

4856 S MARYLAND PKWY

4856 S MARYLAND PARKWAY, LAS VEGAS, NV 89119



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Managing Director

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NV #S.0182625



Property Summary



OFFERING SUMMARY

Available SF:	3,289 SF
Lease Rate:	\$3.50 SF/month (NNN)
Lot Size:	0.47 Acres
Year Built:	1976
Building Size:	3,289 SF
Zoning:	Commercial (C-1)

PROPERTY OVERVIEW

Prime Retail location within 2 miles of Las Vegas Blvd and Vegas Strip. Near Thomas & Mack Center, this 3,289 SF of retail space in front of Maryland Pkwy sits across the street from the main entry way into the University of Nevada | Las Vegas, and has great upside and potential within the surrounding University Corridor.

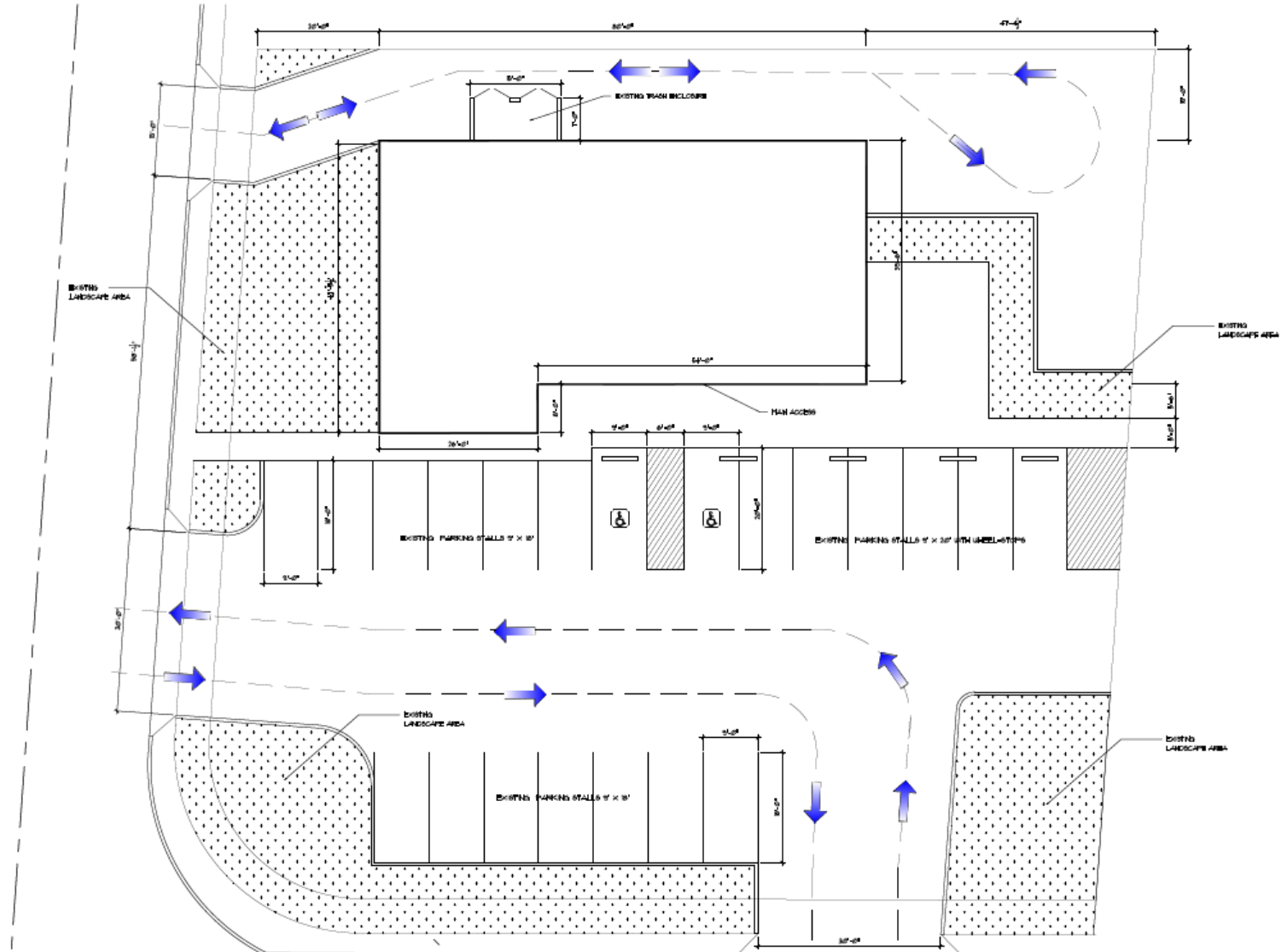
DEMOGRAPHICS

Total Households	9,957	31,630	53,455
Total Population	21,745	69,360	120,093
Average HH Income	\$38,716	\$43,434	\$51,499

