



FOR LEASE

## BELTWAY CORPORATE RETAIL CENTER

8955-9075 S EASTERN AVE  
LAS VEGAS, NV 89123





# HIGHLIGHTS

## OPPORTUNITY BENEFITS



Former Teriyaki Boy restaurant endcap space available at a highly visible retail center strategically located near the corner of I-215 and Eastern Avenue.



Considerable repeat business from nearby residential communities and office buildings. The Beltway Corporate Center consists of 125,000 SF of office space.

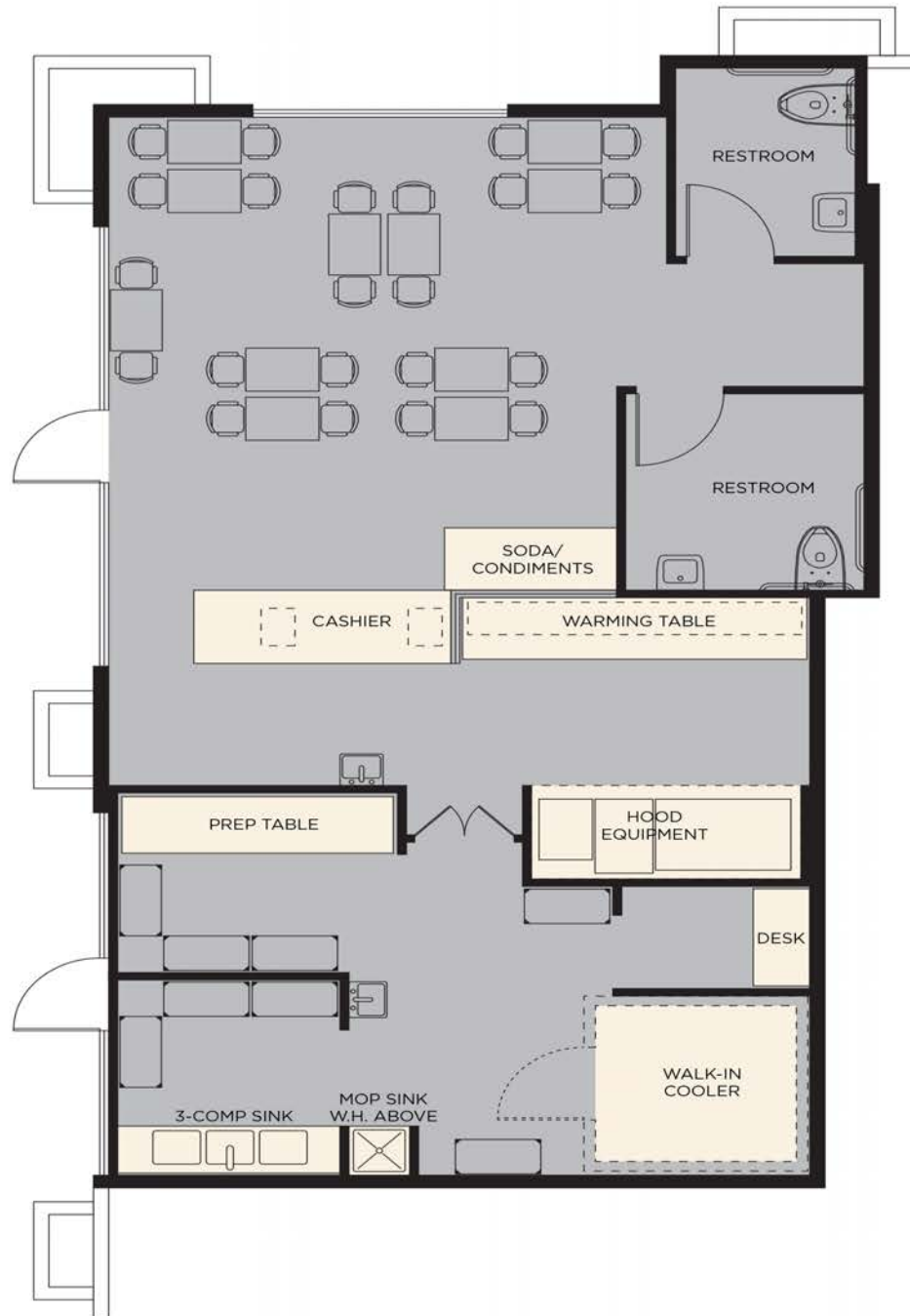


Notable tenants in The Beltway Corporate Retail Center include Starbucks, Yogurtland, The Las Vegas Athletic Club, and more.

