERSHIP

Lease

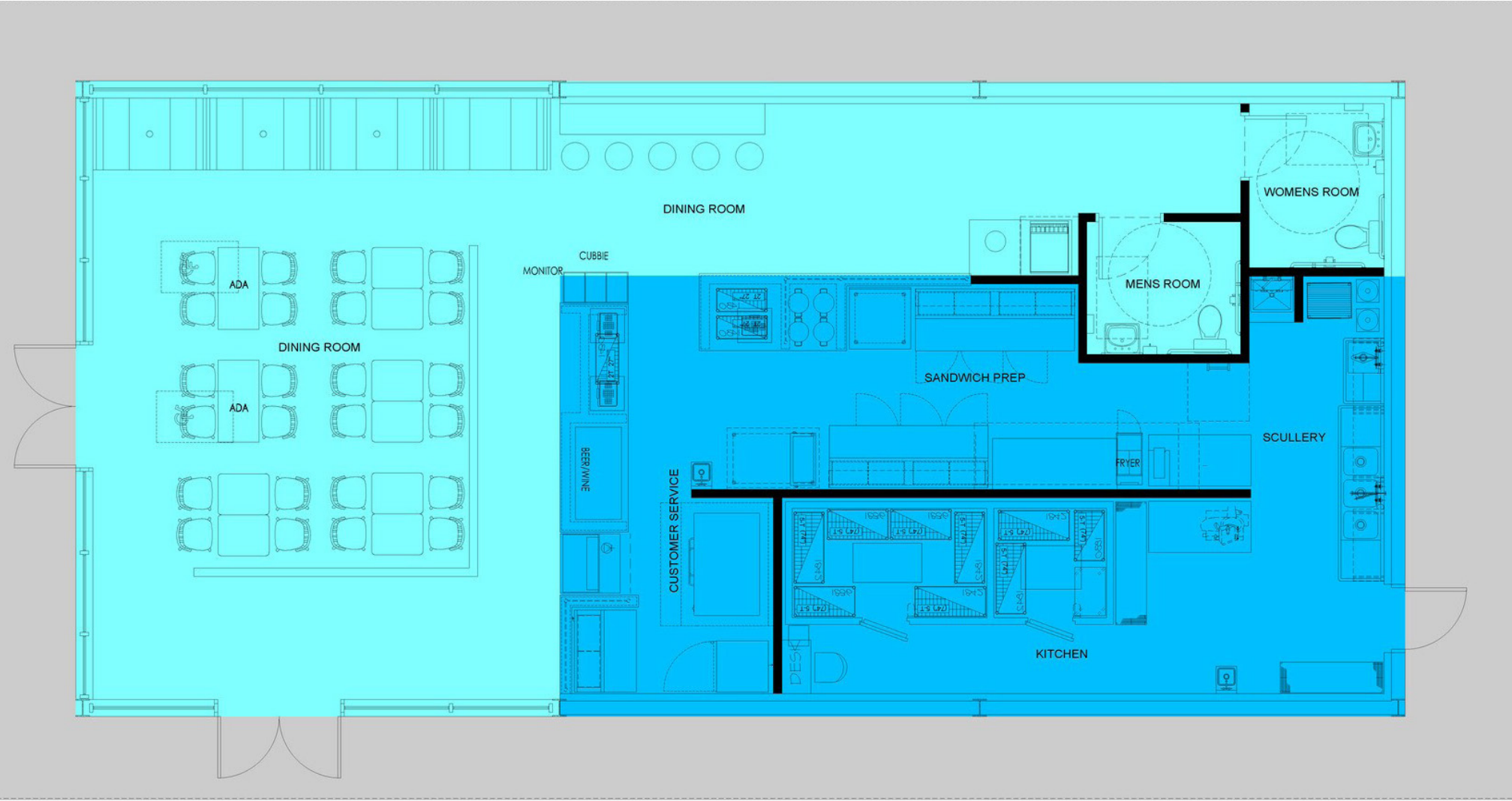
PROPERTY HIGHLIGHTS

- ✓ 2 bathrooms
- ✓ Walk-in cooler & freezer
- ✓ 3 way sink
- ✓ Furniture included
- ✓ Hood
- ✓ Grease trap
- ✓ Ideal for restaurant/fast food



This versatile commercial condo offers the perfect combination of modern professional finishes and functional warehouse space. The open floor plan, multiple private rooms, and three entrances provide exceptional flexibility for a wide range of office, creative, fitness, medical, or retail uses.

FLOOR PLAN



Floor plan not to scale. All dimensions are approximate. Buyer to verify.

NORTHWEST LAS VEGAS OVERVIEW

THE ELITE SUBMARKET

STRATEGIC LOCATION

Adding to the location's long-term potential, Charleston & Maryland is a designated focus area within the Maryland Parkway Transit-Oriented Development (TOD) Plan, which envisions increased mixed-use development, housing, transit connectivity and pedestrian activity throughout the corridor.

AFFLUENT COMMUNITIES

Directly across the street sits the historic Huntridge Theatre, whose planned rehabilitation and surrounding mixed-use redevelopment have been identified as a potential catalyst for continued investment in the area.

With its second-generation restaurant infrastructure, freestanding identity, high visibility, established neighboring restaurants and location within an emerging redevelopment district.

BUSINESS GROWTH

1122 S. Maryland Parkway offers a unique opportunity for restaurant operators looking to establish themselves in the heart of Las Vegas.



WHERE THE VALLEY REACHES NEW HEIGHTS

This second-generation, freestanding restaurant opportunity is prominently located at Charleston Boulevard and Maryland Parkway in the historic and revitalized Huntridge Center. The space shares the distinctive mid-century modern “Swoop Building” with Roberto’s Taco Shop and benefits from excellent visibility at one of central Las Vegas’ busiest intersections.

AERIAL MAP & LOCATION



The Huntridge Center has become a growing dining and entertainment destination, home to popular local concepts including Yukon Pizza, Winnie & Ethel's and Garrison Barbershop. The vacant restaurant space is ideally suited for fast-food, fast-casual or quick-service concepts, offering an excellent opportunity to capture strong commuter, neighborhood, daytime and evening traffic.

DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATON	86,600	557,000	1,512,969
 AVG HOUSEHOLD INCOME	\$43,000	\$75,000	\$100,000
 TOTAL HOUSEHOLDS	36,000	206,000	586,000

TRAFFIC COUNTS (VPD)

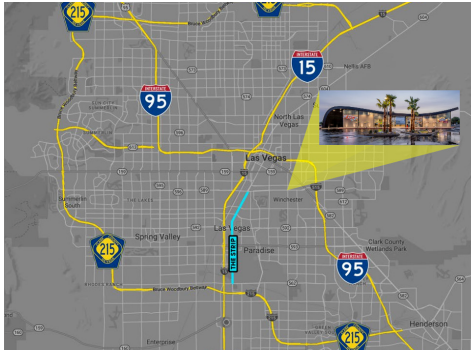
CHARLESTON BLVD.	±33,000
W. TROPICANA AVE.	±24,000
I-15 FREEWAY	±155,000



STRONG MARKET FUNDAMENTALS

- Rapid population growth
- Above average household income
- Excellent access & visibility
- Diverse & Growth economy

IN PROGRESS



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EXCLUSIVELY LISTED BY:



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