



CBRE



TIVOLI

VILLAGE



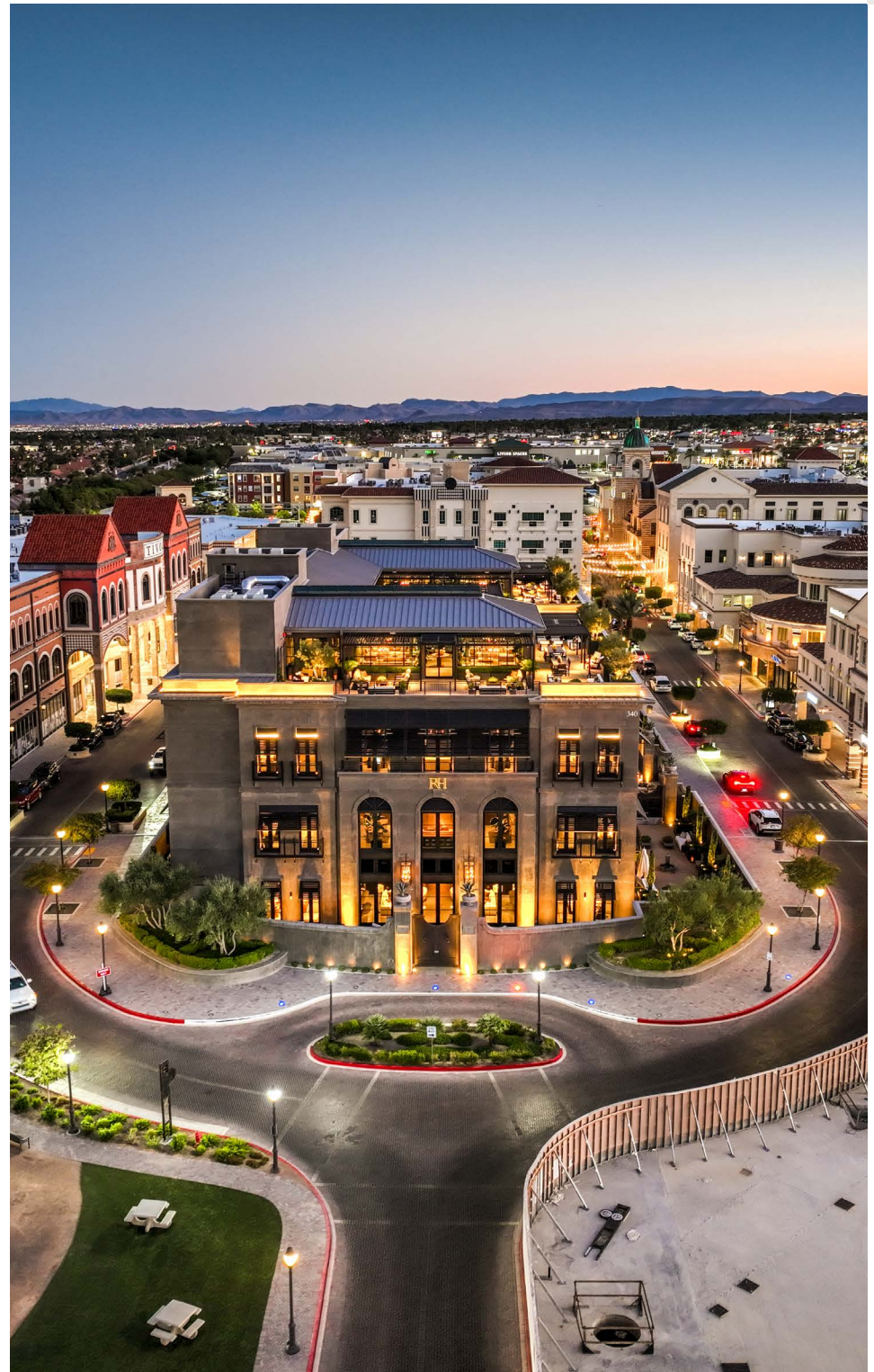


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Property Amenities

Tivoli Village offers a thoughtfully curated selection of amenities that elevate the visitor experience and foster a vibrant community atmosphere. Guests enjoy complimentary valet service and access to over 3,000 covered parking spaces, ensuring convenience from arrival. The property is equipped with center-wide public WiFi, making it easy to stay connected while exploring.

