



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

## The Twain Center

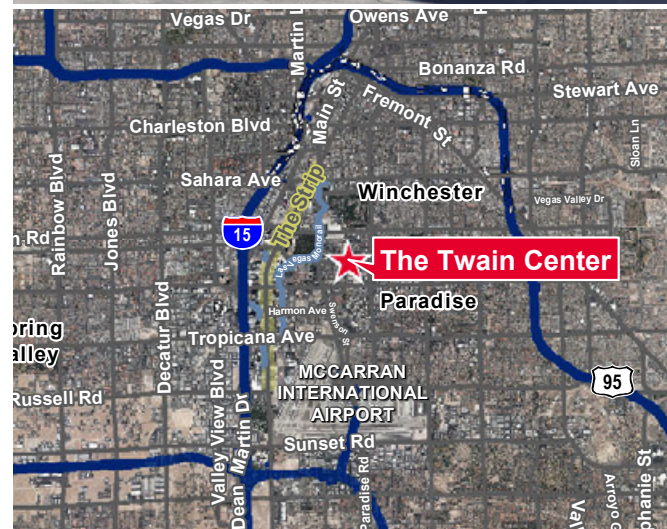
815-855 E. Twain Avenue  
Las Vegas, NV 89169

DISCOUNTED INTRO RATE AT \$0.70/SF  
WITH RATES UP TO \$1.50/SF NNN

### PROPERTY HIGHLIGHTS

Popular neighborhood retail center with loyal customer base at the SEC of Twain Ave. and Swenson St. in the heart of Las Vegas; just 1.4 miles from "The Strip". The property is primarily occupied by local business tenants and anchored by 7-11 at the hard corner. The center services a large population of apartment residents from the immediate area as well as Las Vegas Country Club and nearby "class A" business park, Hughes Center. Join Bagel Mania, 7-11, USA Mail and more!

- Competitive lease rates starting at \$0.70/SF - \$1.50/SF per month
- \$0.35/SF NNNs (estimate)
- Built-out restaurant space available with fixtures/equipment, grease trap, etc.
- 1,080 - 12,064 SF available
- Great signage opportunities on building fascia and project monument sign
- ±27,500 cars per day at Twain & Swenson
- Zoned C-2



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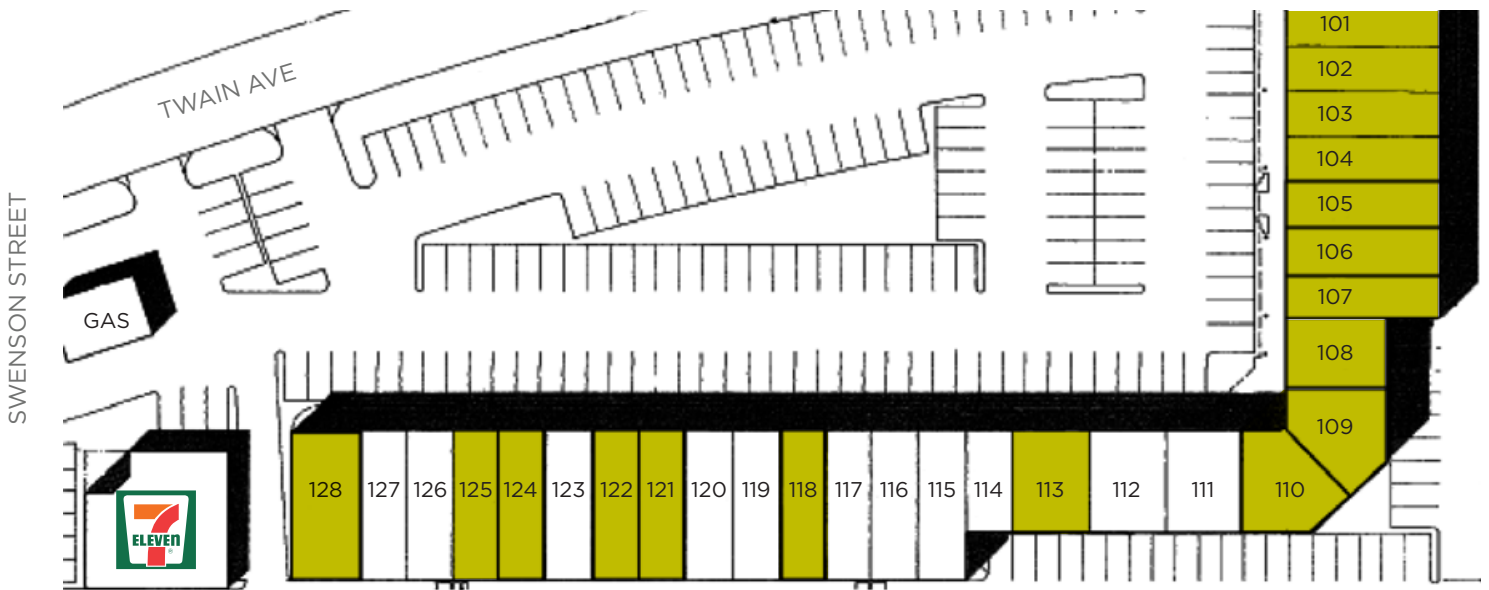
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Twain Swenson Retail Plaza		
Suite	Tenant	Ground Level SF
Free-standing	7-Eleven	2,919
101-104	Available	5,040
105-106	Available	2,160
107-108	Available	2,200
109	Available	1,332
110	Available	1,332
111-112	Ethiopian Café & Market	2,400
113	Available	1,200
114-117	Madison Avenue	3,960
118	Available	1,080
119-120	Harrie's Bagelmania	2,160
121-122	Available	2,160
123	USA Mail & Gifts	1,080
124	Available	1,080
125	Available	1,080
126-127	Tacos Los Toritos	2,160
128	Available	1,560



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