

4440 SOUTH MARYLAND PARKWAY

LAS VEGAS, NV 89119



PROPERTY HIGHLIGHTS

±20,000 SF of retail space at Campus Village, a planned mixed-use development located at the northeast corner of Maryland Parkway and Harmon Avenue with ±830,000 total SF consisting of retail, professional offices, student housing, parking and storage.



LEASE RATE
\$4.25/SF NNN



CLASS A
RETAIL SPACE



LOCATED DIRECTLY
ACROSS FROM
CAMPUS CORE



6 MINUTES FROM
HARRY REID
INTERNATIONAL
AIRPORT



GREAT **VISIBILITY**
FROM MARYLAND
PARKWAY



PROFESSIONAL
OFFICES FOR UNLV



AMPLE **PARKING**
FOR ALL USES



12 MINUTES FROM
THE LAS VEGAS
STRIP



BIKE **STORAGE**
AND OUTDOOR
PLAZA



FOOD COURT
DINING



HIGH **TRAFFIC**
CORRIDOR



STUDENT **LOUNGE**

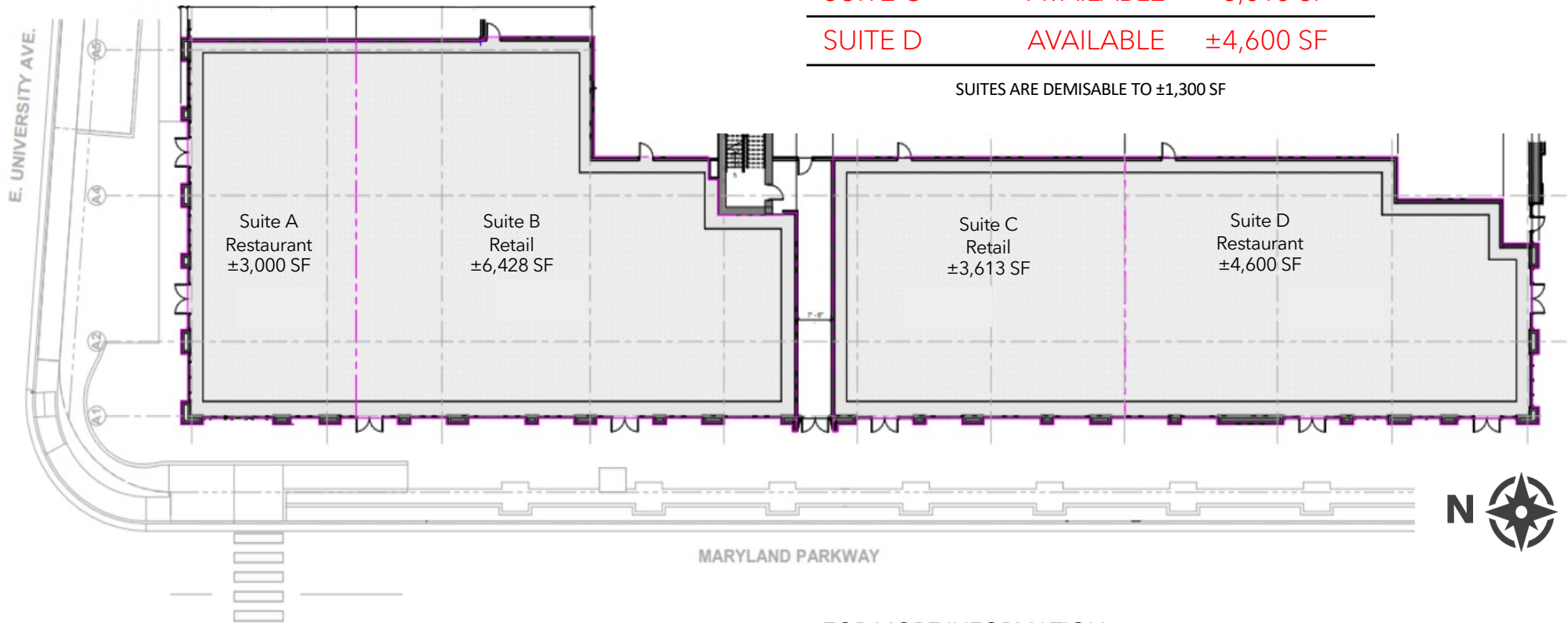


Campus Village
4440 South Maryland Parkway, Las Vegas, NV 89119

NORTH BUILDING SITE PLAN

| SUITE | TENANT | SIZE |
|---------|-----------|-----------|
| SUITE A | AVAILABLE | ±3,000 SF |
| SUITE B | AVAILABLE | ±6,428 SF |
| SUITE C | AVAILABLE | ±3,613 SF |
| SUITE D | AVAILABLE | ±4,600 SF |

