



# THE CENTER AT SPRING MOUNTAIN

3801-4099 SPRING MOUNTAIN ROAD, LAS VEGAS, NV 89102



RETAIL SPACE FOR LEASE: \$1.50-\$3.75 PSF // JOIN THE FOLLOWING TENANTS AND MORE:



# THE CENTER AT SPRING MOUNTAIN

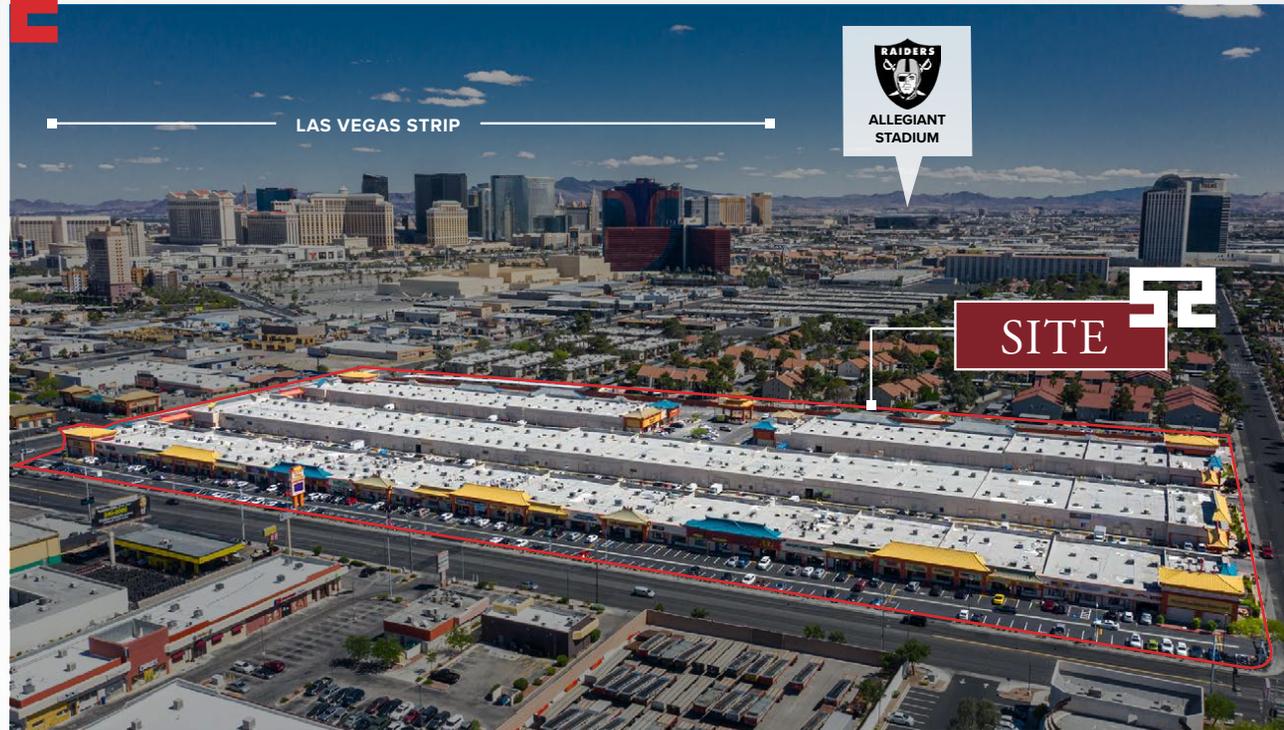
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World renowned as Las Vegas' very own Chinatown, this area, just one very quick mile west of the Fashion Show Mall, Wynn & Encore Resorts, and The Strip, has become a destination for both locals and tourists alike.

With uniquely themed properties that include some of the most famous and well known restaurants in the Las Vegas valley, the Chinatown corridor is visited at all times day and night, with some hot spots open with 60-minute waits as late (or early) as 3:00 AM. There's no place off the Las Vegas Strip quite like it!