Safety and comfort are prioritized with 24-hour security throughout the village. For those focused on wellness, Tivoli features an on-property gym, while its event spaces provide a stylish setting for private and public gatherings. The village also hosts social activities that bring the community together, and its pet-friendly environment welcomes four-legged companions, making it a destination for all.



670,000

Total Center
SQ Feet

330,000

Total Retail
SQ Feet

1,500-2,000

Total Employees
on Site



30+ Retail and Restaurant Offerings



Complimentary Valet Parking



Tesla Supercharger Station



Covered Parking Spaces



Event Spaces



Pet Friendly



Center-wide Public WiFi

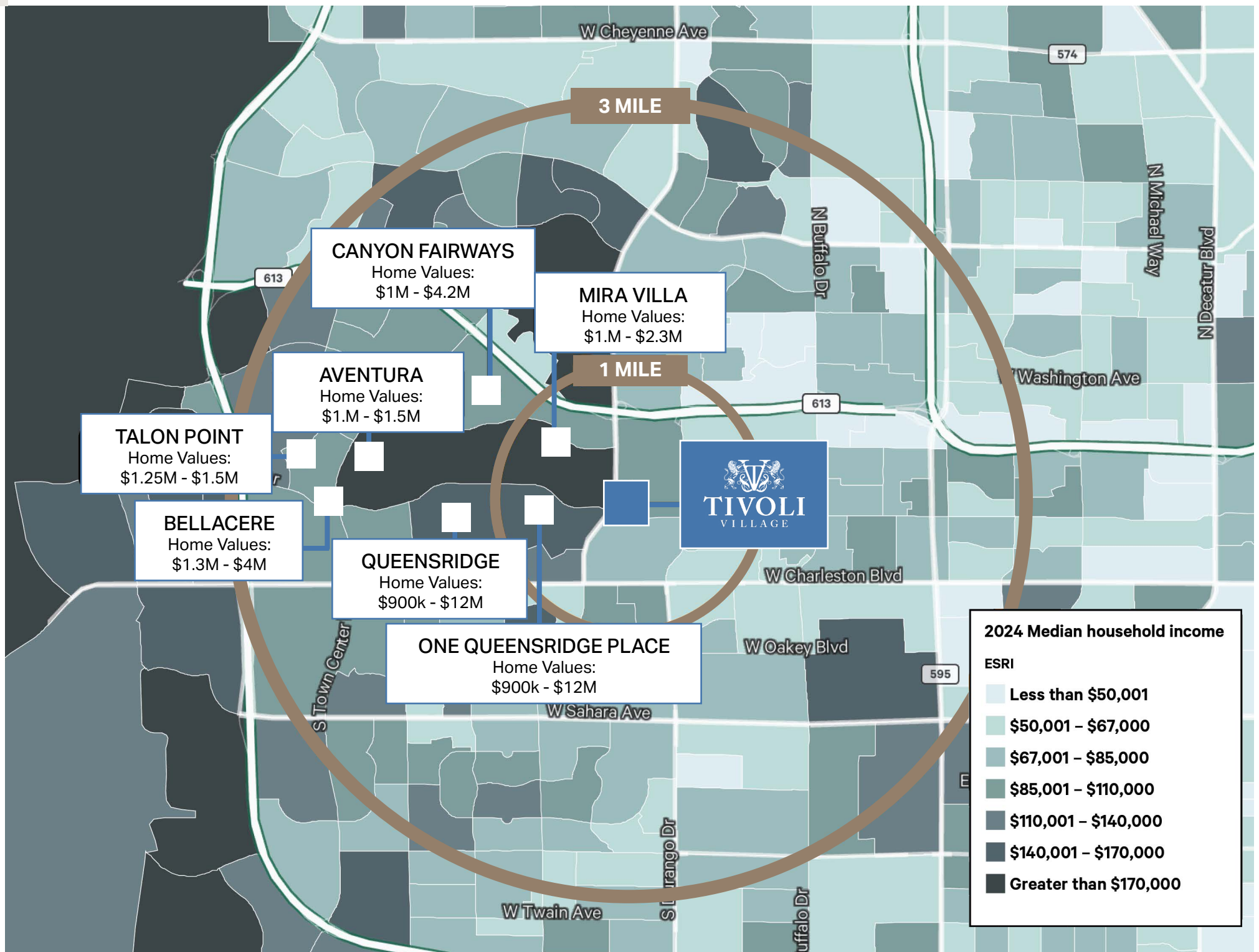


24 - Hour Security



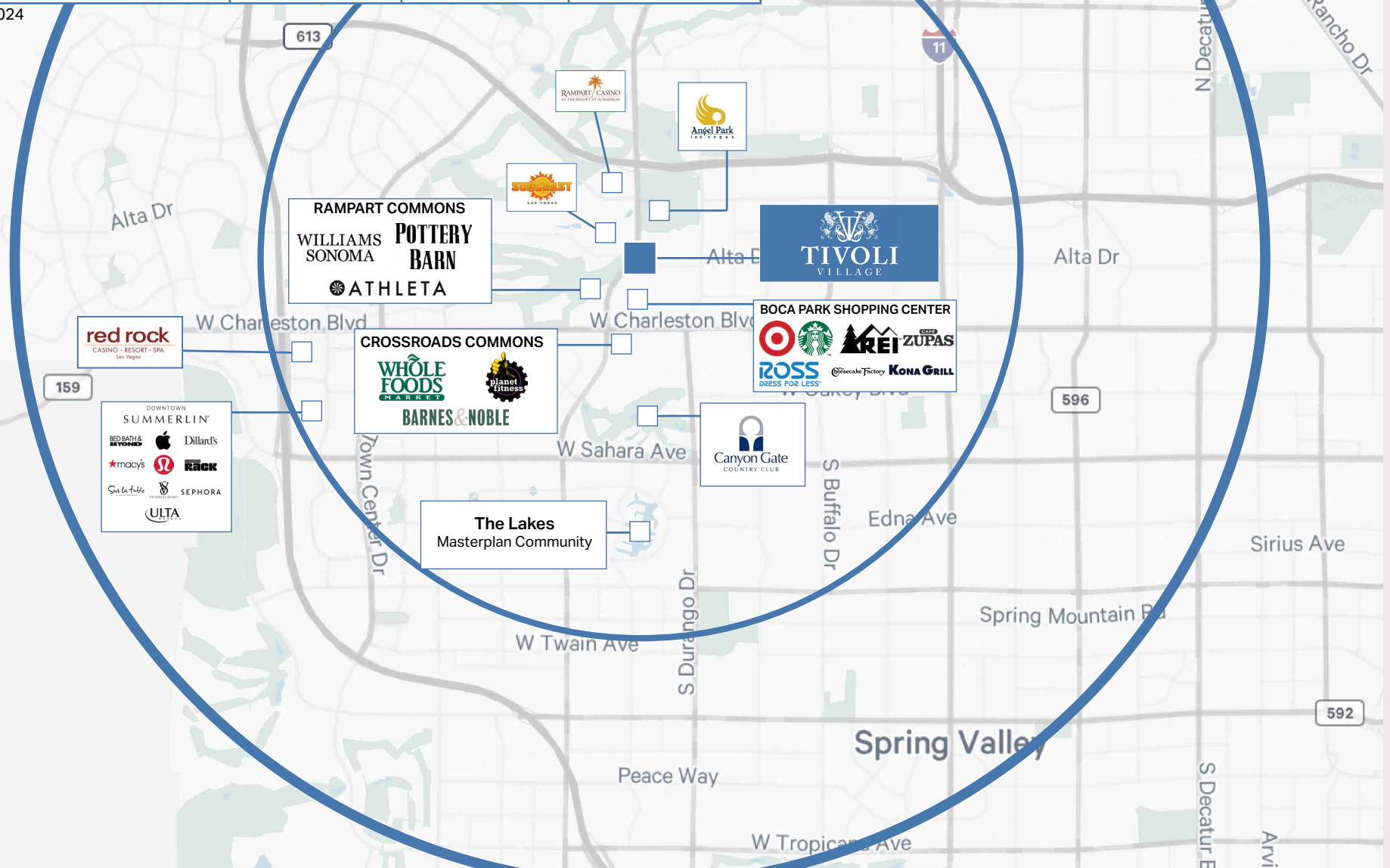
Social Activities

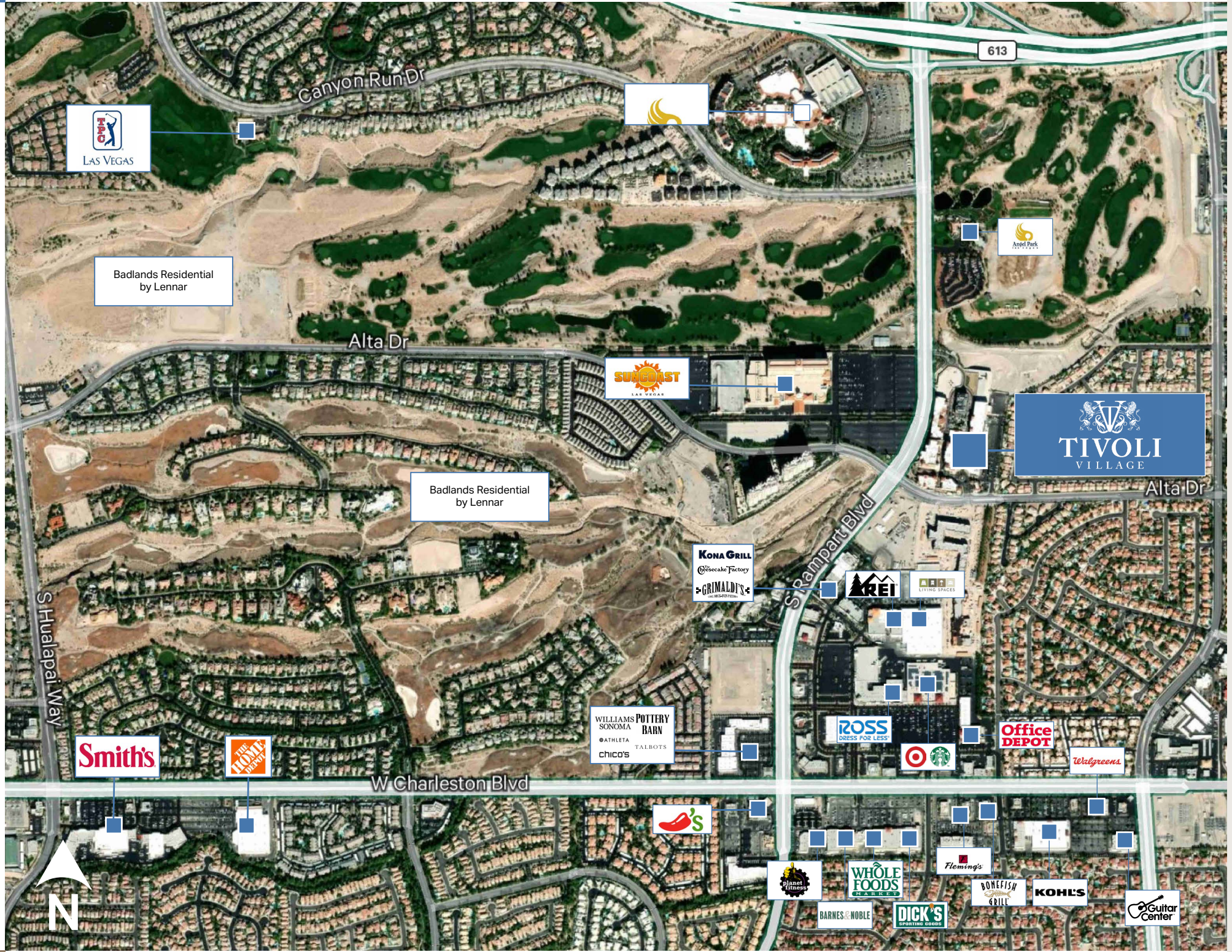
Site Plan



	1 Mile	3 Miles	5 Miles
2024 Population	14,475	164,472	444,037
2024 Households	6,138	68,734	178,450
2024 Avg Household Income	\$94,952	\$108,88	\$110,504
Households \$100k+	21.1%	17.3%	17.5%

