

BOULEVARD MALL OUTPARCELS MARYLAND PARKWAY FRONTAGE

FOR LEASE | IN LINE SHOPS & PADS AVAILABLE



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CBRE

PROPERTY HIGHLIGHTS

CO-TENANTS INCLUDE



Maryland Frontage Pads Available



Located in front of the Boulevard Mall, a regional mixed-use mall with retail, office, entertainment and self-storage tenants



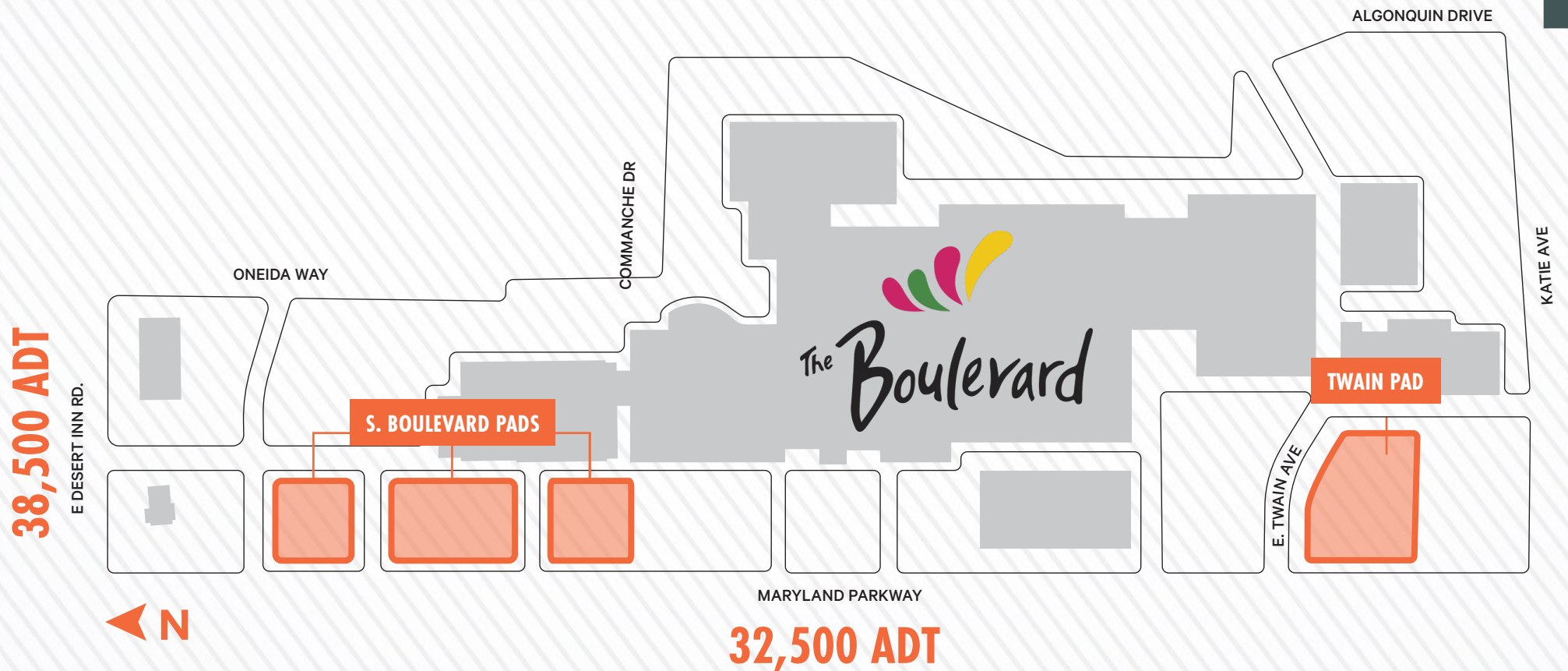
Central location with proximity to the Las Vegas Strip, UNLV, Harry Reid Airport and Sunrise Hospital