SUITES ARE DEMISABLE TO ±1,300 SF



FOR MORE INFORMATION,
PLEASE CONTACT

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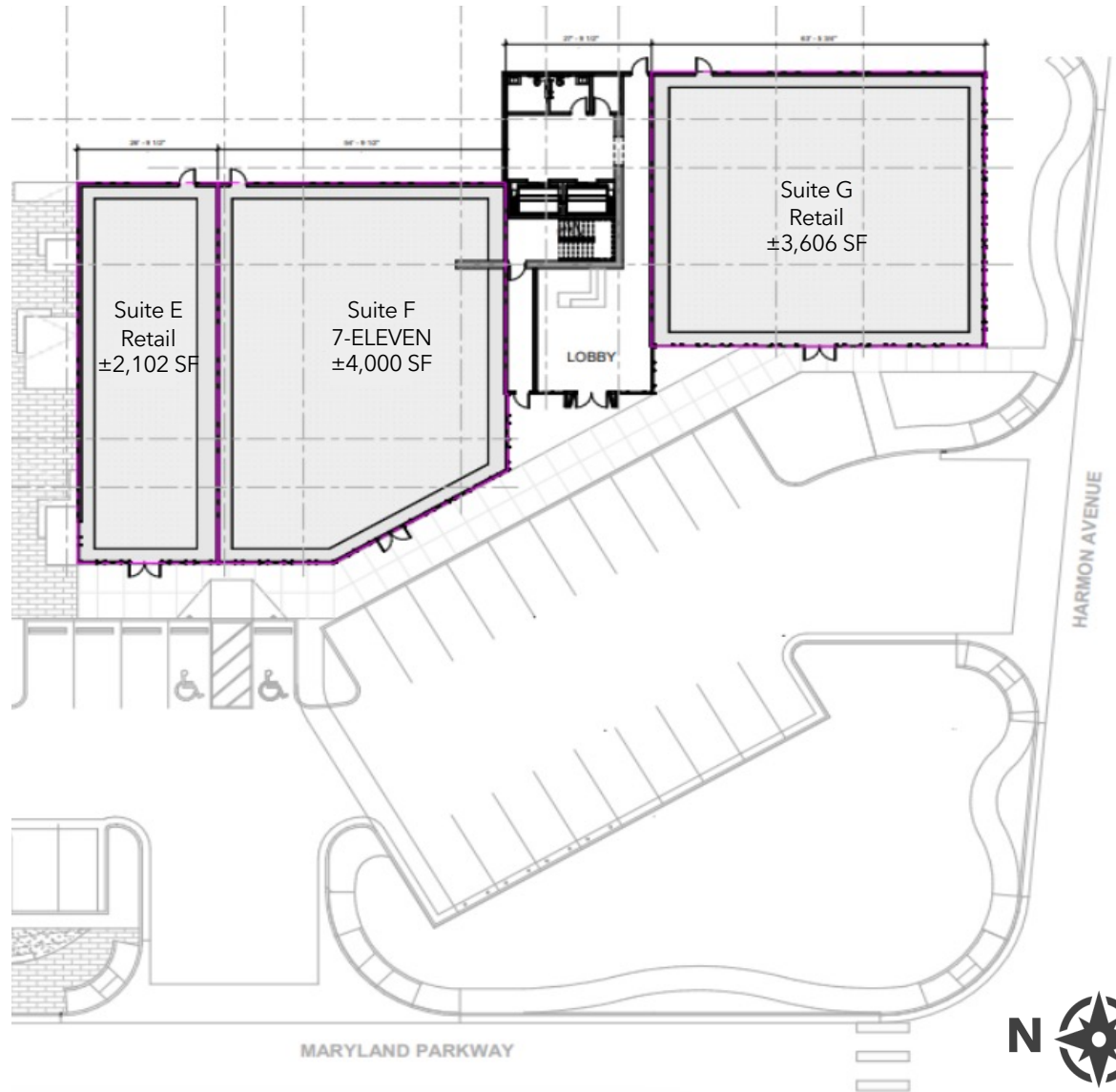
SOUTH BUILDING SITE PLAN

