



## University Gateway

4700 S Maryland Pky, Las Vegas, NV 89119

### Gina Gamble

UNLV Office of Real Estate

4505 S Maryland Pky, Las Vegas, NV 89154

[gina.gamble@unlv.edu](mailto:gina.gamble@unlv.edu)

(702) 895-4733



# University Gateway

\$48.00 - \$54.00 /SF/YR

- Heavy Daytime foot traffic
- Large Glass Frontage
- Covered Parking Garage



Rental Rate:	\$48.00 - \$54.00 /SF/YR
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Mid Rise
Year Built:	2019
Walk Score ®:	79 (Very Walkable)
Transit Score ®:	46 (Some Transit)
Taxes:	\$0.00 USD/SF/MO
Operating Expenses:	\$0.68 USD/SF/MO
Rental Rate Mo:	\$4.50 /SF/MO

### 1st Floor Ste 105

Space Available	1,534 SF
Rental Rate	\$54.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Previous sandwich shop with most of the equipment like new!

### 1st Floor Ste 125

Space Available	1,695 SF
Rental Rate	\$48.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 15 Years

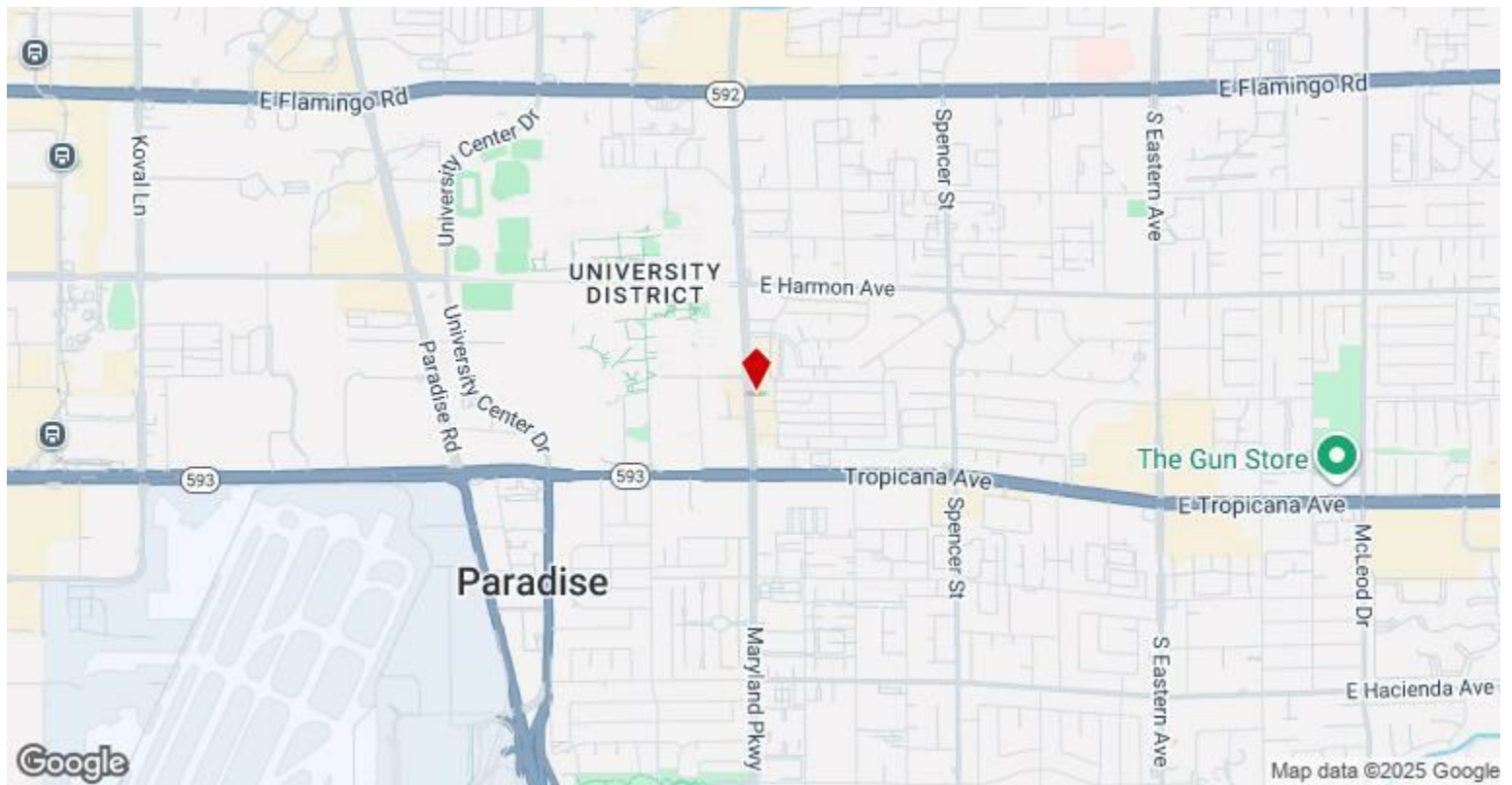
This 1,695 SF retail space on the 1st floor presents an excellent opportunity, strategically located directly across from UNLV, a vibrant university with over 31,000 students. Formerly a sushi restaurant, the space offers existing plumbing and electrical infrastructure, though most of the specialized kitchen equipment has been removed, providing a flexible "vanilla shell" for a new tenant's vision. Its position within a mixed-use building with residential and office tenants above further enhances its appeal, offering a built-in customer base.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
7-Eleven	-	March 2031
America First Credit Union	-	
Brew Tea Bar	-	
Crumbl Cookie	-	
Curry Pizza House	-	
Jon Smith Subs	-	
Makai Island Grill	-	
Pappalecco	-	
Roberto's Taco Shop	-	



