

The Laughing Jackalope

Building for lease

3963 S. Las Vegas Blvd.

Las Vegas, Nevada



✓ **1-3 year lease term**

✓ **Full kitchen
with equipment**

✓ **Walk-in cooler**

***Located on Las Vegas Blvd. directly across
from the Mandalay Bay Hotel & Casino,
this is the perfect spot for a supper club or
retail center and is ready for occupancy!***



(702) 383-3033 direct

(702) 383-8576 fax

www.cornerstonecre.com

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Site Plan



Additional Information

- Features an attached porte-cochere that could be walled in to allow for +/- 1,600 Sq Ft of additional floor area
- \$8.00 per SQ FT NNN
- +/- 0.72 Acres of Land with +/- 3,200 SQ FT building
- CAM estimated at \$0.40 per SQ FT
- 32 On Site Parking