

For Sublease

Boulevard Mall



3634 S. Maryland Pkwy.
Las Vegas, NV 89169

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Listing Snapshot



\$1.00 PSF MG

Lease Rate



± 10,000 - 32,479 SF

Available Square Footage



August 31, 2028

Lease Term

Property Highlights

- ± 10,000 - 32,479 SF move-in ready space available for immediate occupancy
- Prominent signage available
- On-site amenities include numerous retail and dining establishments
- 350 covered parking spaces available in adjacent parking structure
- Excellent location, minutes from major freeways I-15, I-215 and US 95
- Master lease expires August 31, 2028
- New high-end furniture available

Demographics

	1-mile	3-mile	5-mile
2025 Population	31,903	166,737	458,177
2025 Average Household Income	\$64,111	\$75,184	\$74,343
2025 Total Households	14,432	75,724	186,503



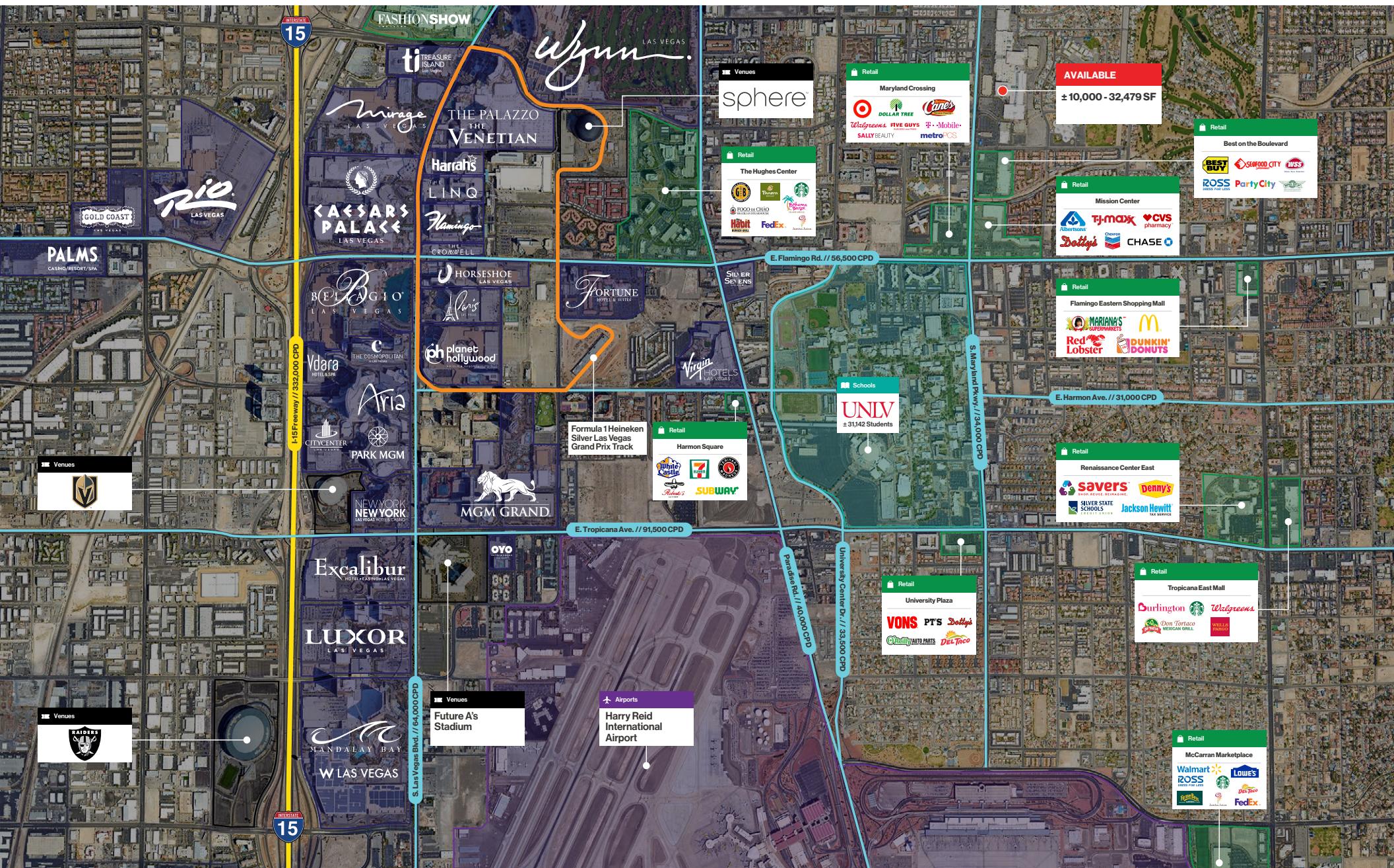
Property Overview

Located on Maryland Parkway, just east of the Las Vegas Strip, the Boulevard Mall spans over 1 million square feet and features a diverse mix of national retailers, local shops, and entertainment venues. Key tenants include John's Incredible Pizza, Goodwill, 99 Ranch Market, Galaxy Theaters and One World Interactive Aquarium.