In the heart of the planned Maryland Parkway Transit Corridor

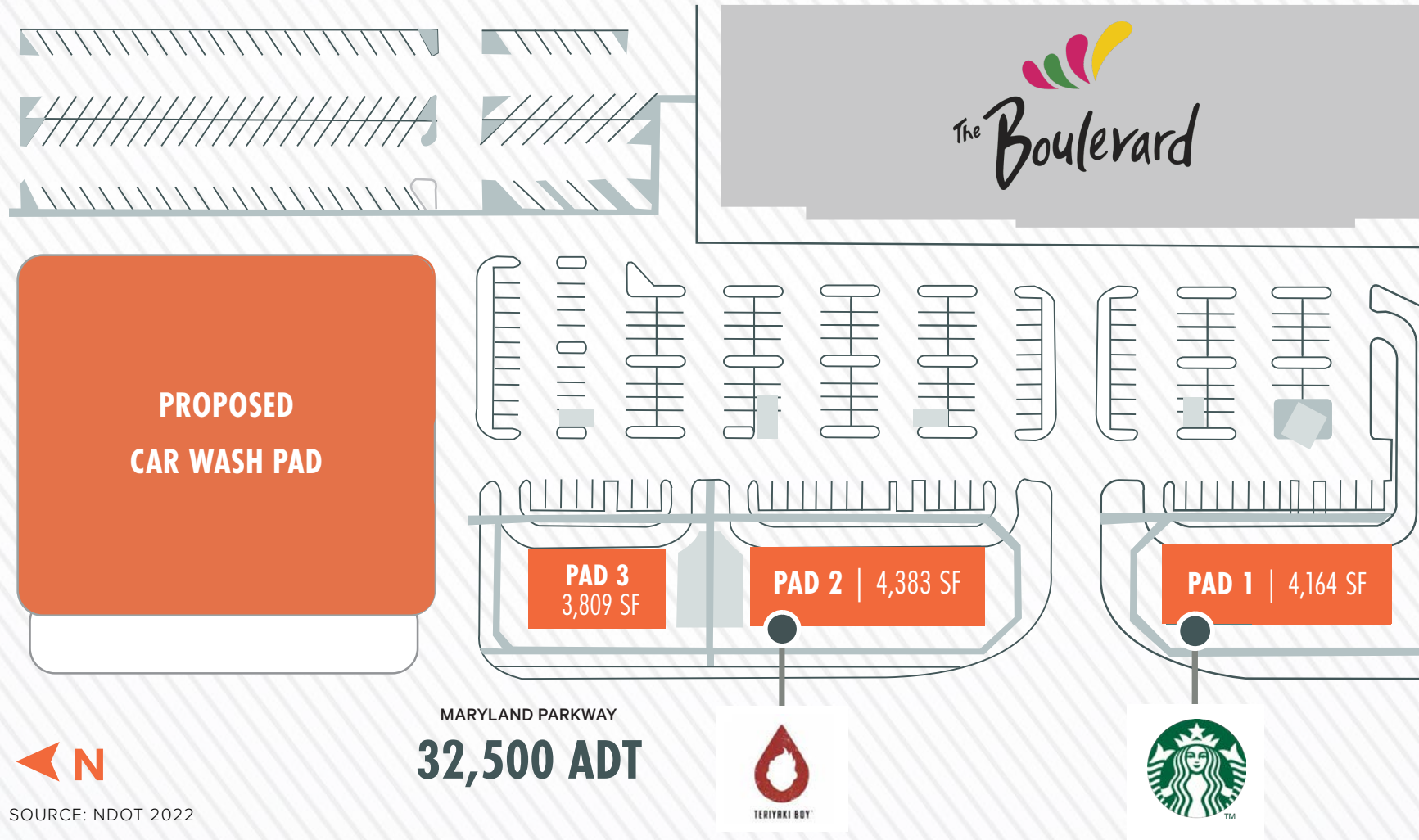
SITE PLAN

IN LINE SHOPS & PADS
AVAILABLE



SOURCE: NDOT 2022

BOULEVARD PADS SITE PLAN



SOURCE: NDOT 2022

MARYLAND PARKWAY
32,500 ADT



TERIYAKI BOY™



STARBUCKS™

AREA DEMOGRAPHICS AND TRAFFIC COUNTS

POPULATION

| | |
|---------|---------|
| 1 mile | 33,281 |
| 3 miles | 165,480 |
| 5 miles | 450,233 |

HOUSEHOLDS

| | |
|---------|---------|
| 1 mile | 15,254 |
| 3 miles | 74,302 |
| 5 miles | 181,431 |

