



## Strip Retail/Restaurant Building

3969 S. Las Vegas Boulevard  
Las Vegas, NV 89119

### PROPERTY DETAILS

- | 3,200 SF lease space available
- | Leasing for \$8.00 PSF/NNN
- | 5 year lease term
- | Ideal for restaurant; comes equipped with full kitchen including walk-in cooler
- | Available for immediate occupancy
- | 32 On-site Parking Spaces
- | **Traffic Counts:**  
48,000 CPD on Las Vegas Blvd S.



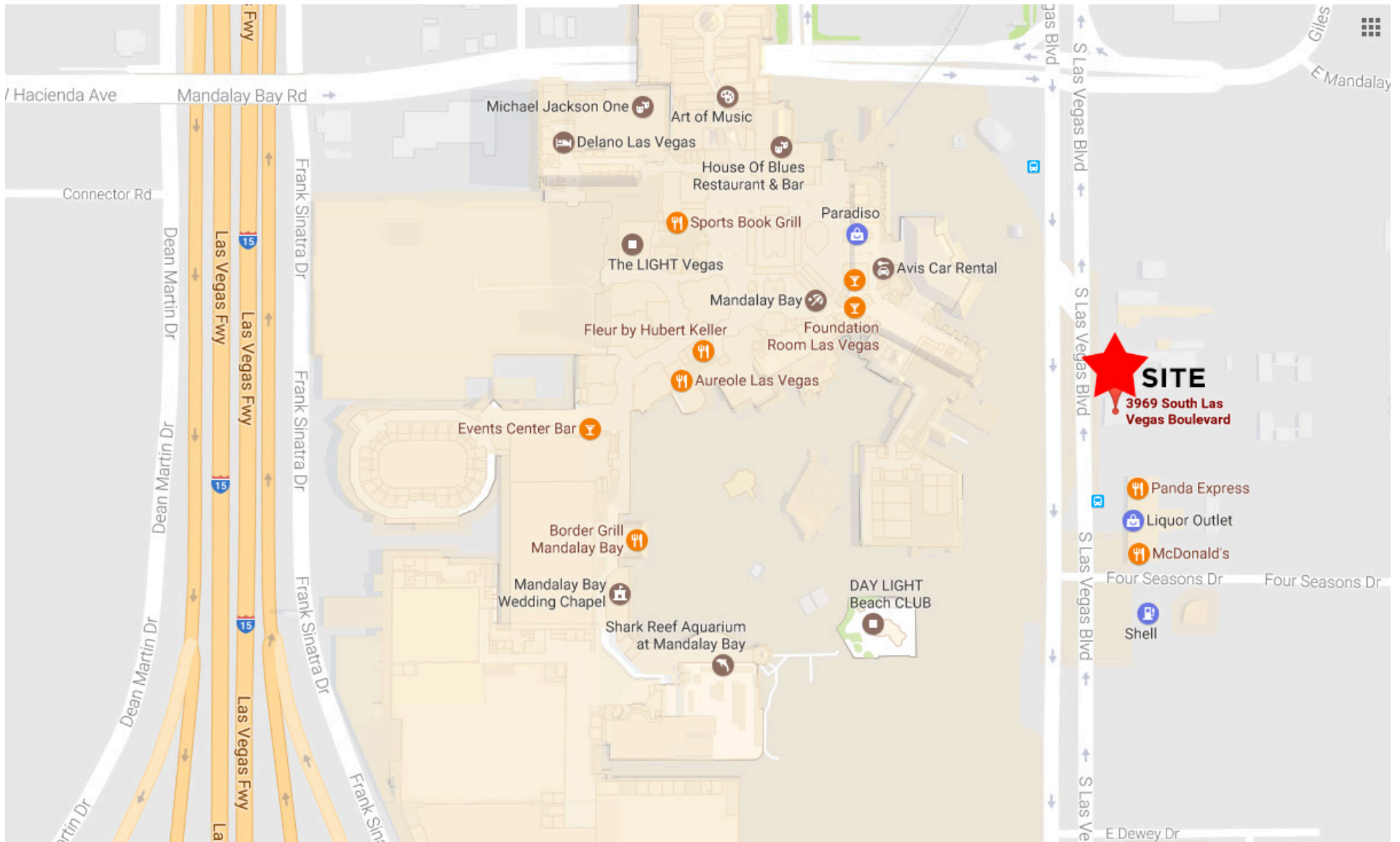
**CORNERSTONE**  
COMMERCIAL REAL ESTATE SERVICES

**Richard W. Truesdell**  
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**Justin Michaels**  
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