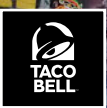




TOKYO AND GO



MINI-SUITES AVAILABLE





THE PLACE TO BE.

Harmon Corner is a premier, three-story retail and dining destination at the iconic intersection of Las Vegas Boulevard and Harmon Avenue, situated in the heart of the Las Vegas Strip's busiest crossroads.



CONTACT BROKER FOR LEASE RATE AND TO SCHEDULE A TOUR

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THIS PREMIER LOCATION BOASTS:

Unmatched Street-Level Frontage

This high-visibility property boasts over 400 feet of Las Vegas Boulevard frontage, providing unparalleled exposure to Las Vegas's premier foot traffic, with over 30 million visitors annually.

Pedestrian Powerhouse

Seamlessly connected to four major pedestrian pathways, Harmon Corner draws visitors from both sides of the Boulevard, providing brands with a marquee presence on one of the world's most-traveled retail corridors.

New Spaces, Iconic Opportunities

Harmon Corner is currently undergoing renovations to introduce newly optimized suite layouts across both street and pedestrian walkway levels.

Prime Proximity

Steps from 4,000+ timeshares and 32,000 hotel rooms, including iconic neighbors such as The Cosmopolitan, Aria, Bellagio, and Planet Hollywood

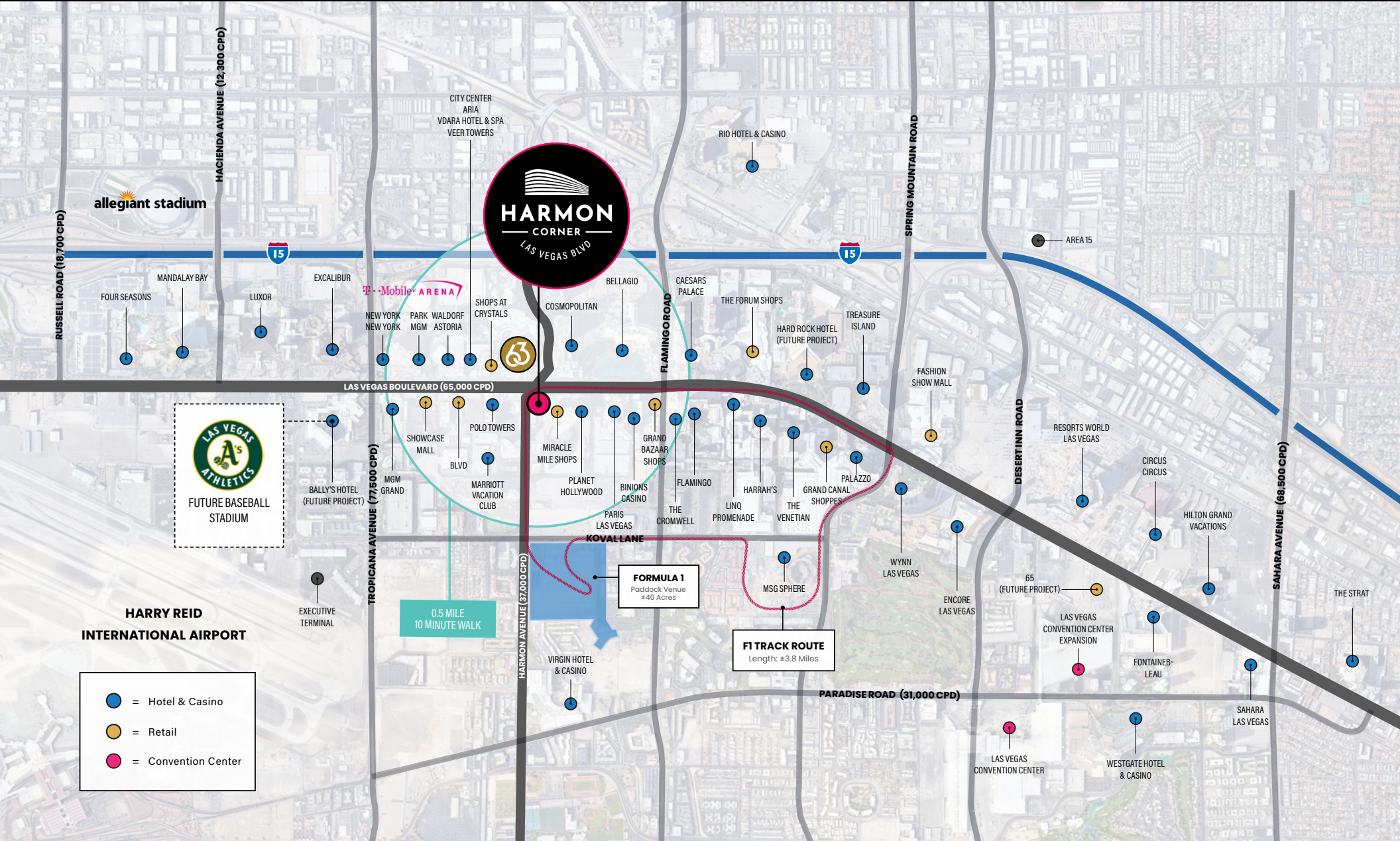


The Ultimate Brand Platform

With a marquee location at one of the most photographed intersections in the world and a 306-foot-long, 60-foot tall programmable LED Wall capturing millions of impressions daily, this is where brands go to stand out.



WWW.HARMONCORNER.COM



FRONT AND CENTER ON THE LAS VEGAS STRIP.

DURING PEAK HOURS, OVER 23,000 VISITORS EXPLORE THIS STRETCH OF THE STRIP.

30.1MM+ Visitors Per Year

A highly trafficked intersection with over 30.1MM+ visitors per year. The intersection offers unparalleled visibility and access to Las Vegas visitors.

Pedestrian Bridge Access

Seamlessly connected to four major pedestrian pathways, Harmon Corner draws visitors from both sides of the Boulevard

3-Stories of Shopping

Harmon Corner is a 3-story shopping and dining center located in the Heart of the Las Vegas Strip on the NEC of Harmon & Las Vegas Blvd.

Excellent Surroundings

Unbeatable surroundings with access to The Cosmopolitan Hotel, 63 CityCenter, The Shops at Crystals, The Showcase Mall, and MGM Grand.

Join High-Profile Tenants

The center is home to popular brands like the world's highest-volume Taco Bell Cantina, Rainforest Café, Sugar Factory, and Bubba Gump Shrimp Co.