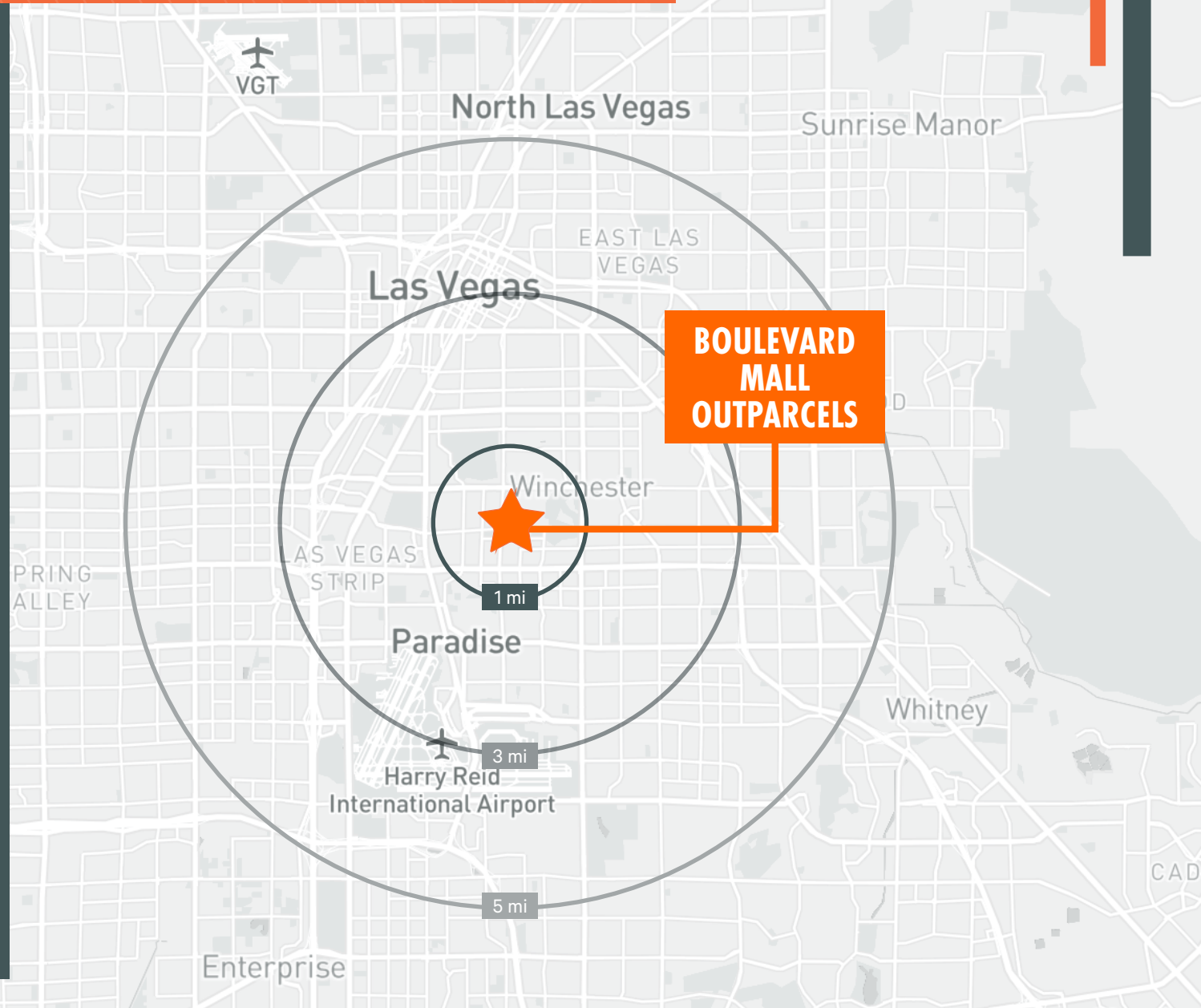
AVERAGE HOUSEHOLD INCOME

| | |
|---------|----------|
| 1 mile | \$52,642 |
| 3 miles | \$62,088 |
| 5 miles | \$63,075 |

