



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

RETAIL SPACE FOR LEASE: \$1.50-\$3.75 PSF

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



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!

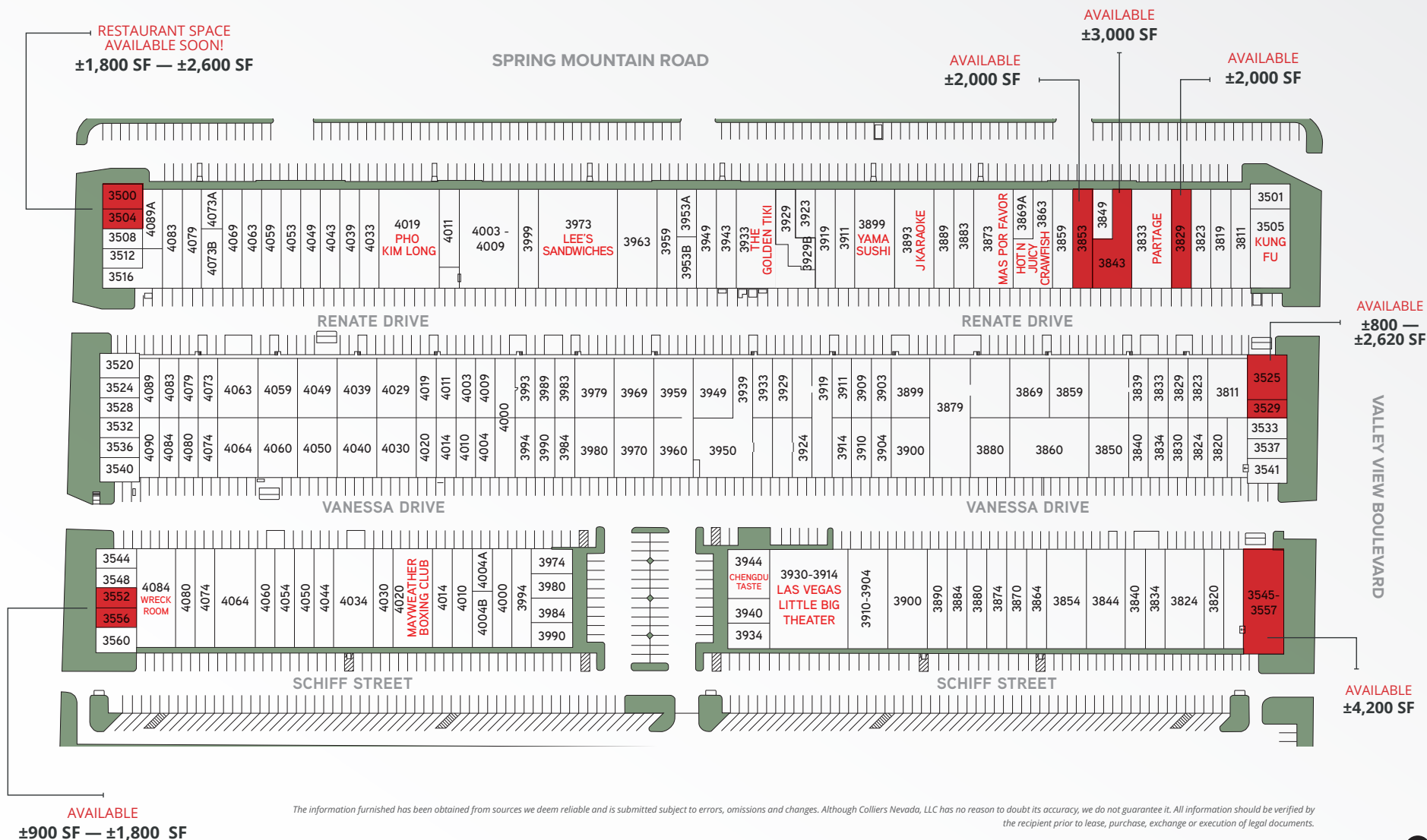




THE CENTER AT SPRING MOUNTAIN

RETAIL SPACE FOR LEASE: \$1.50-\$3.75 PSF

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





THE CENTER AT SPRING MOUNTAIN

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





THE CENTER AT SPRING MOUNTAIN

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



For more information, contact: **STEVE NEIGER, CCIM** +1 702 592 7187 steve.neiger@colliers.com License # NV-S.0078706.LLC



© 2020 Colliers International. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.



STEVE NEIGER, CCIM

+1 702 592 7187 | steve.neiger@colliers.com | License # NV-S.0078706.LLC

