

SPRING OAKS SHOPPING CENTER

4711-4821 Spring Mountain Road | Las Vegas, NV 89102

FOR LEASE

Rate: \$30.00 /SF/Yr

PROPERTY HIGHLIGHTS

- Highly motivated owner who is creative and willing to negotiate
- 551 ample parking spaces
- Asking rent is below pre-construction rents
- One of the greatest locations on the Spring Mountain Road Asian-themed corridor

Traffic Count: 34,000 cars per day



Spring Oaks Shopping Center will be transformed into the center of Universe of Asian Community within The World Famous City of Las Vegas. The owner has committed to a new Asian-themed Power Shopping Center with more Asian restaurants and other Asian tenants which can only be experienced within this shopping center. The project will take up to 36 months to complete and this center is projected to command the highest PSF in rents along Spring Mountain Road corridor. We are looking for unique and high end potential tenants who are willing to spend tremendous amount of effort, time, and money into each business with proven record of success at other locations or cities. All potential tenants will have an opportunity of a lifetime to create unique and one-of-a-kind Asian-themed concepts within this retail shopping center.

www.virtusco.com

Contact:

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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.



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commercial

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SPRING MOUNTAIN RD



TENANTS

Unit	Tenant	Sq Ft
4711	East West Bank	4,780
4725-A-E	Shabuya Nevada Corp	5,412
4725-F	DingTea USA	1,200
4725-G	Leased	1,200
4725-H	Lee Moi Tam Hair Zone	960
4725-I	Break Time Vape Shop	1,144
4725-J-L	Honey Pig BBQ	3,325
4731	Big Lots!	24,000
4745-A	Pho So Restaurant	3,655
4755	Crown & Anchor British Pub	2,009
4801	Asian Super Market	51,759
4815	Carl's Jr.	4,008
4821-A	Las Music Karaoke Bar	2,300
4821-C&D	Urban Crawfish	2,300
4821-E	AVAILABLE	1,200
4821-F	Laundromat & Cleaner	3,003
4821-G,H,I	Sanuki Seimen Food LLC	3,546
4821-L	Dotty's	2,874
4825	Gyu-Kaku Japanese BBQ	6,475

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