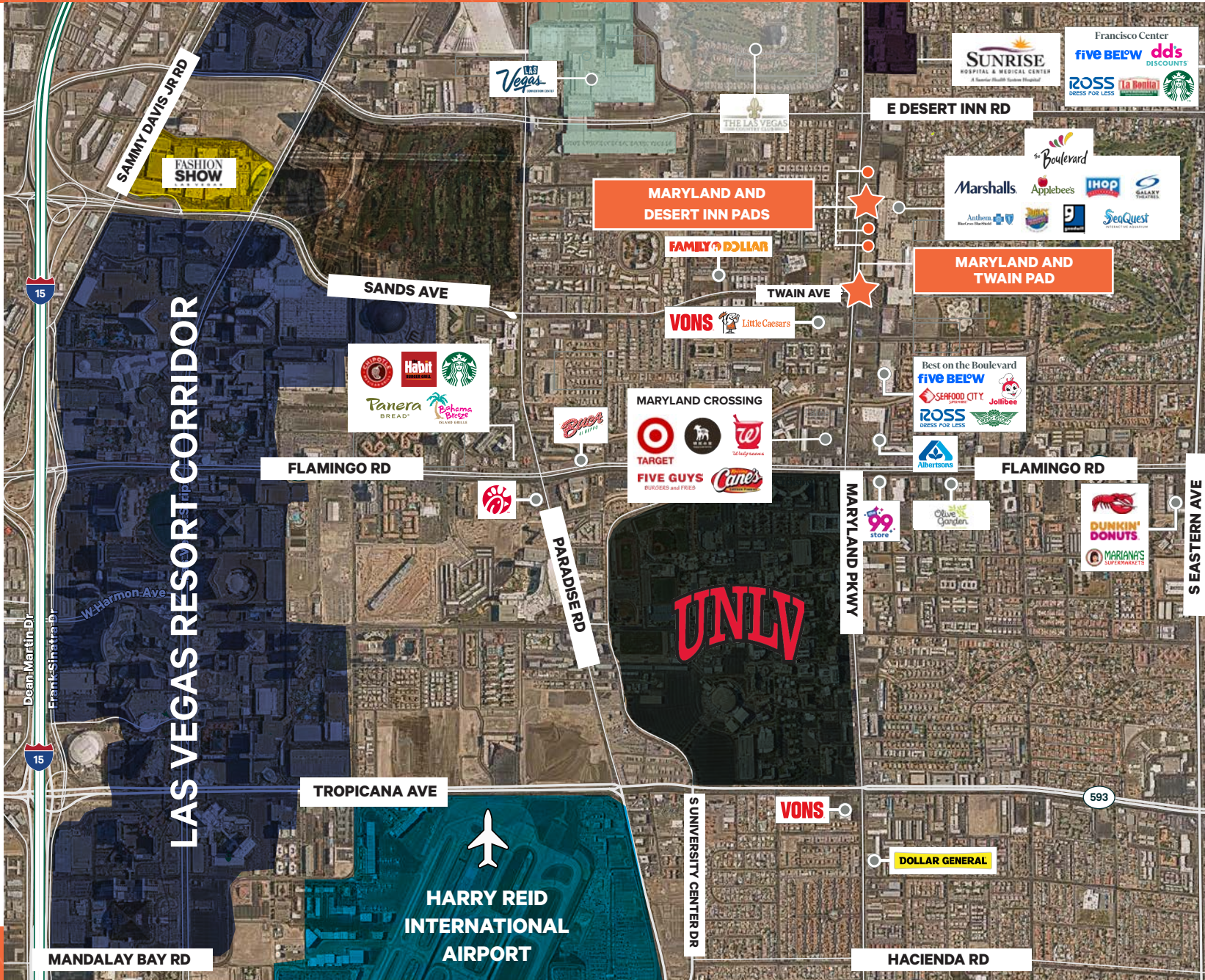
TRAFFIC COUNTS

| | |
|------------------|------------|
| Maryland Parkway | 32,500 ADT |
| Twain | 14,300 ADT |
| Desert Inn | 38,500 ADT |

Source: NDOT 2022, ESRI 2024



NEARBY AMENITIES



RTC PROJECT - MARYLAND CORRIDOR

About Maryland Corridor:

Maryland Parkway is an important road in Las Vegas, connecting the South Strip Transit Terminal to the Las Vegas Medical District. Investments in transportation infrastructure will improve mobility and safety for all users, including drivers, cyclists, pedestrians, and transit customers. The project will involve expanding transit service, improving transit stations, adding shared bus-bike lanes, widening sidewalks, and enhancing lighting and landscaping.

