



FOR LEASE
PEBBLE MARYLAND CENTER

8930 S. Maryland Parkway, Las Vegas, NV 89123

ERIC ROGOSCH

Vice President

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003



PROPERTY SUMMARY



LEASE RATE:	\$2.25 SF/mo
ESTIMATED NNN:	\$0.84 SF/mo
AVAILABLE SF:	±1,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,629	31,860	54,643
TOTAL POPULATION	22,526	84,186	142,301
AVERAGE HH INCOME	\$80,278	\$78,853	\$80,005

ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003



PROPERTY DESCRIPTION

Available for Lease, 8930 S. Maryland Parkway Las Vegas, NV 89123, a ±1,000 SF Tattoo Studio situated in Pebble Maryland Center. Pebble Maryland Center is located on the SEC of S. Maryland Parkway & E. Pebble Road and is surrounded by dense residential. Notable tenants of the center include Mulligan's Border Bar and Pebble Maryland Animal Hospital.

PROPERTY HIGHLIGHTS

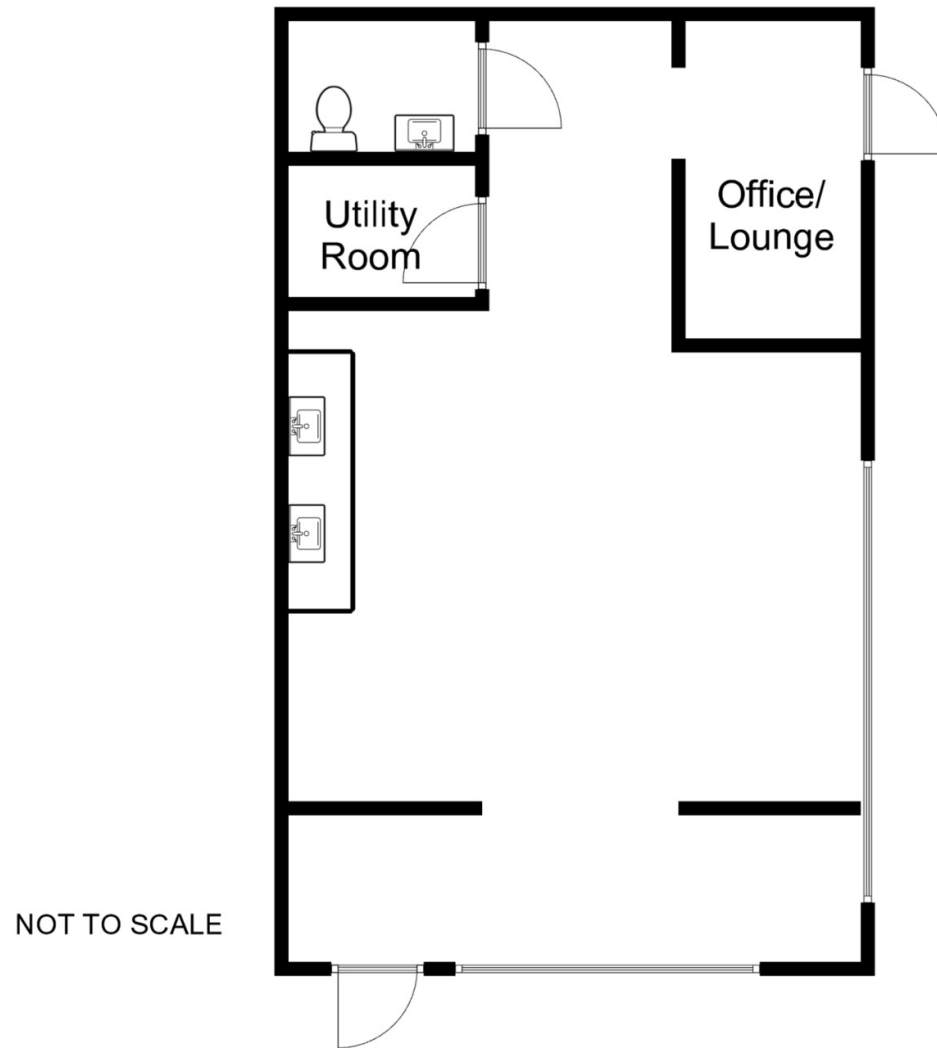
- ±1,000 SF Second Gen Tattoo Studio end cap with excellent Maryland Parkway visibility
- Ideal for nails, lash lounge, or aesthetics. Will consider Medical uses
- Surrounded by dense residential area with above-average household incomes
- Easy access to CC-215/Silverado Ranch/Seven Hills/Inspirada and more!

ADDITIONAL PHOTOS



ERIC ROGOSCH
O: 702.527.5313
eric.rogosch@svn.com
NV #S.0052003

FLOOR PLAN



ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003

RETAILER MAP



ERIC ROGOSCH

O: 702.527.5313

eric.rogosch@svn.com

NV #S.0052003