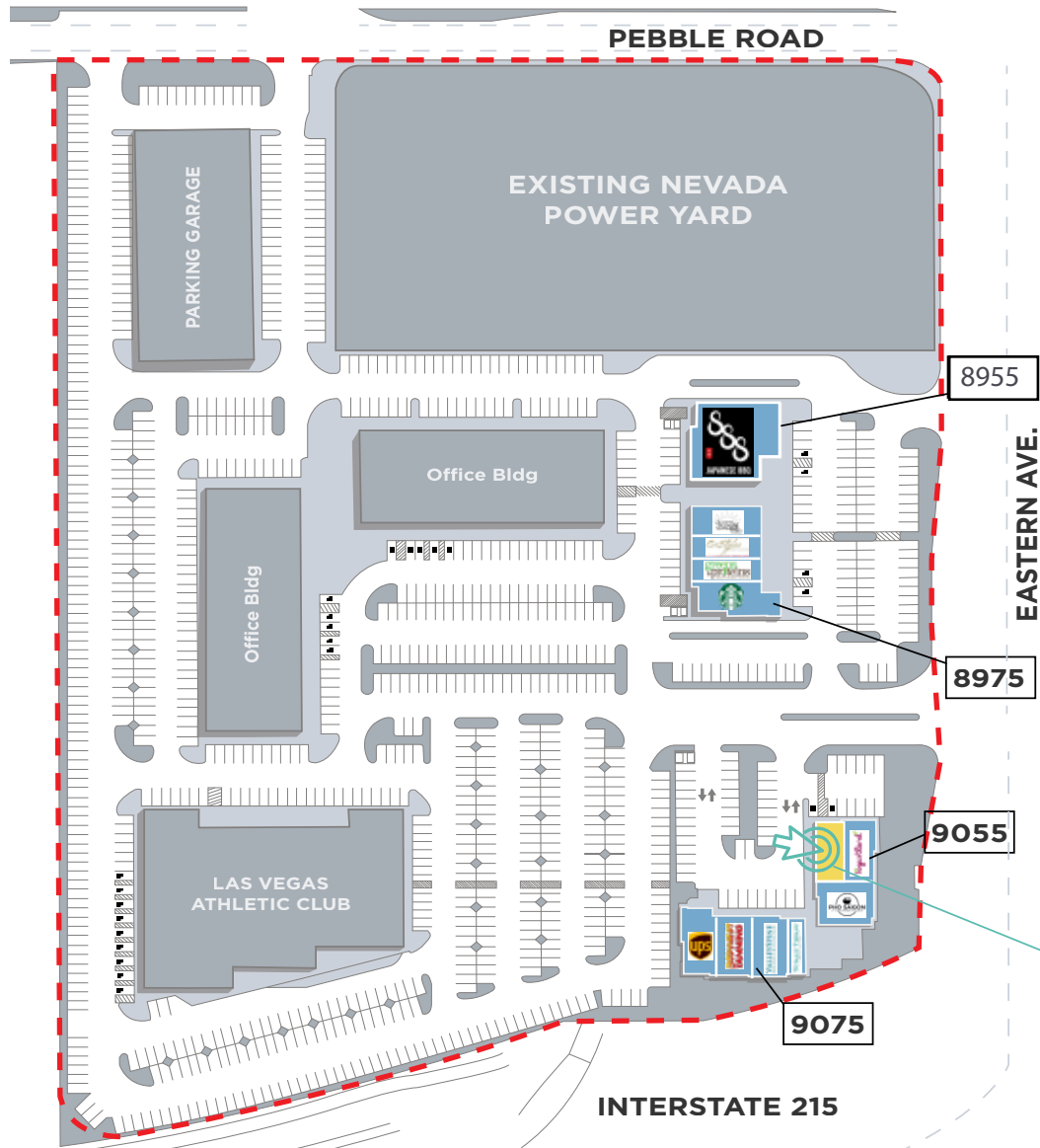
## PROPERTY DETAILS

♦ Retail Space Available:	±1,164 SF
♦ Lot Size:	3.04 AC
♦ Rent	Inquire With Broker
♦ Zoning	C-2

# FLOOR PLAN | SUITE 9055-1B



# SITE PLAN



LEASED
  AVAILABLE
 

 VIRTUAL TOUR

BLDG - UNIT	TENANT	SQ FT
8975	Starbucks	3,000
8975 - C	Greens and Proteins	1,493
8975	CriStyles Hair Lounge	788
8975 - 6	The Original Sunrise Cafe	1,990
8955	888 Japanese BBQ	4,872
9055 - 1A	Yogurtland	1,187
9055 - 1B	AVAILABLE RESTAURANT SPACE	1,164
9055	Pho Saigon 8	2,404
9075 - 6	UPS Store	1,200
9075 - I	Body Heat Tanning	2,400
9075 - 4	Valley Spine & Massage Therapy	1,410
9075 - 3	Totally Tiffany Nails	1,200

VIRTUAL TOUR



# AMENITIES & TRANSIT





5 MILES: 332,843



5 MILES: \$97,970



5 MILES: 131,411







**For More Information, Please Contact:**

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