## PROPERTY DETAILS

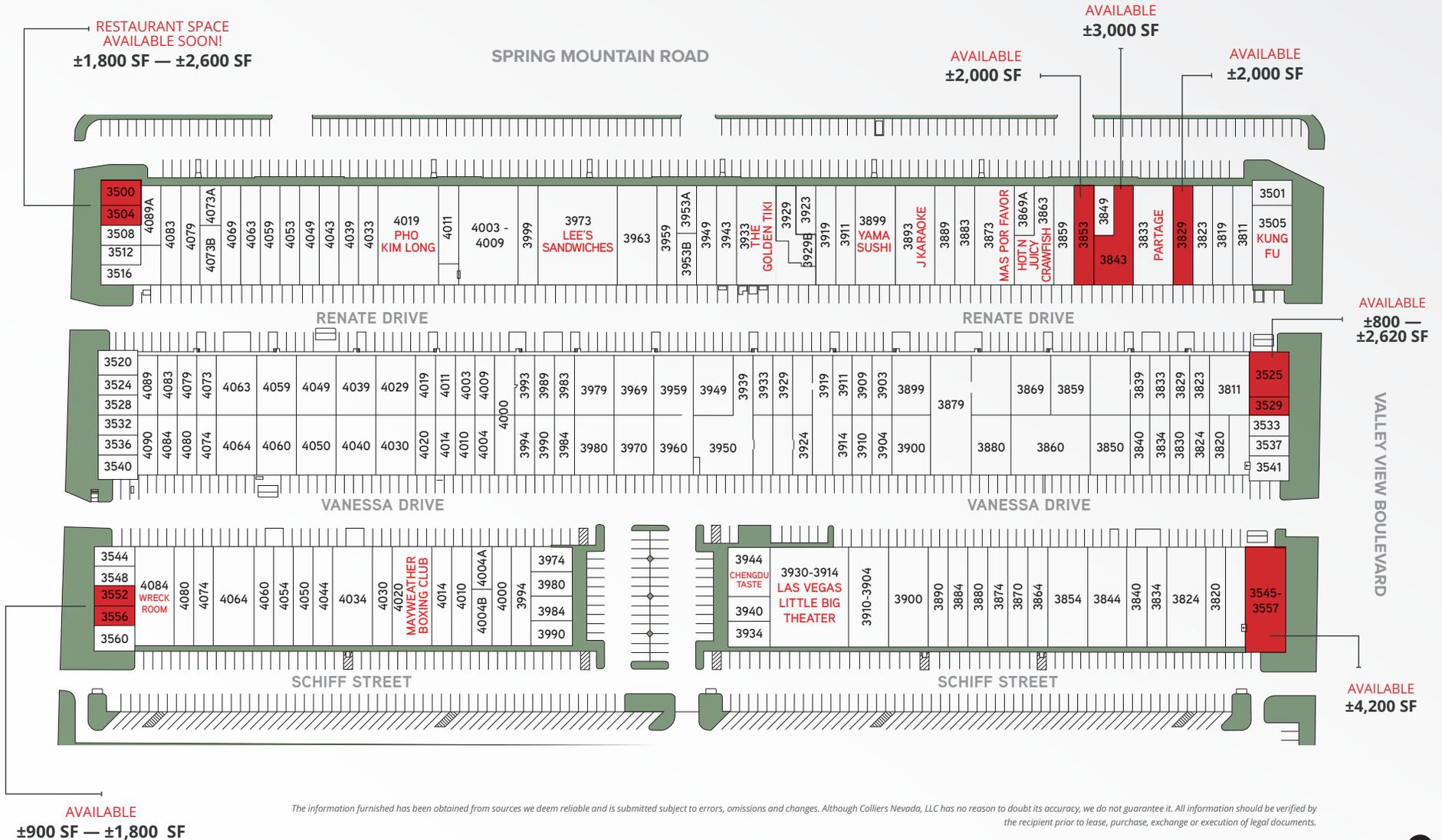
- ±800 – ±4,200 SF Space Available
- Located in the heart of Chinatown, just two minutes from The Strip, which hosts over 42,000,000 visitors annually
- Excellent visibility and immediate access to I-15
- Spring Mountain Road: 61,500 CPD  
Valley View Boulevard: 28,800 CPD
- Join: The Golden Tiki, Partage, Yama Sushi, Pho Kim Long, Lee's Sandwiches, Hot N Juicy Crawfish, and More!

