± 735 - 4,582 SF AVAILABLE **UNIVERSITY GARDENS**

4632 - 4634 S Maryland Pkwy | Las Vegas, NV 89119







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PROPERTY HIGHLIGHTS

UNIVERSITY GARDENS 4632 - 4634 S Maryland Pkwy Las Vegas, NV 89119

- ±735 3,940 SF Retail Suites Available •
- ±1,370 4,582 SF Office Suites Available
- 2nd gen restaurant spaces include suites: 12 and 17-18
- Highly desirable location directly across from UNLV
- UNLV Summer 2023 enrollment 12.000 • plus professional course students
- UNLV Fall 2024 enrollment 32,911
- Exposure to ±34,000 vehicles per day • along Maryland Pkwy





±3.19 AC LAND AREA



Commercial General (C-G) ZONING

JOIN THIS TENANT MIX

KOREAN BBQ IN A CUP

O.vivint SUPERCUTS' **Allstate**.



All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

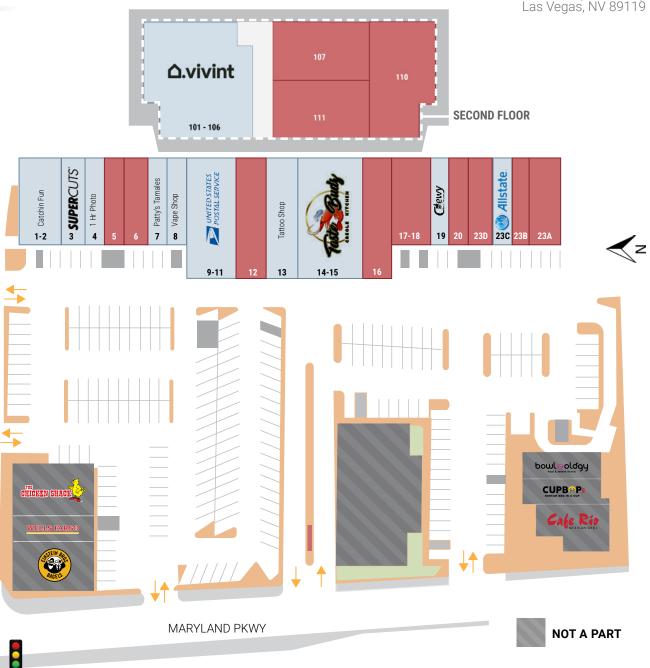


SITE **PLAN**

UNIVERSITY GARDENS 4632 - 4634 S Maryland Pkwy Las Vegas, NV 89119



Suite	Tenant	Size (SF)
1-2	Catchin Fun	2,400
3	Supercuts	1,200
4	1 Hr Photo	900
5	AVAILABLE	1,500
6	AVAILABLE	1,200
7	Patty's Tamales	1,200
8	Vape Shop	1,200
9-11	US Postal Service	4,680
12	AVAILABLE (Restaurant)	1,560
13	Tattoo Shop	1,520
14-15	Taste Budz	3,200
16	AVAILABLE	1,540
17-18	AVAILABLE (Restaurant)	2,400
19	Chewy Boba	1,260
20	AVAILABLE	1,140
23D	AVAILABLE	1,539
23C	Allstate	824
23B	AVAILABLE	735
23A	AVAILABLE	1,727
101-106	Vivint	7,441
107	AVAILABLE	1,756
110	AVAILABLE	1,456
111	AVAILABLE	1,370



