

RETAIL & RESTAURANT FOR LEASE

2205-2211 S Las Vegas Boulevard
Las Vegas, NV 89105

The Best
of Las Vegas

2211

AVAILABLE
RESTAURANT FOR RENT
(702)570-5124



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HOTEL DELIVERY



NOW LEASING

Zoning	General Commercial (C-2)
Population (1/3/5 mi)	13,620 / 179,139 / 508,541
Avg HH Income (1/3/5 mi)	\$82,224 / \$52,227 / \$53,127
Traffic Counts	
Las Vegas Boulevard:	E Sahara Ave:
36,000 cpd	70,500 cpd



ROI Commercial Real Estate proudly presents the opportunity to lease this highly desirable retail space on the world-famous Las Vegas Strip.

Located at 2211 S. Las Vegas Blvd., just North of Sahara Ave, is a \pm 4,300 square foot built out restaurant space as well as a \pm 1,008 square foot retail space.

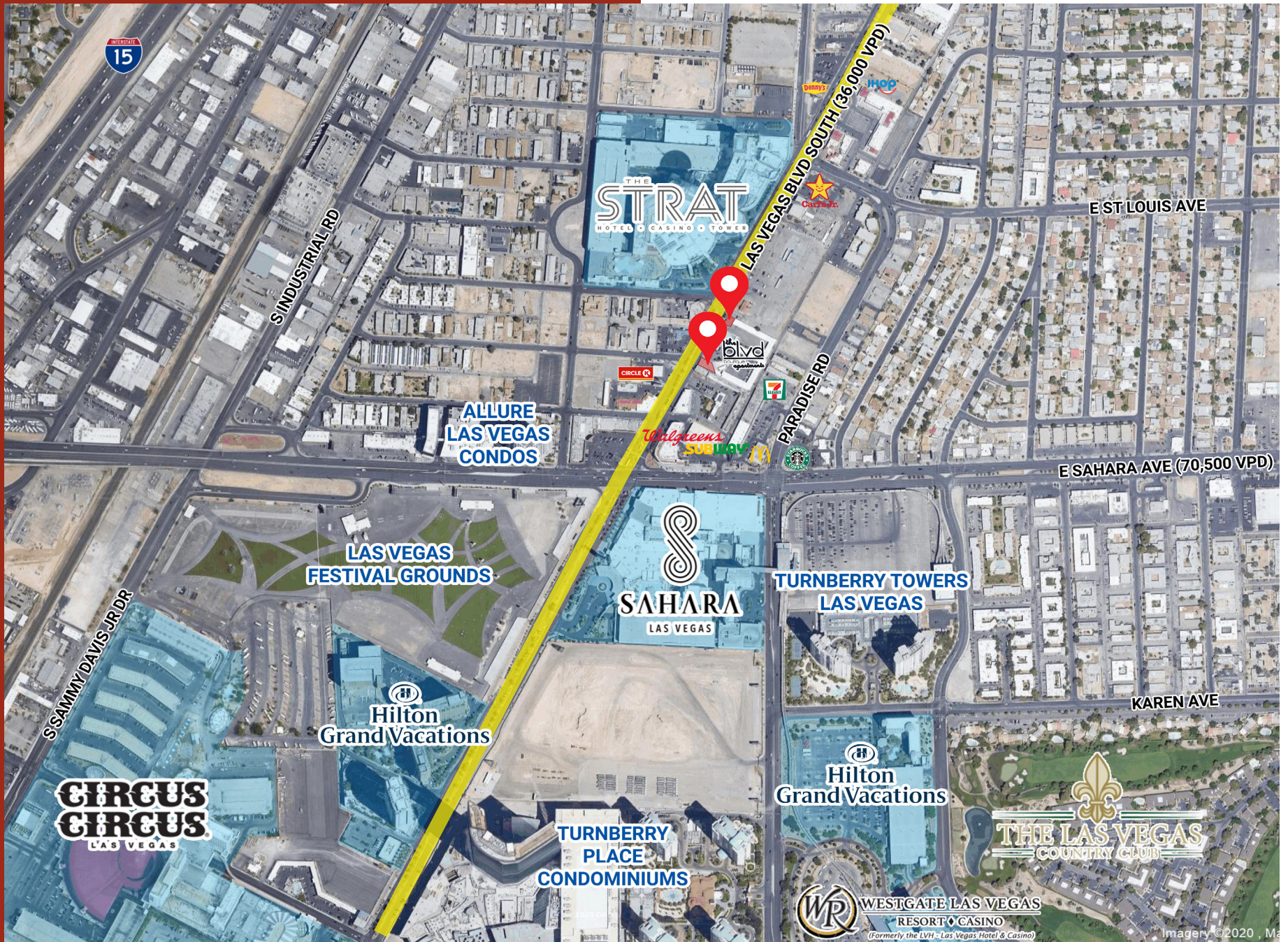
Both spaces are part of The BLVD Boutique Apartments, which have recently been remodeled, providing a more modern look for this part of The Strip.

