



For Lease

7686 South Las Vegas Boulevard, Suite 140

Las Vegas, NV 89123

HILLARY STEINBERG

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**AVISON
YOUNG**

Property highlights

7686 South Las Vegas Blvd., Suite 140, Las Vegas, NV 89123

- ±1,370 sf Available
- Former taco restaurant
- Most equipment available to use
- On the grounds of Las Vegas South Premium Outlets and the Las Vegas Outlet Center Annex
- Lease Rate: \$4.50 psf NNN
- CAM: \$0.50 psf

Demographics (2025 Estimates)

 Total Population	1-mile 6,337	3-miles 85,222	5-miles 360,400
 Median HH Income	1-mile \$76,868	3-miles \$85,086	5-miles \$83,651
 Median Home Value	1-mile \$562,858	3-miles \$453,679	5-miles \$471,146
 Total Households	1-mile 2,961	3-miles 35,435	5-miles 149,482
 Average Size Household	1-mile 3.1	3-miles 3.1	5-miles 3.1

For more
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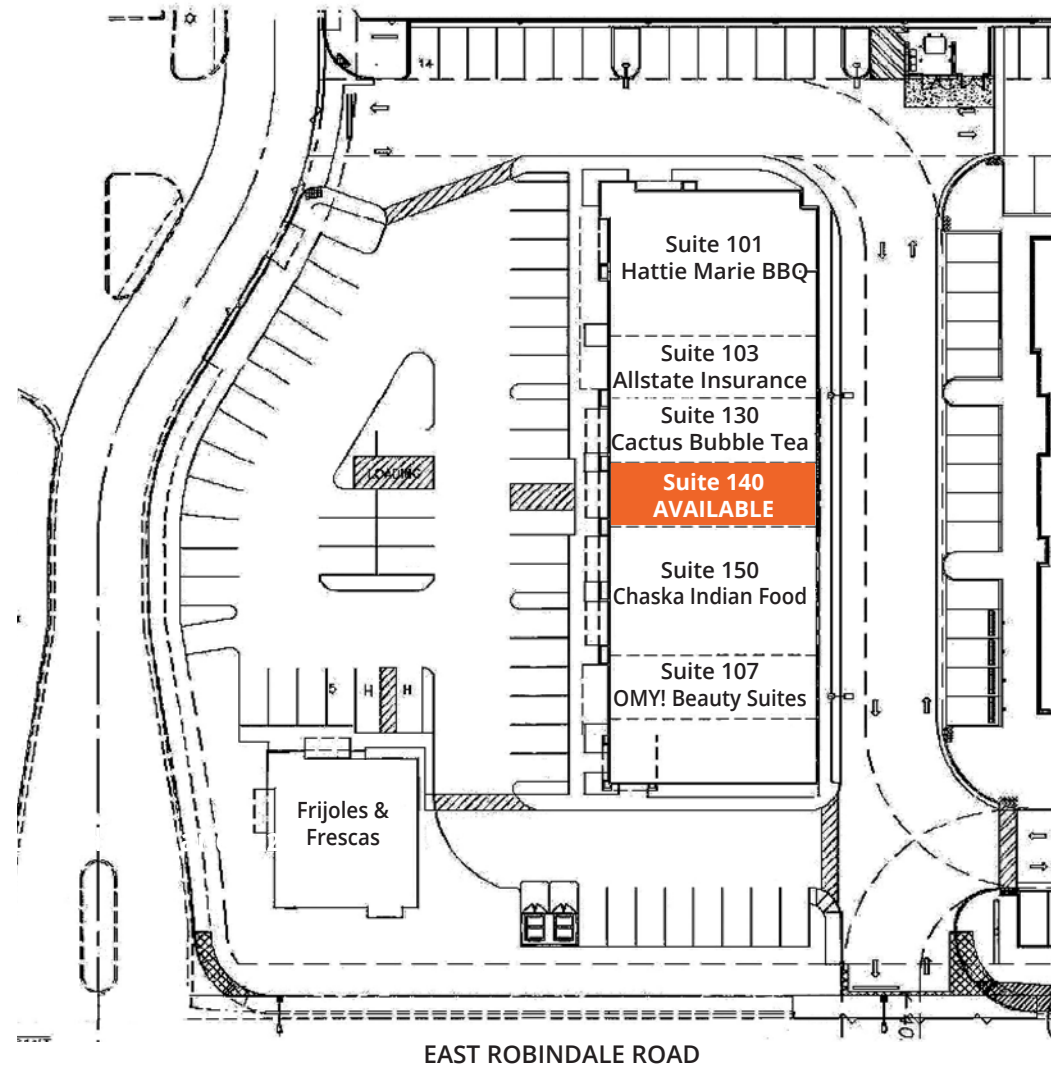
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Site plan

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Suite	Tenant	Total Sq Ft	Monthly Rent
101	Hattie Marie Texas BBQ		
103	Allstate Insurance		
130	Cactus Bubble Tea		
140	AVAILABLE	±1,370	\$4.50 psf NNN
150	Chaska Indian Food		
107	OMY! Beauty Suites		



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Property photos

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Interior photos

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HARRY REID
INTERNATIONAL
LAS VEGAS

- Las Vegas South
Premium Outlets**
- Ann Taylor
 - Carter's
 - Spencer's
 - Tommy Hilfiger
 - BOSS
 - Coach
 - Gap
 - Michael Kors
 - Levi's
 - Banana Republic
 - Guess
 - Charlotte-Russe
 - New Balance
 - The North Face
 - Brooks Brothers

- McDonalds
- Chipotle
- Outback Steakhouse
- Crumbl Cookies
- Buffalo Wild Wings
- Panda Express
- IHOP
- Chili's
- Raising Canes
- Joe's NY Pizza
- Five Guys
- Subway

- Black Bear Diner
- Goodwill
- AllState Ins.
- Jeff Civillico Comedy

Residence INN
BY MARRIOTT

BAYMONT
BY WYNDHAM

HOME 2
SUITES BY HILTON

- The Bootlegger
- Nail Forum
- Chee Maria & Fam

EAST ROBINDALE ROAD

LAS VEGAS BLVD

HAVEN STREET



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