In addition to the mall, the surrounding area along Maryland Parkway features fast food and casual dining options like In-N-Out Burger, Raising Cane's, and Chipotle; specialty stores and services including salons, fitness centers and banking services. This retail-rich environment is further enhanced by its proximity to UNLV and Sunrise Hospital.

The site enjoys excellent connectivity, being minutes from major freeways including I-15, I-215, and US 95. It also offers quick access to the Las Vegas Strip, Harry Reid International Airport, and the Las Vegas Convention Center.







Floor Plan



\$1.00 PSF MG

Lease Rate



± 10,000 - 32,479 SF

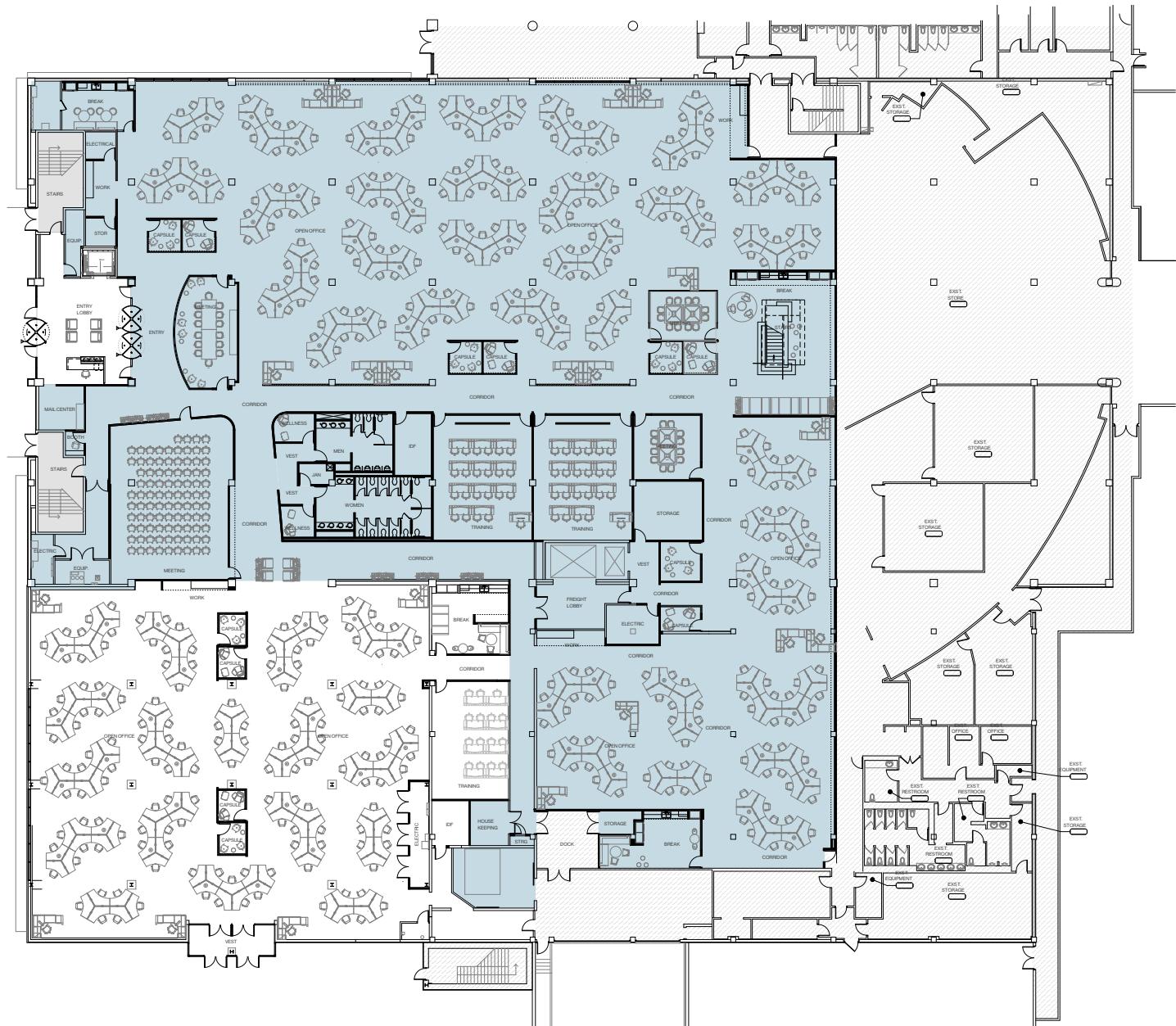
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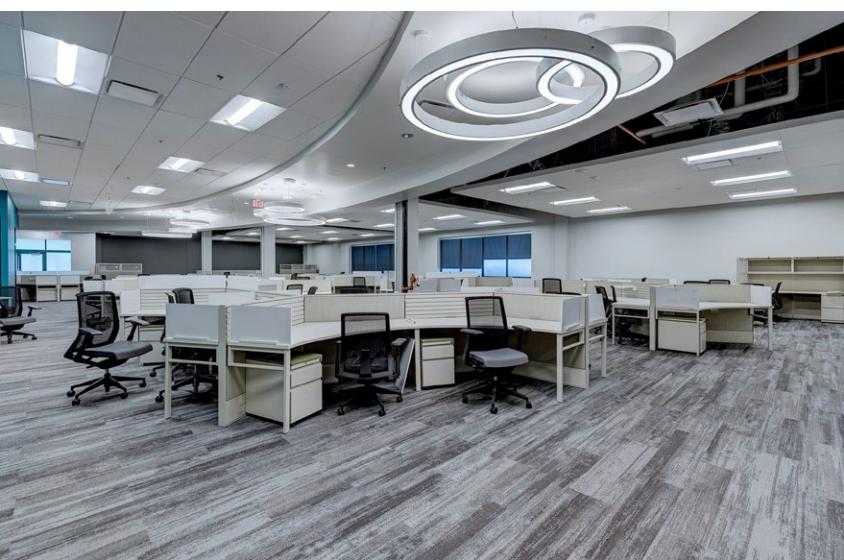