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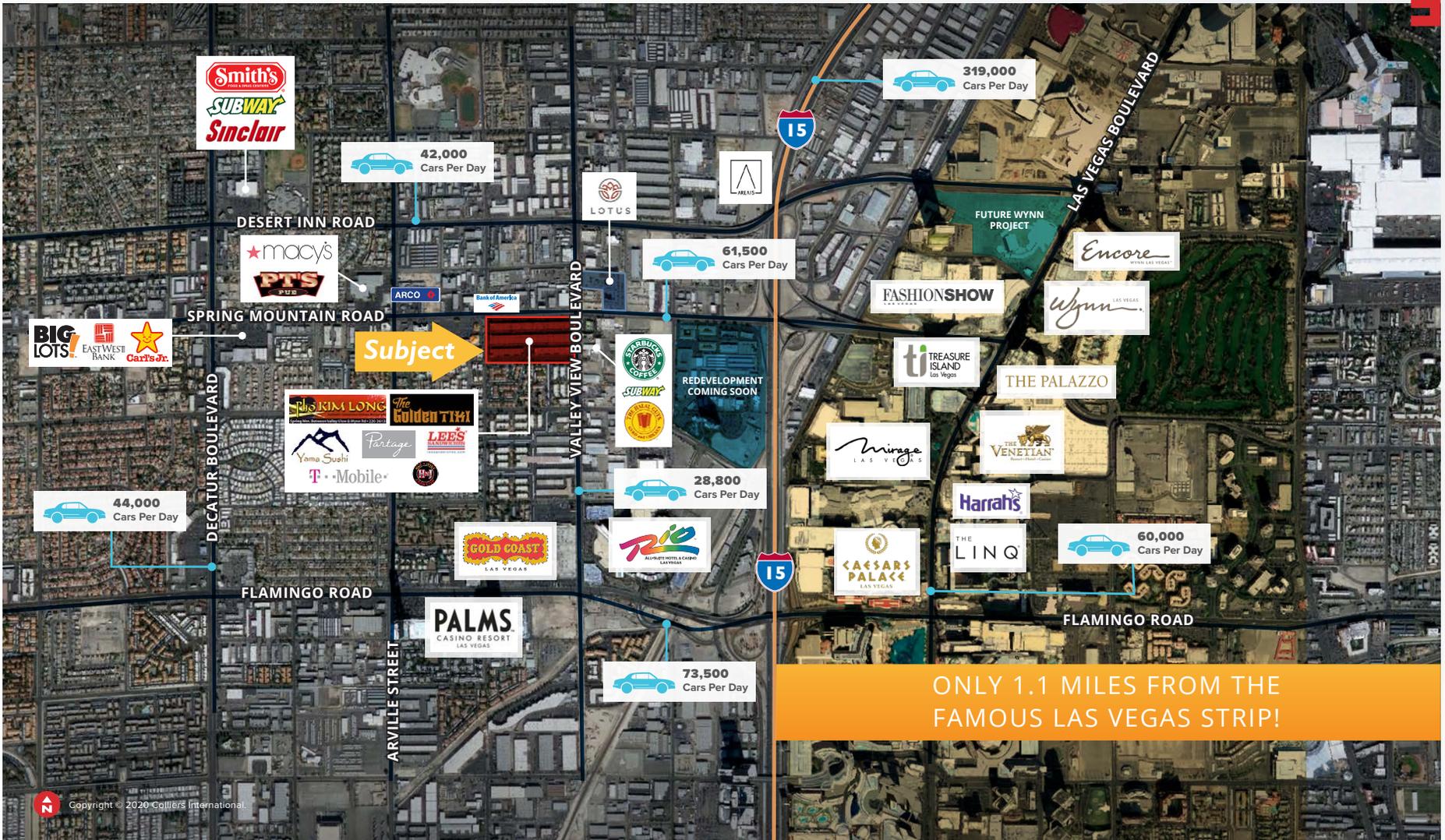


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**ONLY 1.1 MILES FROM THE  
FAMOUS LAS VEGAS STRIP!**

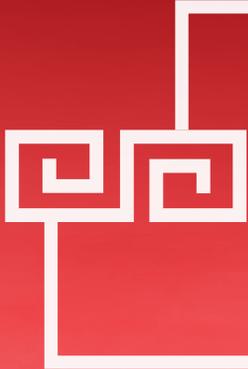
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