Source: Esri 2024





Badlands Residential
by Lennar

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by Lennar





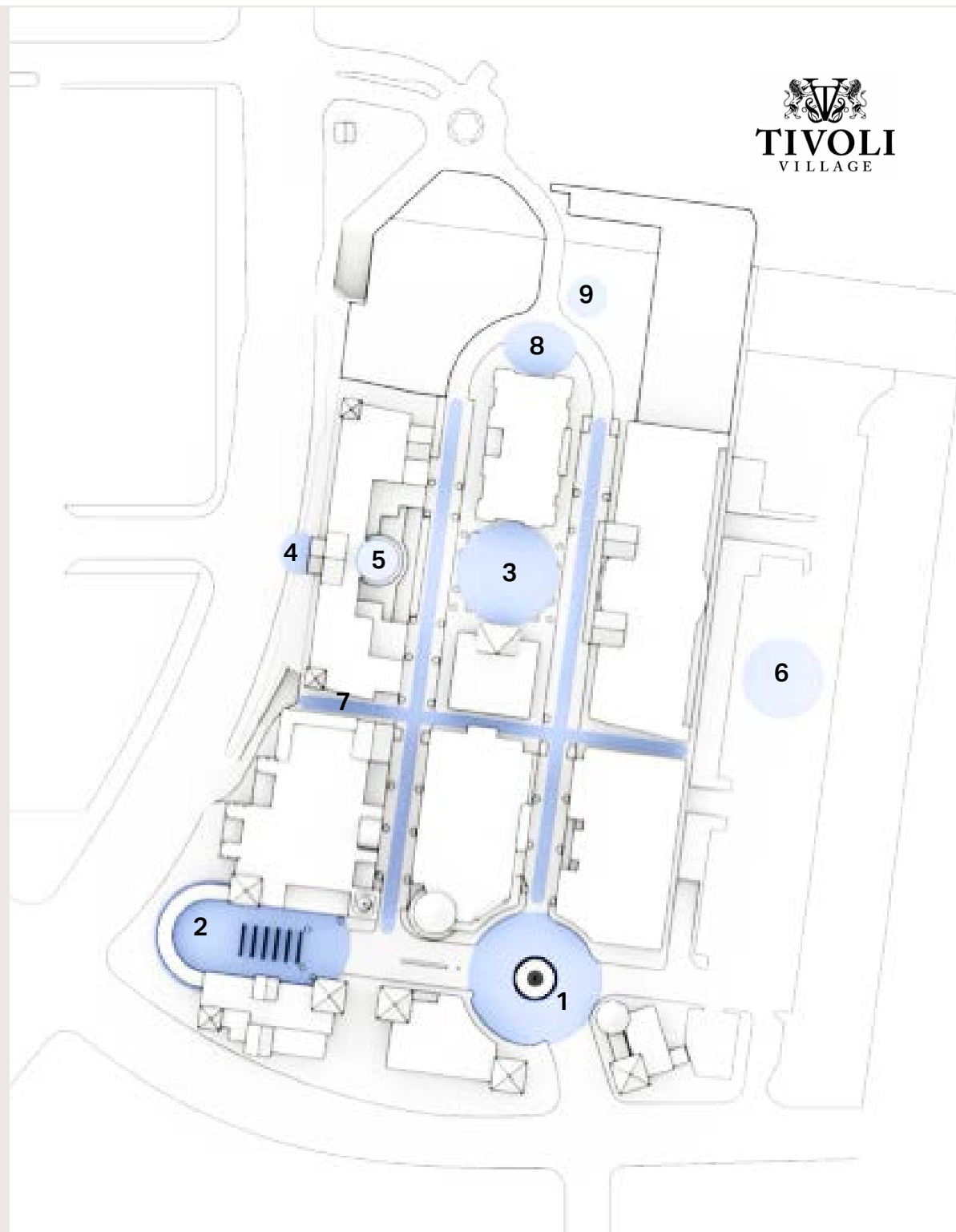
TIVOLI
VILLAGE

PLANNED REMODEL
STARTING Q2 2025



Key Zones

1. Rotunda
2. Pedestrian Street
3. Central Park
4. Valet Area
5. Arrival Lobby
6. Parking Garage
7. Dining Alley
8. Garden Connector
9. Dog Park





Pedestrian Street

The current ramp that leads to underground parking will be covered and a grown tree will be planted in its place. The creation of an open-air pedestrian street lined with potted plants & flowers will create a unique gathering space where visitors can enjoy time with friends & family.





Central Park

A large format video wall will animate the park with art, movies, music and dynamic content. Vibrantly colored, oversized, moveable umbrellas, along with tree lined edges and playful fountains provide shade, scale and entertainment between regularly scheduled gatherings and activities on the event lawn.



Arrival Lobby

Customers will step from their car into carefully orchestrated arrival experiences inspired by Italian fashion. Their journey will begin with a warm and vibrant embrace where arrivals become a grand entrance.