All 120 rooms within the complex have been transformed into studio or single bedroom smart apartments.

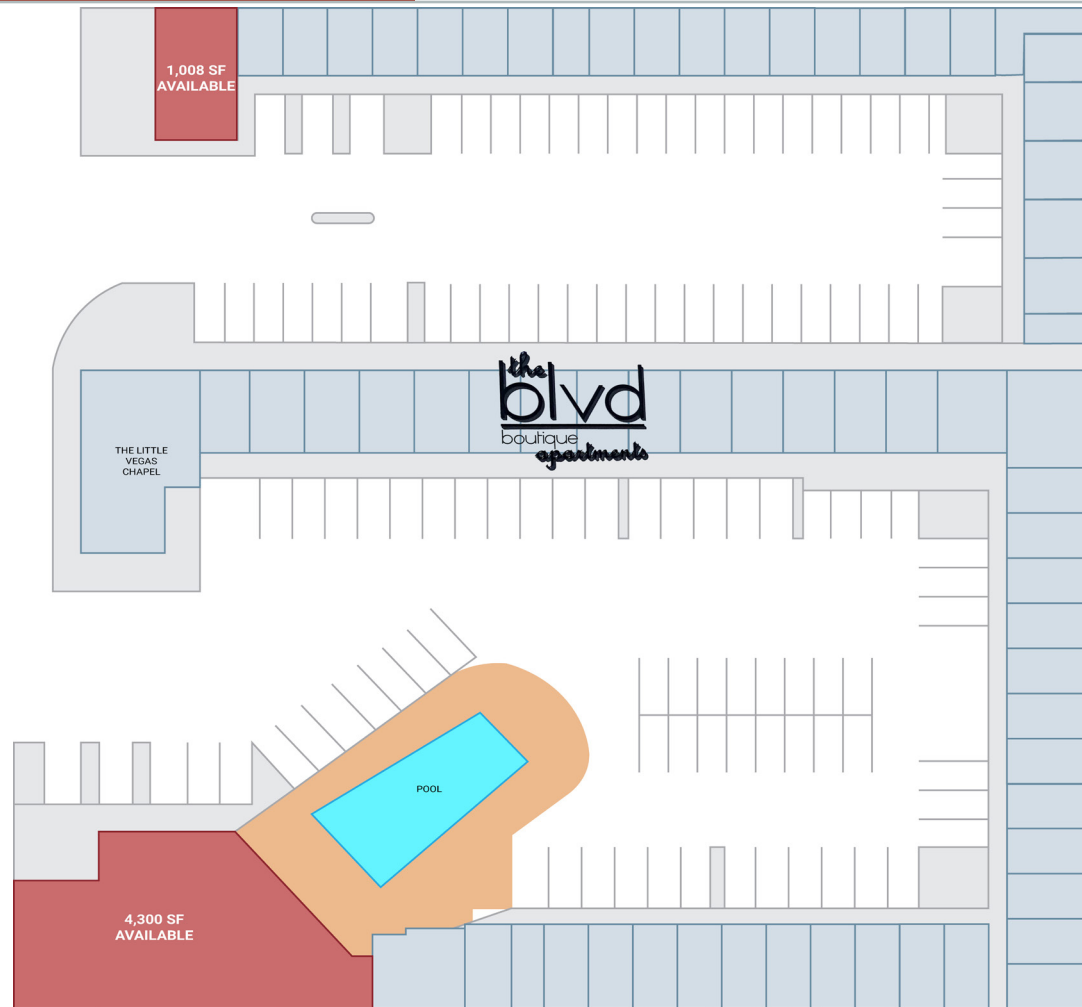
The former restaurant space features:

- 2 separate, indoor dining areas - one overlooking Las Vegas Boulevard and the other overlooking the pool with bar-top seating
- Large patio space with views of Las Vegas Boulevard
- Restaurant hood & grease trap
- Kitchen equipment

Contact us today for more information!



SITE PLAN



AVAILABLE

SUITE	SQUARE FEET	ASKING RATE
2205	1,008 SF	\$5.25 sf/mo
2211	4,300 SF	\$5.00 sf/mo

CAMs, Taxes & Insurance Est: \$0.25 sf/mo

KIT GRASKI DIRECTOR

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