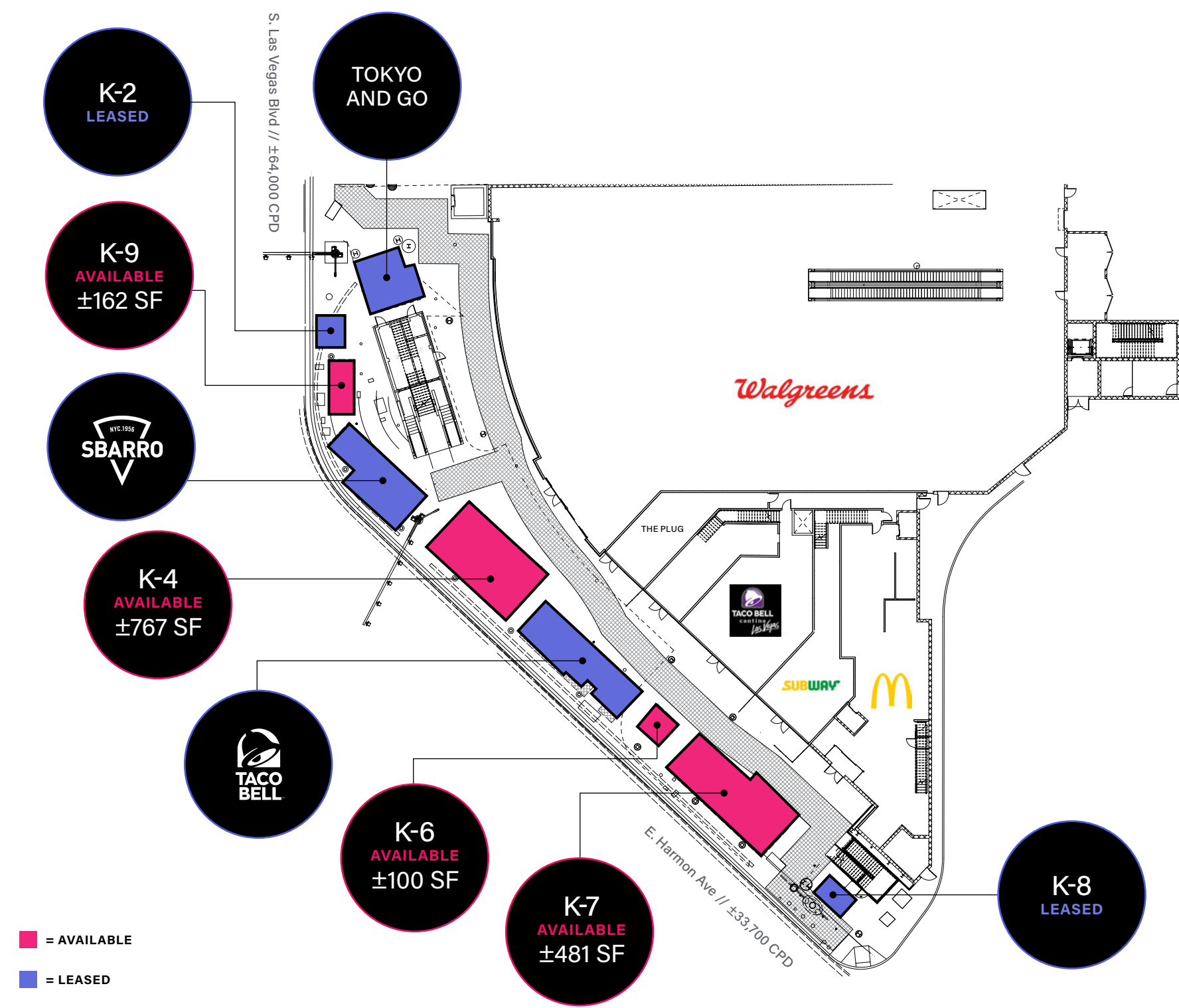
THE MARKETPLACE

@ HARMON CORNER

STREET LEVEL ON LAS VEGAS BOULEVARD.

Located on the street level, The Marketplace @ Harmon Corner is the only street-level marketplace where each tenant enjoys exclusive Las Vegas Boulevard storefronts, delivering easy access and iconic visibility to millions of pedestrians and cars at one of the most photographed and filmed intersections in the world, making it the pinnacle of direct Strip retail exposure.

AVAILABILITIES



THE ATRIUM

@ HARMON CORNER

PEDESTRIAN BRIDGE LEVEL WITH LAS VEGAS BOULEVARD FRONTAGE.

Located on the second floor pedestrian bridge level, The Atrium @ Harmon Corner is a walkway for tens of millions of visitors annually as they are seamlessly funneled through the heart of the building between two of the busiest pedestrian bridges, creating a uniquely convenient shopping and dining environment that captures the vibrant energy and foot traffic of the Las Vegas Strip.

AVAILABILITIES



LAS VEGAS HAS THE STRONGEST TOURISM GROWTH TRAJECTORY IN THE WORLD.



Annual Visitors (^ 2.1% YOY)
40M



Convention Attendance (^ 20% YOY)
6M Visitors



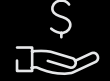
En/Deplane Passengers(^ 1.4% YOY)
55M



Daily Traffic Count
130,000



Direct Visitor Spending
\$55.1B



Economic Impact
\$87.7B

One of the nation's most Tax-Friendly States. The Tax Foundation 2020 State Business Tax Climate Index ranks Nevada the #7 best state in the U.S.