Parking Garage

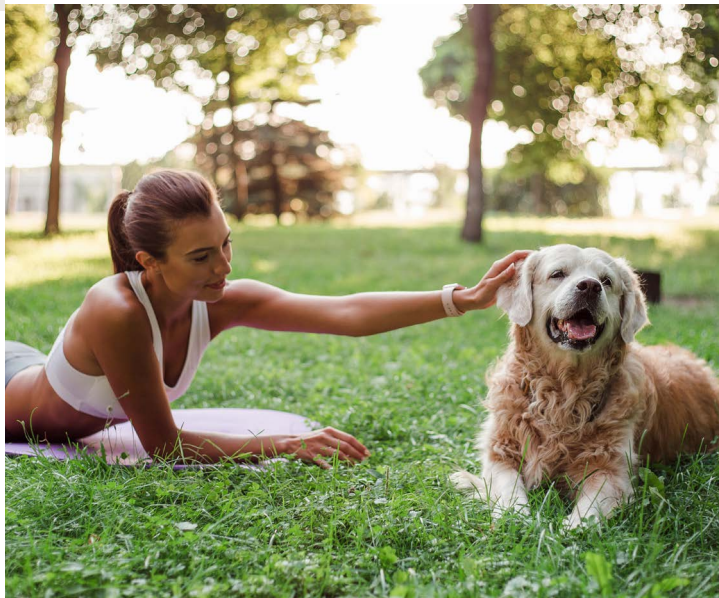


Dining Alley

The Dining Alley at Tivoli Village is among the most experientially rich places in the entire village. Near the geographic center of the property, yet largely obscured from the view of approaching vehicles, the Dining Alley is a striking, highly artistic, discovery space only accessible to pedestrians. Its tall, narrow, urban proportions make a dramatic setting for suspended artwork, colorful murals, unexpected auditory experiences and exquisite dining.



Dog Park



#1

State for Job
Growth in the Us
U.S. Bureau of Labor Statistics
(2023)

#2

State for Business
Growth
IBIS World, (2025)

#7

State Business
Climate Index
The Tax Foundation (2023)

#7

Most Tax Friendly
State
The Tax Foundation (2023)

#8

Best State for
Infrastructure
U.S. News & World Report
(2023)

Las Vegas Area Overview

Clark County is home to more than 2.3 million residents. The city of Las Vegas sits at the heart of Clark County and is internationally renowned as the world capital of entertainment. Las Vegas' gaming, dining, shopping, and business conventions are major attractions for national and international visitors. Las Vegas had more than 40.8 million visitors in 2023 and a record high of \$79.3B in visitor spending.*

Las Vegas is on the tail end of significant long-term growth. The region has benefited from billions of dollars of public and private investment, large-scale infrastructure projects, new casino and venue developments, and record-breaking visitation levels. In addition to the recently completed expansions of the Mandalay Bay Convention Center and the Las Vegas Convention Center, Harry Reid International Airport recently underwent a \$2.4 billion expansion to increase the airport's annual capacity, ranked the 7th Busiest Airport by AFAR.com. *

The T-Mobile Arena is home to the NHL Vegas Golden Knights and hosts over 150 events annually, including hockey games, concerts, boxing, UFC matches, and major award shows. The T-Mobile Arena is the highest grossing arena in the world. The Allegiant Arena is a 72,000-seat stadium completed in August of 2020, is the home of the NFL's Raiders, and the UNLV Football team. The venue will also host many other world-class events and concerts throughout the year.

*Sources: LVCVA 2022, CBRE Research, 2023 and AFAR.com



Las Vegas Area Overview

The Las Vegas Raiders

Opened August 2020, the relocation of the Oakland Raiders is anticipated to make a \$600M+ economic impact, add 450,000+ incremental visitors, and host 45+ events annually.

T-Mobile Arena

20K Seats, a multi-use indoor arena on the Las Vegas Strip opened in April 2016. It's the highest grossing arena in the world.

Las Vegas Convention Center Expansion

Recently completed 800,000 square foot expansion with a \$2.5B budget that included renovation of previous meeting spaces.

Resorts World

Globally inspired cuisine & mixology, star-studded residency performances and engagements with 5k capacity theatre and retail boutiques. Opened June 2021.

MSG Sphere

Revolutionary new \$2.1B, 19k seat venue for concerts, sports and live entertainment that opened in 2023.

Fontainebleau

New \$3B Hotel and Casino with 3,700 – 3,800 rooms. Opened December 2023.

Las Vegas Aces

Women's professional basketball team based in Las Vegas and part of the WNBA.

Las Vegas Ballpark

Hosts this Triple-A professional baseball team in Summerlin.





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