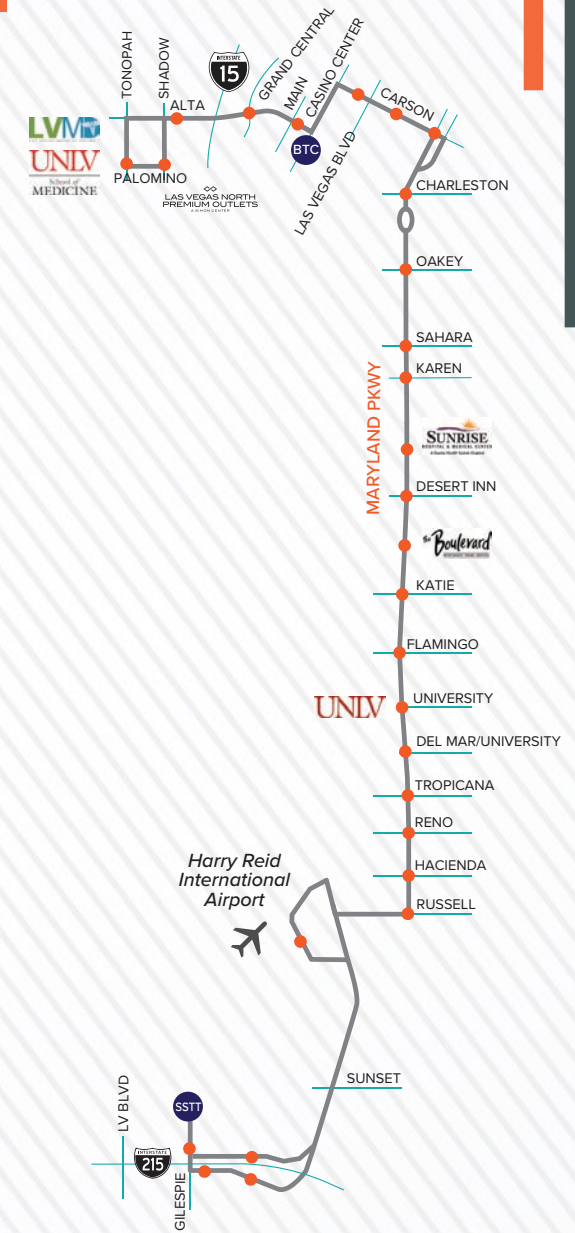
Quick Stats

With a population of 90,000 residents and 80,000 job opportunities, the Maryland Parkway corridor plays a crucial role in the Las Vegas Valley. Each day, it serves around 9,000 transit riders and accommodates 35,000 vehicles. Additionally, the corridor boasts 25 transit route connections, with nine of them being the busiest in the valley.

RTC Project Goals

As part of the project, there will be 50 upgraded transit shelters, shared bus-bike lanes, wider sidewalks, improved pedestrian crossings, enhanced landscaping, and new lighting. The Bus Route 109 service will also be expanded with additional buses to reduce wait times.

[CLICK HERE FOR MORE DETAILS](#)



RTC PROJECT BENEFITS - MARYLAND CORRIDOR

1

AIM TO ENHANCE TRANSPORTATION SERVICES

- Reducing wait times, ensuring quieter buses that produce no air pollution.
- Passengers can expect improved comfort, safety, and security during their commute.
- Additionally, the project focuses on promoting active transportation options, such as walking or biking, by increasing safety measures for pedestrians and cyclists.
- It also aims to improve access for mobility devices and provide better comfort by creating dedicated and spacious areas for bicycles, while ensuring shading and separation from vehicular traffic.

2

TO PRESERVE TRAFFIC CAPACITY AND COMMUTE

- Improved timing with signals and lights
- Shared bus-bike lanes will be implemented to accommodate both buses and bicycles, optimizing the use of the corridor.
- Enhance the visual appeal of the area, making it more attractive and inviting.
- Create expanded opportunities for redevelopment, revitalizing the surrounding areas.
- Create a distinct sense of place, providing a unique character and identity to the Maryland Parkway corridor.

3

PROJECT ELEMENTS

- Premium transit service: This involves the implementation of dedicated transit lanes, ensuring efficient and reliable transit service.
- Upgraded transit shelters will also be provided to enhance the comfort and convenience of transit users.
- Improved mobility options: The project aims to improve mobility for pedestrians and cyclists by installing signalized pedestrian crossings, wider sidewalks, and integrated bike facilities. These measures will enhance safety and encourage active transportation.
- Advanced traffic signal timing: The project includes the implementation of advanced traffic signal timing technology to optimize traffic flow and reduce congestion along the corridor.
- Other corridor enhancements: The project will also focus on enhancing the aesthetic appeal of the corridor through landscaping improvements, including the addition of a new raised median. These enhancements will contribute to a more visually pleasing and inviting environment for corridor users.

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