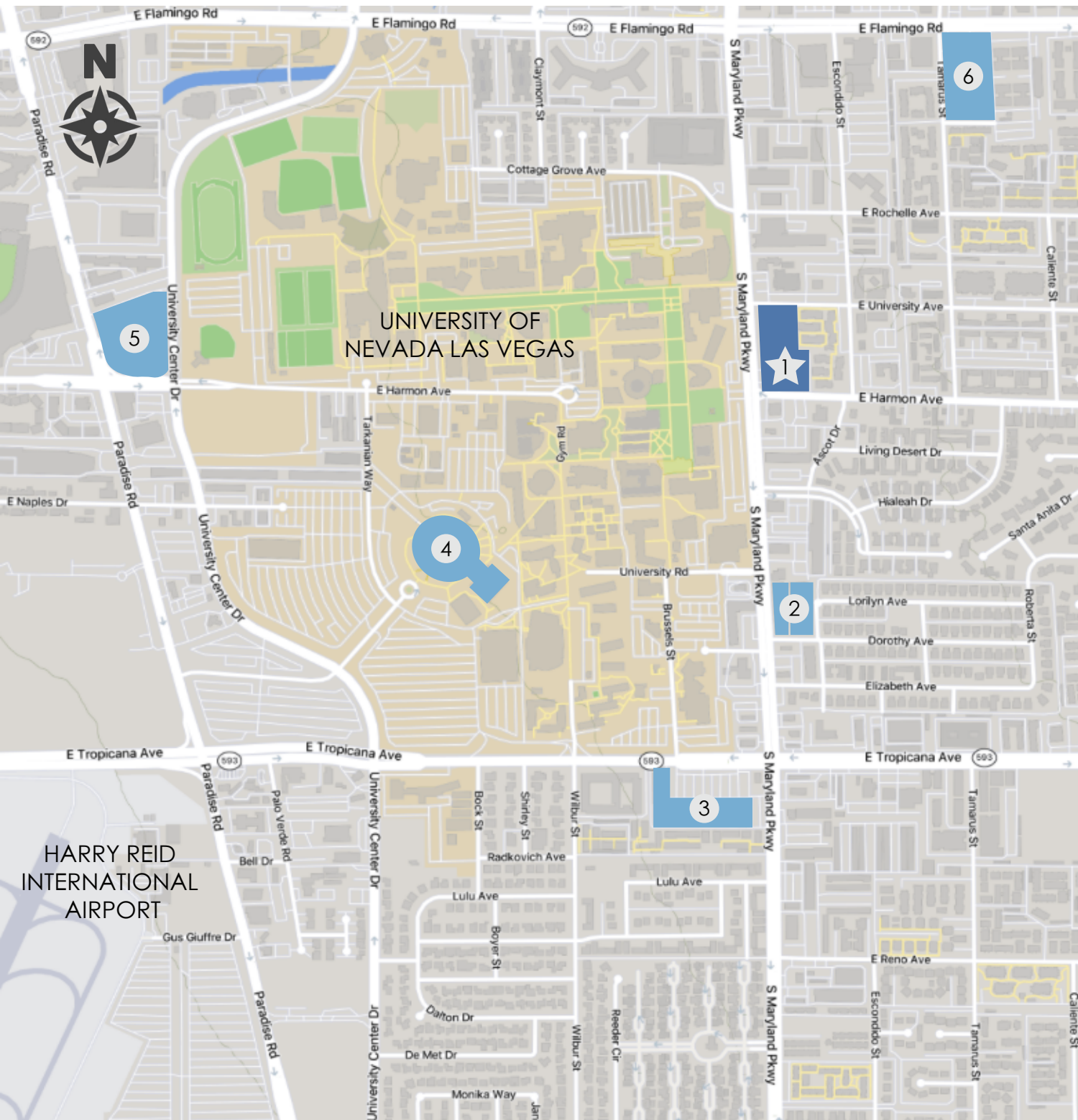
| SUITE | TENANT | SIZE |
|---------|-----------|-----------|
| SUITE E | AVAILABLE | ±2,102 SF |
| SUITE F | 7-ELEVEN | ±4,000 SF |
| SUITE G | AVAILABLE | ±3,606 SF |

SUITES ARE DEMISABLE TO ±1,300 SF


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| | |
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Campus Village is located on Maryland Parkway north of Harmon Avenue directly across from the University of Nevada, Las Vegas (UNLV). The location offers excellent visibility and is within 12 minutes from Harry Reid International Airport.

-  1 Subject Property
-  2 University Gateway
 - AFCU
 - Ike's Love and Sandwiches
 - 7-Eleven
 - Sushi Joe's
 - Roberto's Taco Shop
 - Crumbl Cookies
 - Brew Tea Bar
 - Makai Pacific Island Grill
-  3 Vons Shopping Center
-  4 Thomas & Mack Center
-  5
 - CVS
 - Ferraro's Italian Restaurant & Wine Bar
 - Big Chicken
 - Gangnam Asian BBQ Dining
 - Kaizen Fusion Roll & Sushi
-  6
 - Blueberry Hill
 - Olive Garden



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