LAS VEGAS BOULEVARD SUBLEASE AVAILABLE

NWC I-215 & Las Vegas Blvd | 6825 Las Vegas Boulevard Suite 115 | Las Vegas, NV 89119

AVAILABLE	±3,387 SF
JURISDICTION	CC Enterprise - 89119
ZONING	Commercial General (CG)
RATES	Call for Price

PROPERTY HIGHLIGHTS

- Immediate adjacency to Town Square, one of the region's most visited open-air retail entertainment hubs
- Strong co-tenancy
- Ultra-convenient access to both I-15 and I-215, with mere minutes to the legendary Las Vegas Strip and LAS Airport

CO-TENANTS

Total Wine & More · Cafe Rio · weera THAI FOOD · Broken Yolk Cafe · SAPPORO REVOLVING SUSHI

2025 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius **71,313**

Average HH Income: **$113,816**

Traffic Counts: Las Vegas Blvd **40,957 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

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ICSC MEMBER · CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Chatwin Creigh, NV S.203830, Johanna Smith, S.71440, Charles Creigh, NV B.16824.CORP, NV BUSB.7035.BKR

August 22, 2025

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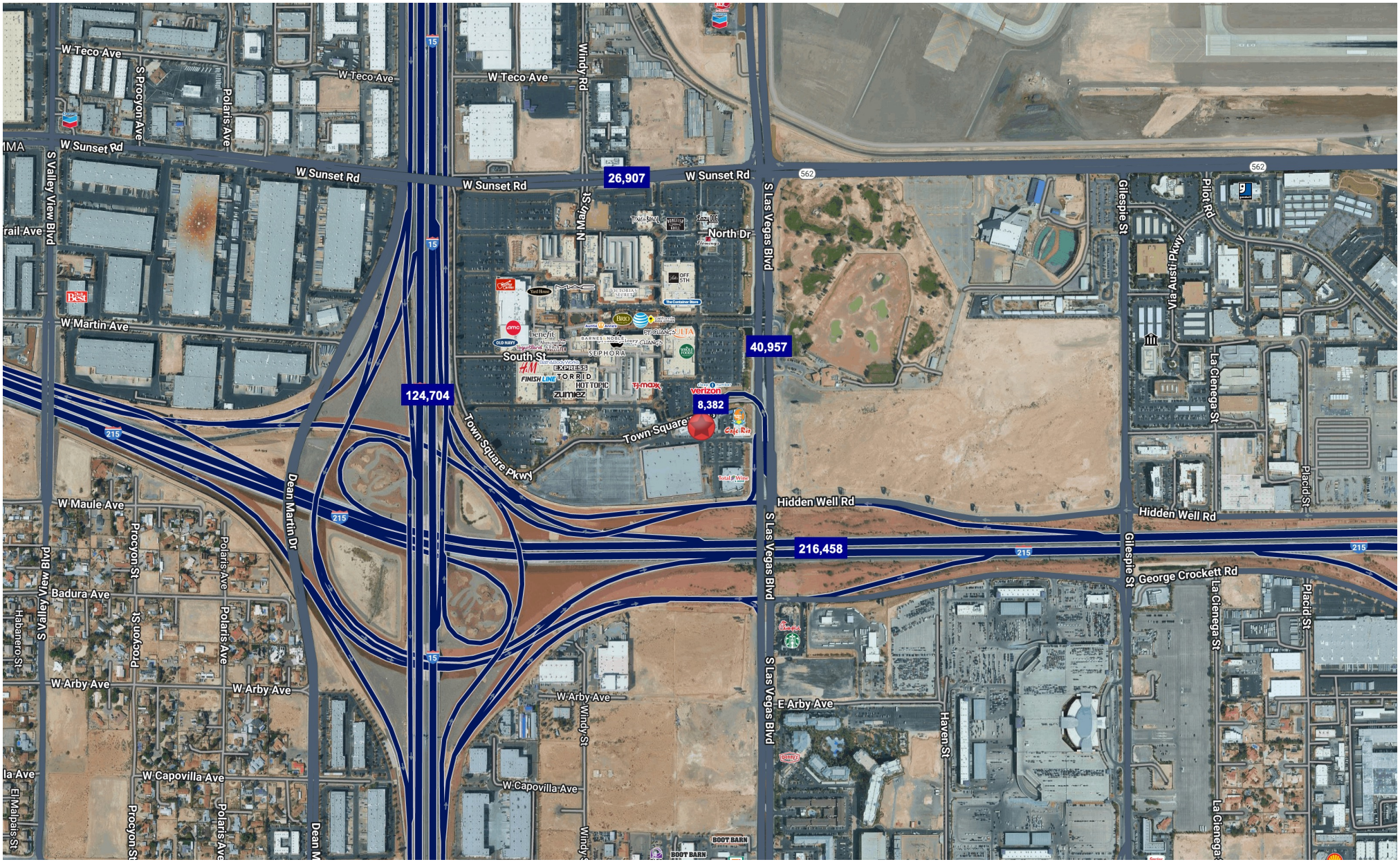

