



For Lease

College Town Plaza I & II

4800-4808 S. Maryland Parkway, Las Vegas, NV 89119

HILLARY STEINBERG

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**AVISON
YOUNG**

Property Highlights

4800-4808 S. Maryland Parkway, Las Vegas, NV 89119

- Suite H-I-J: 3,200 sf available
- Suite F-1: 600 sf available (former tattoo studio)
- Suite F-2: 1,600 sf available (2nd generation retail with mezzanine)
- Suite F-1 & F-2 can be combined for a total of 2,200 sf
- Zoning: C-2 (General Commercial)
- Pylon signage
- Pad tenant Tacos Del Julio
- Inline tenants include Jimmy John's, AA Printing, Yesterday's Fits and Stake-Out
- High traffic counts ±27,600 vehicles per day via Maryland Parkway
- Less than 2.5 miles to the Las Vegas Strip
- Minutes from Harry Reid International Airport
- Part of the UNLV University District on Maryland Parkway near Tropicana
- Asking Rate: \$1.99 PSF NNN
- \$0.65 PSF CAM's

Demographics

 Total Population	1-mile 28,377	3-miles 124,774	5-miles 425,624
 Median HH Income	1-mile \$38,471	3-miles \$47,138	5-miles \$50,785
 Median Home Value	1-mile \$279,509	3-miles \$292,407	5-miles \$290,290
 Total Households	1-mile 11,973	3-miles 54,318	5-miles 174,677
 Average Size Household	1-mile 2.3	3-miles 2.3	5-miles 2.4

**For more
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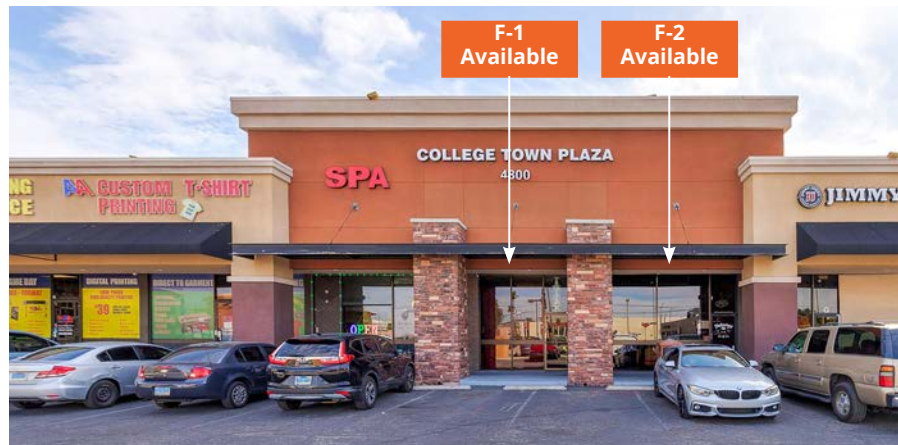
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Site Plan

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Tenant	Suite	Sq. Ft.	Lease Rate
Stake Out Bar & Restaurant	A-B		
Advertising Advantage Printing	C		
AA Custom T-Shirt Printing	D		
Ki Spa	E		
AVAILABLE	F-1	±600 sf	\$1.99 psf
AVAILABLE	F-2	±1,600 sf	\$1.99 psf
Jimmy John's	G		
AVAILABLE	H/I/J	±3,200 sf	\$1.99 psf
The Stash Smoke Shop	K		



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