Las Vegas is developing a strong reputation as a top-tier sports destination, and has established a legitimate claim to the title of "Greatest Arena in the World."



FORMULA ONE
GRAND PRIX
RACES THRU 2037



HOME OF THE
NFL SUPERBOWL
2024



TOP TICKET SALES
LV RAIDERS
NFL REVENUE RANKS



HOME OF THE
WRANGLER NFR
PROFESSIONAL RODEO



HOME OF THE
UFC HEADQUARTERS
LAS VEGAS, NV



2022, 2023, & 2025 WNBA
WORLD CHAMPS
LAS VEGAS ACES



THE TOP
BOXING CAPITAL
OF THE WORLD

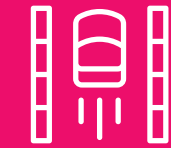


HOME OF THE
GOLDEN KNIGHTS
TOP 5 NHL PRICE & DEMAND

MILLIONS OF VIEWERS WITNESSED THE MOST OVERTAKES AT THE "HARMON TURN" DIRECTLY IN FRONT OF THE BUILDING.



The greatest racing spectacle on the planet and the sports and entertainment capital of the world collide as Formula 1 will light up the Las Vegas Strip till 2037, for an unforgettable race cutting right through the neon heart of the city.



TRACK LENGTH
3.8 Miles



GRAND PRIX DURATION
50 Laps



TOP SPEEDS EXCEEDING
217 MPH



HARMON
CORNER
LAS VEGAS BLVD



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3717 S LAS VEGAS BLVD, LAS VEGAS, NV 89109

IMPACTFUL EXPOSURE

Advertise on one of the largest and most iconic LED Screens

PRIME PEDESTRIAN TRAFFIC

Shopping & Dining options on one of the most well-traveled corners on the Las Vegas Strip

UNIQUE EXPERIENCES

Las Vegas hosts 40MM+ visitors per year





WWW.HARMONCORNER.COM



HARMON
CORNER

LAS VEGAS BLVD



Malan + Marcello Investment Team



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