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2025 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**2,427**
3-Mile	**71,313**
5-Mile	**369,381**

Average Household Income

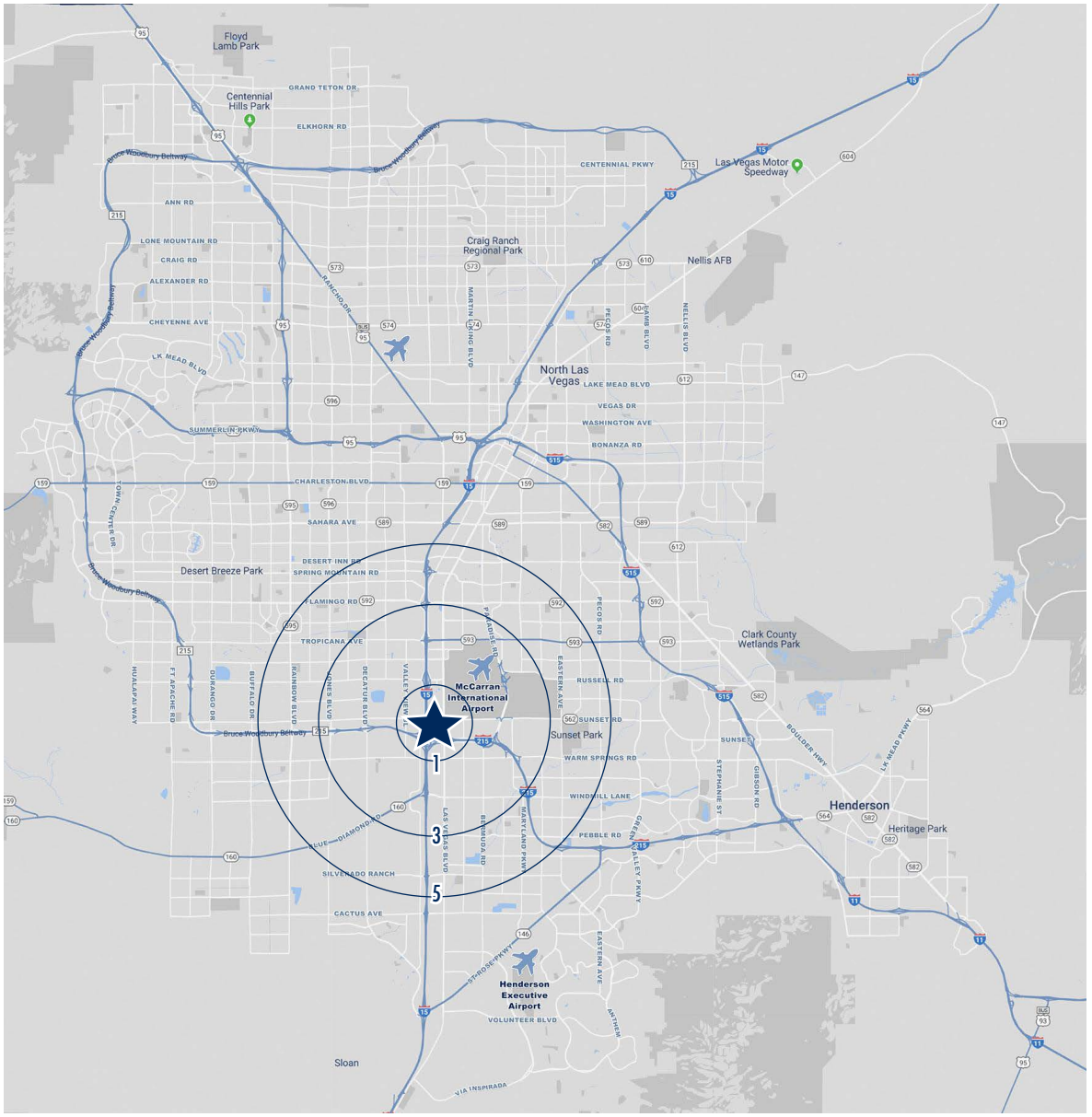
1-Mile	**$83,064**
3-Mile	**$113,816**
5-Mile	**$101,380**

Number of Households

1-Mile	**1,098**
3-Mile	**30,870**
5-Mile	**156,233**

Daytime Population (Employees)

1-Mile	**16,320**
3-Mile	**99,393**
5-Mile	**246,294**



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