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Site Plan



Vegas Strip Aerial



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Retail Aerial



North East Aerial



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Close Up Aerial

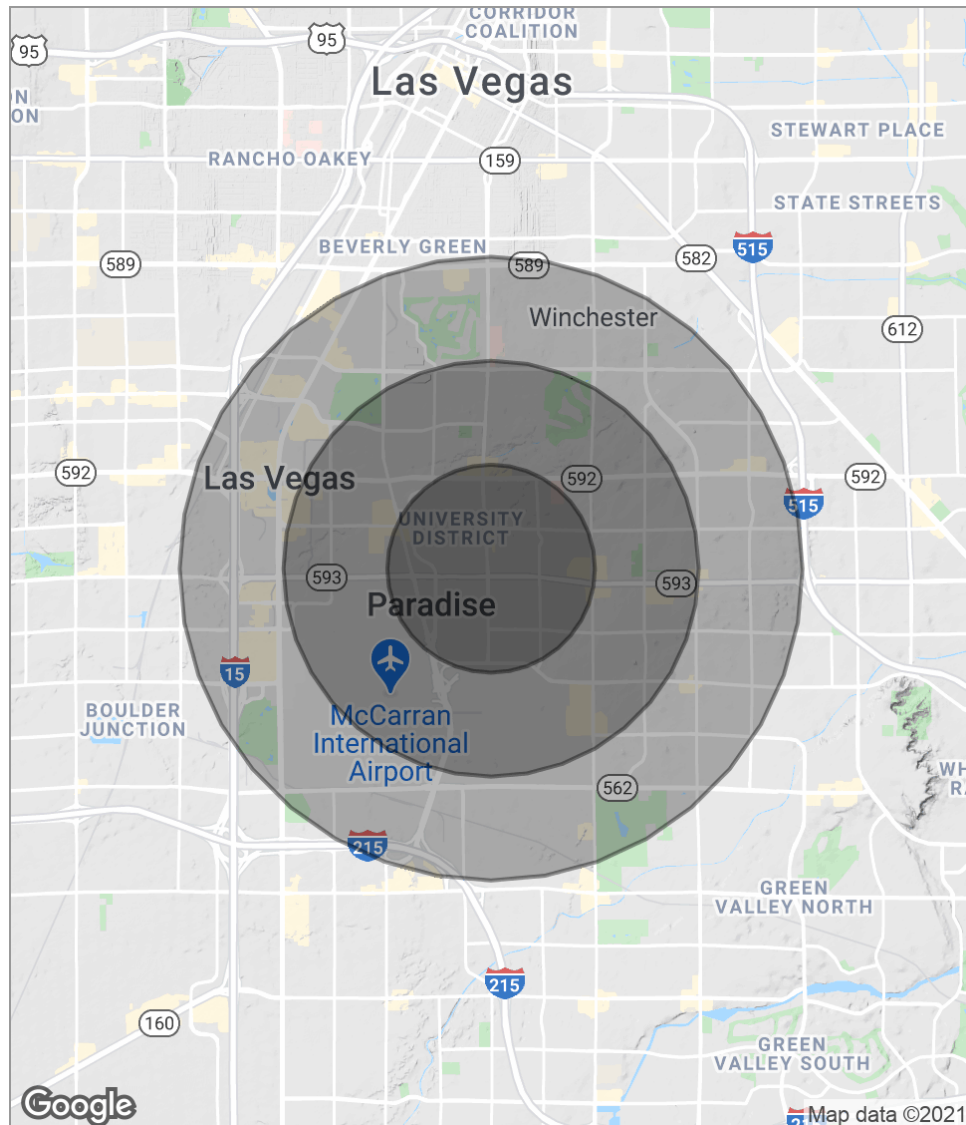


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Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	21,745	69,360	120,093
Median age	34.1	36.1	37.3
Median age (Male)	32.8	35.9	37.2
Median age (Female)	36.1	36.6	38.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,957	31,630	53,455
# of persons per HH	2.2	2.2	2.2
Average HH income	\$38,716	\$43,434	\$51,499
Average house value	\$139,306	\$249,576	\$266,103

* Demographic data derived from 2010 US Census

Las Vegas Overview



Las Vegas is the most populated city in the state of Nevada. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

The city bills itself as The Entertainment Capital of the World, and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations.

City Area: 135.8 sq mi

Elevation: 2,001 ft

Population: 641,676 (2017)

Area Codes: 702 & 725

Website: lasvegasnevada.gov

Las Vegas Statistics

42.5M

Visitors to Las Vegas
(2019)

\$10.35B

Clark County Gaming Revenue
(2019)

149,422

Available Hotel Rooms
(2019)

3.5%

Job Growth in Las Vegas
(2019)

900

Average # of Flights that Leave
McCarran Airport Per Day

\$267K

Median Listing Price of Homes
(2020)

Allegiant Stadium

When the NFL season eventually kicks off, the Raiders will play in their new home at Allegiant Stadium in Las Vegas. For the better part of last year, construction has been underway on their new stadium. It will serve as the home stadium for the National Football League's Las Vegas Raiders and the University of Nevada, Las Vegas Rebels college football team.

Address: 3333 Al Davis Way, Las Vegas, NV 89118

Opening Date: August 2020

Construction Cost: \$1.84B USD

Capacity: 65,000

Website: allegiantstadium.com



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Las Vegas Convention Center

The Las Vegas Convention Center (LVCC), located adjacent to the Las Vegas Strip, encompasses approximately 3.2 million square feet with exhibit space of 2 million square feet and meeting space of nearly 250,000 square feet. This is one of the largest convention centers in the world. The facility is also billed as one of the busiest centers in the world – with shows in excess of 200,000 attendees – it enjoys a location with immediate access to more than 100,000 hotel rooms thanks to the Las Vegas Monorail.

The LVCC is undergoing a long-term expansion project, phase one of which ended in January 2017 with the purchase and demolition of the Riviera Hotel property. Phase two will further expand the space, which will mean the building of a new exhibit hall. This addition will add more than 86,000 square feet of meeting spaces and improved monorail access.

Address: 3150 Paradise Road, Las Vegas, NV 89109

Attendees Hosted: Over 6.5 million (2019)

Website: lvccva.com





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