

Mediterranean and Afghan Kabob Factory **Near major Intersection**



Naila Tariq

NV 702-755-5466



OFFERING SUMMARY

Location

Kabob Factory

Complete NDA for additional information

NDA Link

<https://nailatariq.com/nda-form>

Offering Summary

Price **\$78,000**

Lease Term

Rent \$4,620 includes CAM charges

Lease 6 years



KABOB FACTORY Mediterranean and Afghan Chopan Kabob made and served Daily FRESH

- Discover a **unique fusion of Mediterranean, Afghan Vegan flavors** at Chopan Kabob Factory where healthy choices and dishes are crafted fresh and halal.
- Enjoy a wide variety of flavorful options, including:
 - Kabob Combinations:** Beef, Chicken, Lamb, and Mixed Grills
 - Signature Dishes:** Qabuli Palow, Chapli Kabob, Lamb Chops
 - Wraps & Sandwiches:** Shawarma, Philly Cheese, Gyro Burgers, Falafel, and more
 - Sides & Starters:** Appetizers, Soups, Salads, Pita Bread
 - Specialty Menus:** Vegan Selections & Kids Menu
- Experience authentic taste, generous portions, and the warmth of Mediterranean and Afghan hospitality — all in one place!



INTERIOR VIEWS



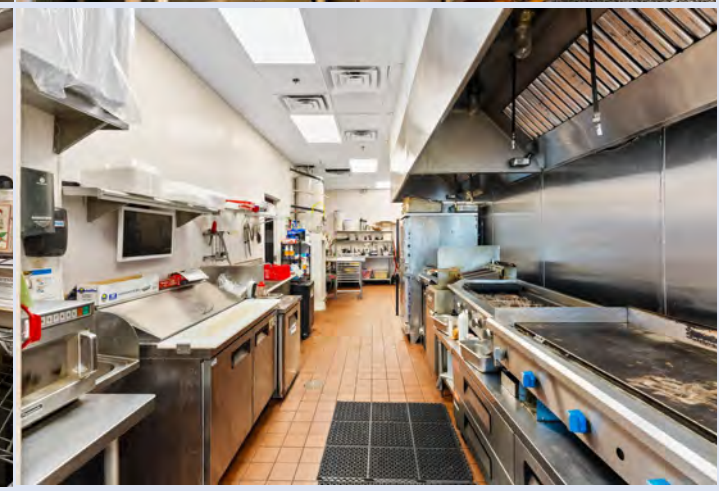
MENU ITEMS VIEWS



ADDITIONAL INTERIOR VIEWS



ADDITIONAL INTERIOR AND KITCHEN VIEWS



AERIAL OVERVIEW



EXTERIOR VIEWS



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	167,770	319,452	1,086,318
	Median Age	41.1	41.5	39.7
	Bachelors' Degree Higher Education	29%	30%	24%
INCOME				
	Average House Income	\$101,232	\$105,130	\$88,357
HOUSING				
	Median Home Value	\$395,725	\$416,302	\$379,218
	Median Home Year Built	1997	1998	1996
HOUSEHOLDS				
	2024 Households	67,885	127,654	426,854
	Average Household Size	2.4	2.5	2.5
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	57%		
	Renter Occupied Households	43%		
TRAFFIC				
	S Spencer St and E Serene Ave N	17,949	2025	
	S Spencer St and S Back Bay Cir S	19,088	2025	
	I- 215 and Spencer St SE	147,463	2025	
DAYTIME EMPLOYMENT				
	Employees	63,135	138,987	575,472
	Businesses	8,451	16,138	54,373

SNAPSHOT



319,452

POPULATION 5 mile



\$105,130

INCOME 5 mile



\$416,302

HOME VALUE 5 mile



17,949

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

LAS VEGAS

Las Vegas, colloquially referred to as **Vegas**, is the most populous city in the U.S. state of Nevada and the seat of Clark County. The Las Vegas Valley metropolitan area is the largest within the greater Mojave Desert, and second-largest in the Southwestern United States.^{[9][10]} Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife, with most venues centered on downtown Las Vegas and more to the Las Vegas Strip just outside city limits. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center in Nevada. According to the United States Census Bureau, the city had 641,903 residents in 2020, with a metropolitan population of 2,227,053, making it the 24th-most populous city in the United States.

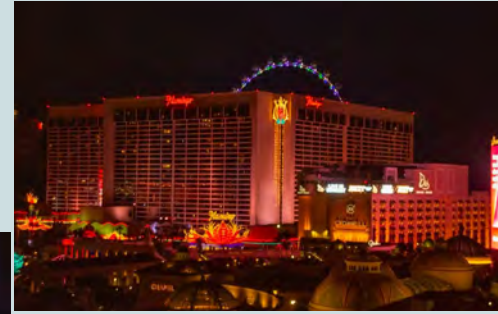
The city bills itself as the Entertainment Capital of the World, and is famous for its luxurious and extremely large casino-hotels. With over 40.8 million visitors annually as of 2023, Las Vegas is one of the most visited cities in the United States. It is the third most popular U.S. destination for business conventions and a global leader in the hospitality industry. The city is also host to more AAA Five Diamond hotels than any other city in the world. Las Vegas annually ranks as one of the world's most visited tourist destinations. The city's tolerance for numerous forms of adult entertainment has earned it the nickname "Sin City," and has made it a popular setting for literature, films, television programs, commercials and music videos.

Las Vegas was settled in 1905 and officially incorporated in 1911. At the close of the 20th century, it was the most populated North American city founded within that century (a similar distinction was earned by Chicago in the 19th century). Population growth has accelerated since the 1960s and into the 21st century, and between 1990 and 2000 the population nearly doubled, increasing by 85.2%..

Although the city of Las Vegas shares the same history and cultural identity, the Las Vegas Strip is not inside the city limits of Las Vegas; it is instead part of the unincorporated towns of Paradise and Winchester.

Toponymy

In 1829, Mexican trader and explorer Antonio Armijo led a group consisting of 60 men and 100 mules along the Old Spanish Trail from modern day New Mexico to California. Along the way, the group stopped in what would become Las Vegas and noted its natural water sources, now referred to as the Las Vegas Springs, which supported extensive vegetation such as grasses and mesquite trees. The springs were a significant natural feature in the valley, with streams that supported a meadow ecosystem. This region served as the winter residence for the Southern Paiute people, who utilized the area's resources before moving to higher elevations during the summer months. The Spanish "las vegas" or "the meadows" (more precisely, lower land near a river) in English, was applied to describe the fertile lowlands near the springs. Over time, the name began to refer to the populated settlement.



Presented By:

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	Sales License	S.201495
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KW VIP Commercial Las Vegas, NV

Corporate Office	7501 Tule Springs Rd Las Vegas, CA 89131
Town Square Office	6623 S. Las Vegas Blvd Las Vegas, CA 89119



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Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

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A Name You Can Trust

- **Business**
- **Commercial**
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