



## SPRING MOUNTAIN SQUARE

3755 SPRING MOUNTAIN RD.  
LAS VEGAS, NV 89102

### FEATURES

- Located on the southeast corner of Spring Mountain and Valley View
- Excellent visibility with immediate access to I-15
- Minutes from the Las Vegas Strip
- Asian-themed shopping center located in the heart of China Town
- High traffic counts- 70,000 cars per day
- Join Starbucks, Quizno's and more!

**FOR LEASE**

\$2.00-\$2.25 PSF NNN

**SPACE AVAILABLE**

1,120 SF



FOR MORE INFORMATION:

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# AERIAL



## DEMOGRAPHICS

### POPULATION

1 MILE 27,025  
3 MILES 149,337  
5 MILES 411,004

### DAYTIME POPULATION

1 MILE 39,255  
3 MILES 318,435  
5 MILES 598,258

### TOTAL BUSINESSES

1 MILE 2,232  
3 MILES 14,444  
5 MILES 29,351

### TOTAL EMPLOYEES

1 MILE 30,655  
3 MILES 273,253  
5 MILES 471,978

### TRAFFIC COUNTS

70,000 CARS PER DAY



# SITE PLAN

