



**FOR LEASE**

**815-855 E. TWAIN AVE.**

RETAIL CENTER

Las Vegas, NV 89169

**DESCRIPTION**

Situated on the SE corner of Twain Ave and Swenson St. Anchored by 7-11, this property is a multi-tenant retail building with great street exposure. Seeking restaurants, hair/nail salons, insurance, auto parts retailers, grocery, pawn shops, smoke shops. Bring us a tenant. Landlord will look at everything. BRING US A TENANT. VERY MOTIVATED LANDLORD!!! AGGRESSIVE LEASE RATES AND TERMS!!! Tons of spaces available.

**HIGHLIGHTS**

Rental Rate:	From \$1.00 per SF / Month
Space Available:	1,080 - 4,320 SF
Gross Leasable Area:	34,903 SF
Space Type:	Retail
Space Sub-Type:	Storefront
Year Built:	1987
160 feet frontage on Swenson & 620 feet frontage on Twain.	
2016 Traffic Count:	18,000 on Twain & 14,000 on Swenson



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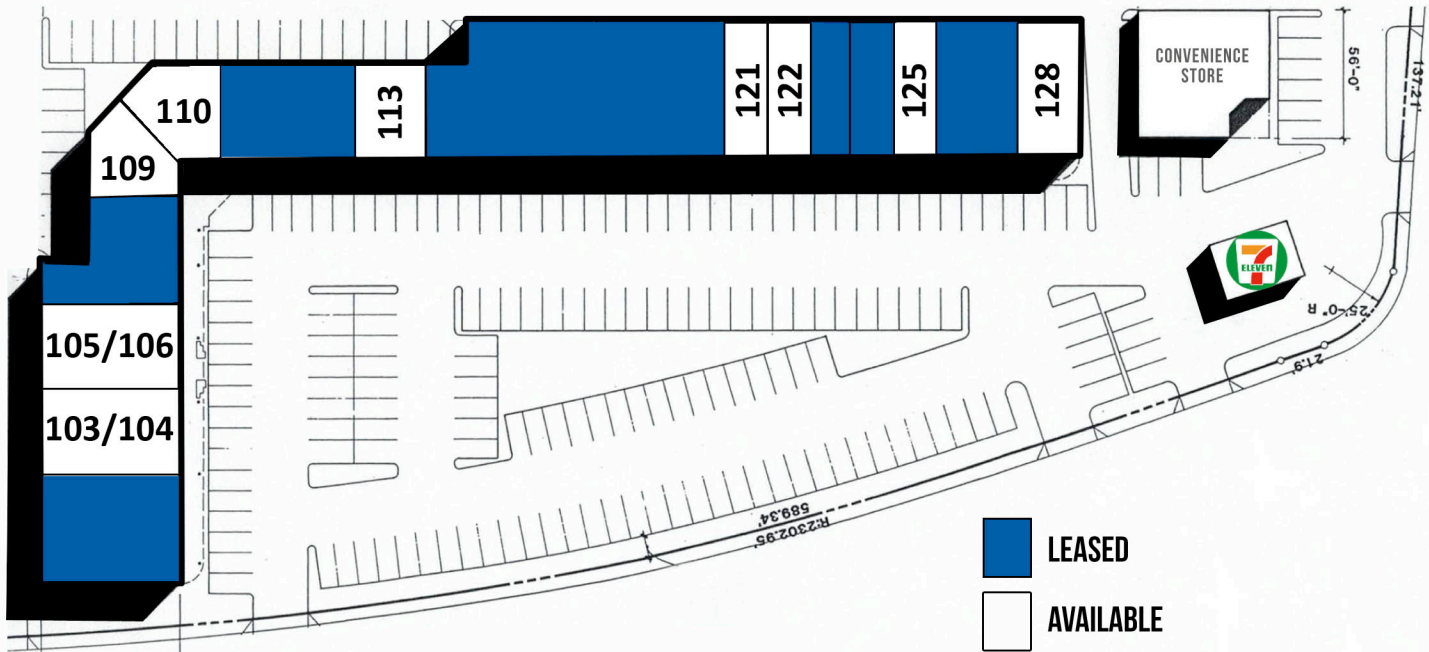
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# LISTING SPACES