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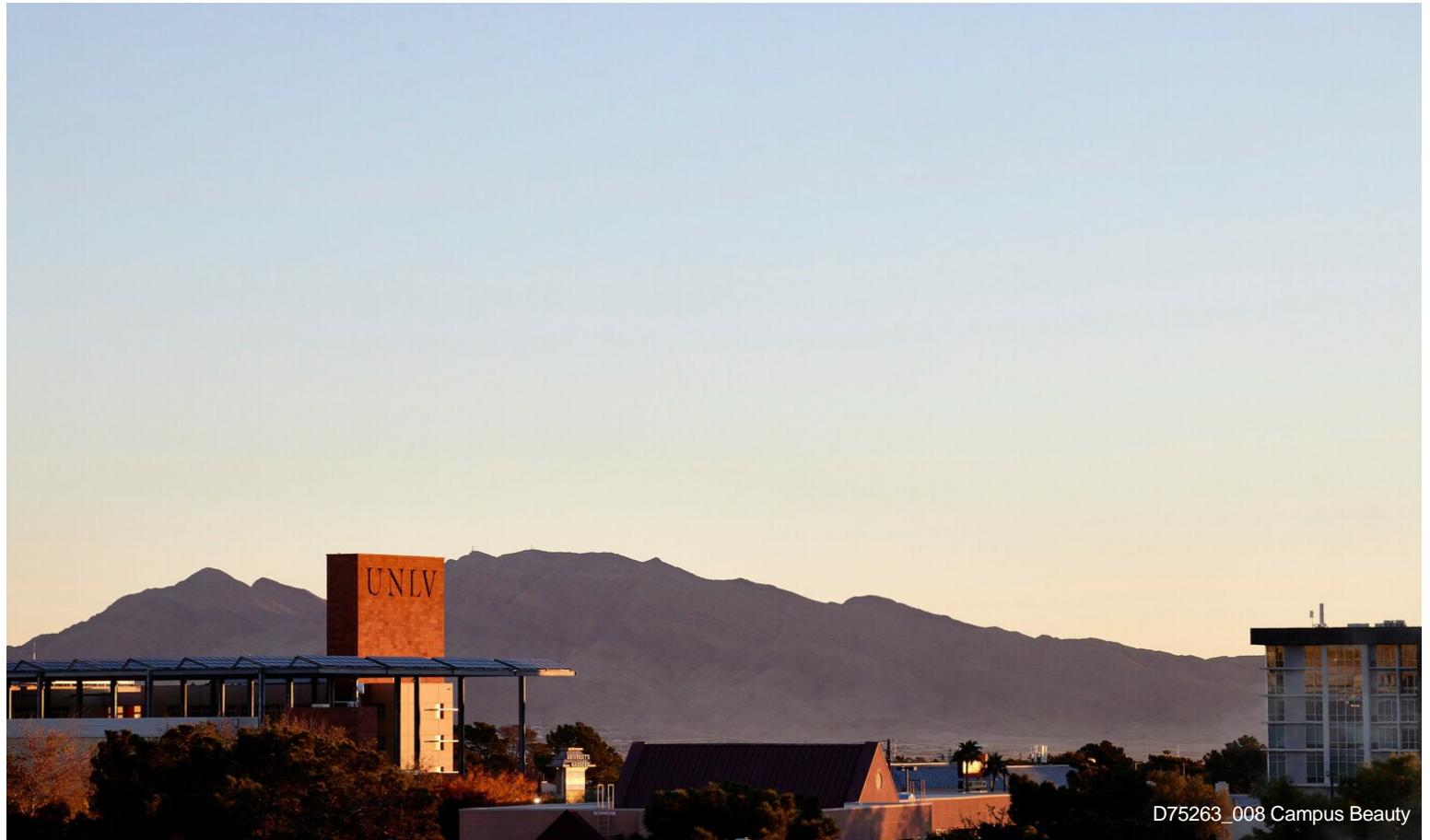


## Property Photos





## Property Photos





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## Property Photos



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Building Photo



Property Photos



Building Photo