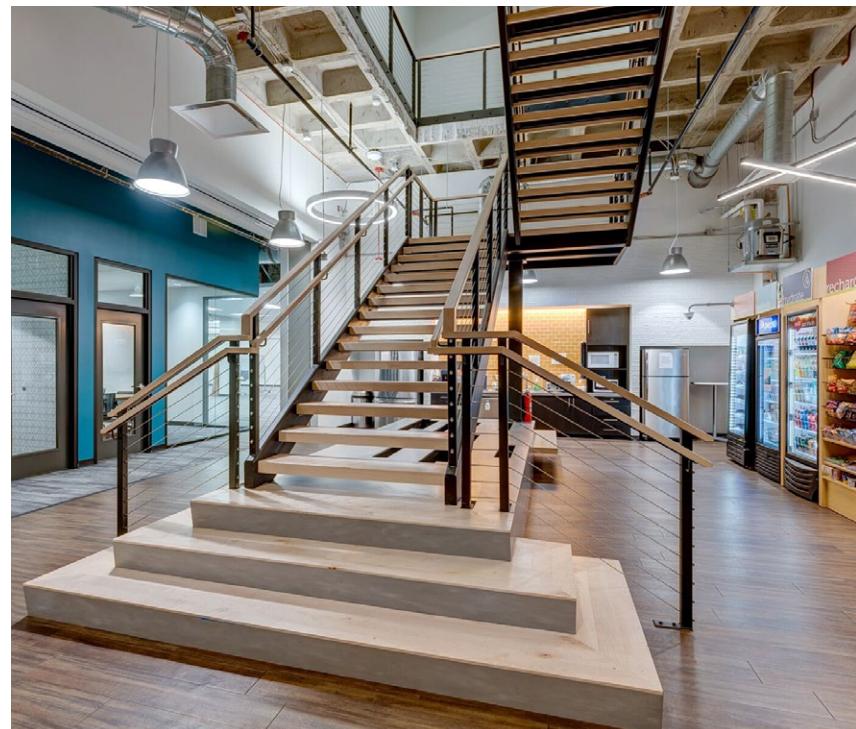
August 31, 2028

Lease Term

- Secured lobby with reception
- Glass revolving door entry
- Three (3) open work areas
- One (1) oversized training room
- Three (3) large meeting rooms
- Fourteen (14) distributed huddle rooms
- Three (3) break rooms, central multi-stall restrooms and dedicated mail room
- Multiple work benches and storage rooms
- Virtually unused and in top-tier condition
- Premium finishes and feature walls
- Redundant fiber with Cox and CenturyLink
- Two (2) open work areas
- Two (2) large meeting rooms
- Ten (10) distributed huddle rooms

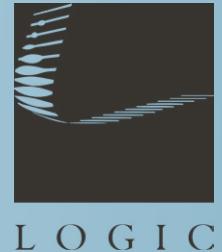


Property Photos



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