UNIT	SIZE:	LEASE TYPE:	SPACE USE:	IMPROVEMENTS:
<del>101/102</del>	<del>2,880 SF</del>	<del>NNN</del>	<del>Leased</del>	<del>Walk in Refridgerator, Hood, Grease Trap</del>
103/104	2,160 SF	NNN	Potential Restaurant	Walk in Refridgerator, Sink
105/106	2,160 SF	NNN	Vanilla Shell	
<del>107/108</del>	<del>2,200 SF</del>	<del>NNN</del>	<del>Leased</del>	<del>2 Cooking areas with Hoods</del>
109	1,332 SF	NNN	Retail/Office	
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<del>111/112</del>	<del>2,400 SF</del>	<del>NNN</del>	<del>Leased</del>	<del>Walk In Refridgerator, Grease Trap, Hood</del>
113	1,200 SF	NNN	Grey Shell	
<del>118</del>	<del>1,080 SF</del>	<del>NNN</del>	<del>Leased</del>	<del>Walk in Cooler, has Floor Drains</del>
121/122	2,160 SF	NNN	Clothing Store/Retail	
<del>124</del>	<del>1,080 SF</del>	<del>NNN</del>	<del>Leased</del>	
125	1,080 SF	NNN	Retail/Office	
128	1,560 SF	NNN	Check Cashing	Built out for Check Cashing

# AREA OVERVIEW

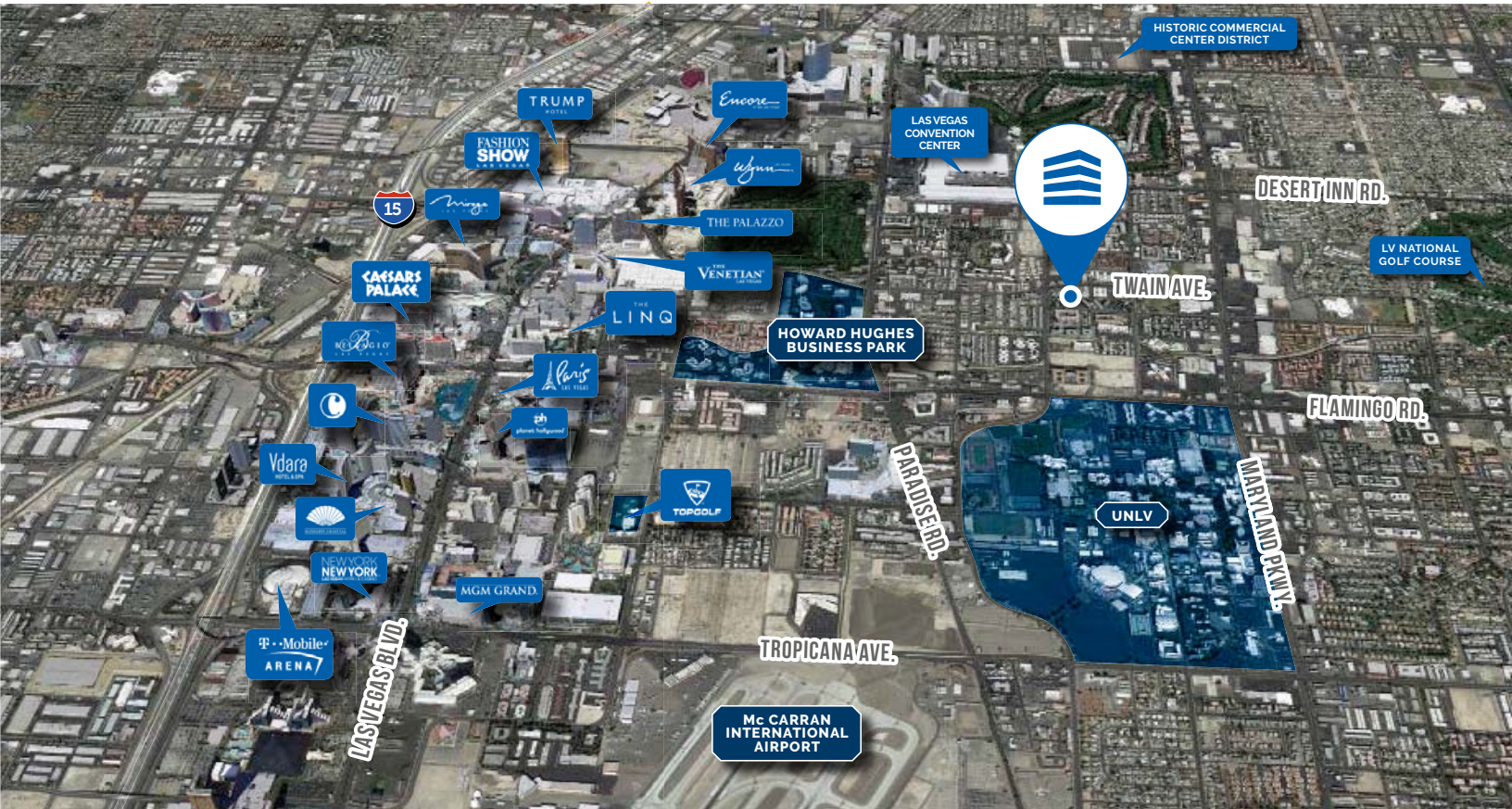


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