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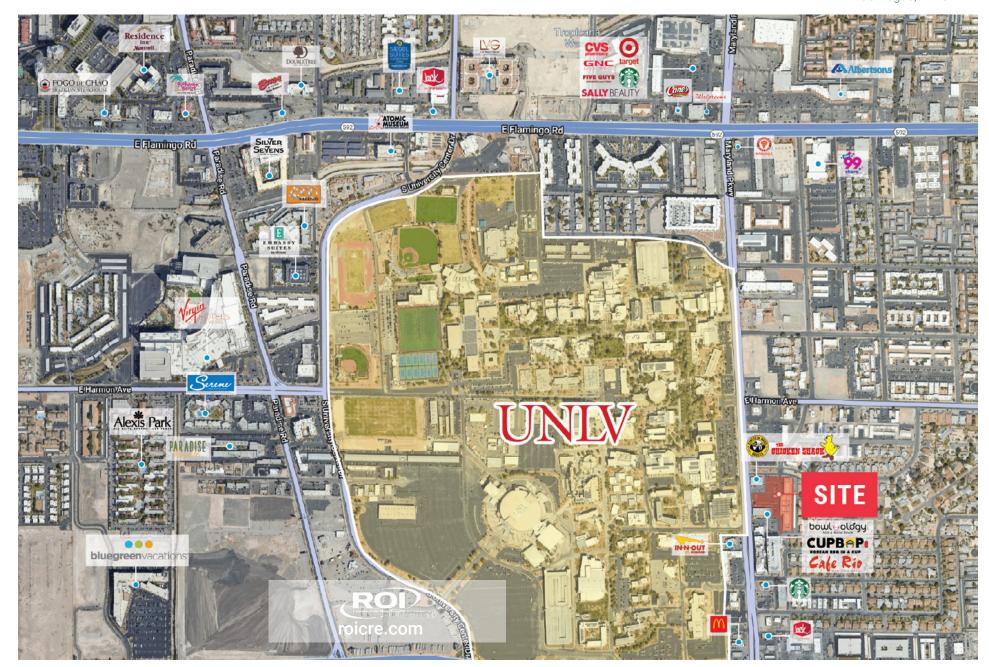
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DEL MAR ST



UNIVERSITY TRADE AREA

UNIVERSITY GARDENS 4632 - 4634 S Maryland Pkwy Las Vegas, NV 89119



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AREA **DEMOGRAPHICS**



 POPULATION

 1 Mile
 3 Miles
 5 Miles

 30,320
 136,967
 434,650

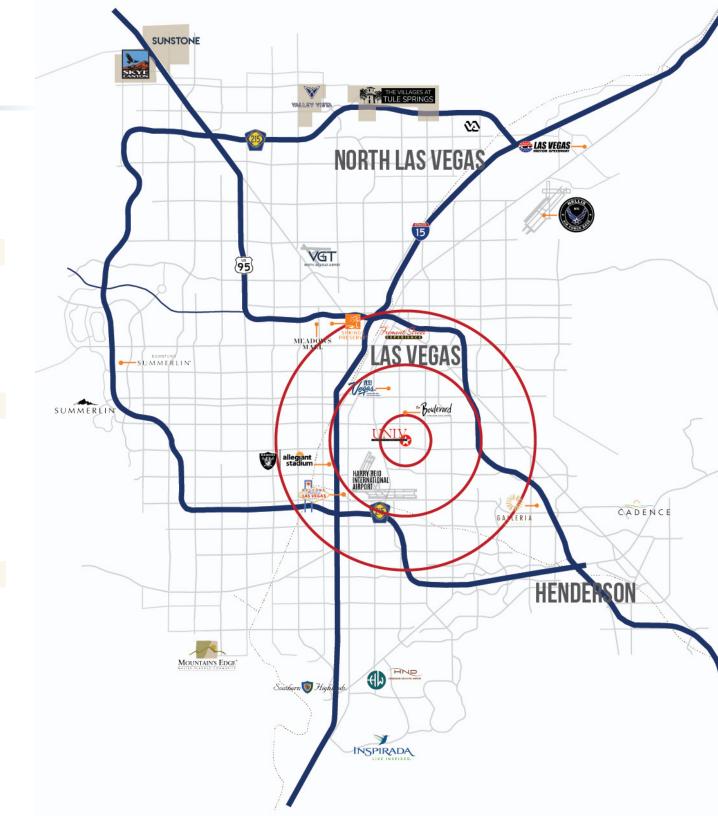


AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$60,216	\$67,632	\$70,658



Sources: SitesUSA 2024 TRINA, NV DOT 2023



4632 - 4634 S MARYLAND PKWY LAS VEGAS, NV 89119

SUPERCUTS

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FOR MORE **INFORMATION**

WE BUY GOLD

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Let's keep in touch.





TANALES MPCOSTREET



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