



# town square las vegas

A DIFFERENT SIDE OF LAS VEGAS

**CBRE** **nuveen**

**FAIRBOURNE**  
PROPERTIES







exciting things  
are happening

RECENT OPENINGS!

THE GUEST HOUSE

Flecha  
BY MARK WAHLBERG

tamba

BARNES & NOBLE





future of  
the project





Core Area for  
Revitalization

Flagship Restaurant/Retail  
Opportunities

CURATED RETAIL

# opportunities available

±700 - ±17,800 RSF





Escape the expected of **Las Vegas at Town Square**—an expensive open-air retail haven seamlessly blending shopping, dining, office spaces, and entertainment in the heart of Enterprise, Nevada.

Spanning approximately 100 acres and situated just one mile south of the iconic Las Vegas Strip, this dynamic destination invites you to explore a multifaceted experience where lifestyle, leisure, and convenience converge.



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# the area

## VISITOR ORIGIN

### LAS VEGAS



**41.7M**  
Visitors  
in 2024

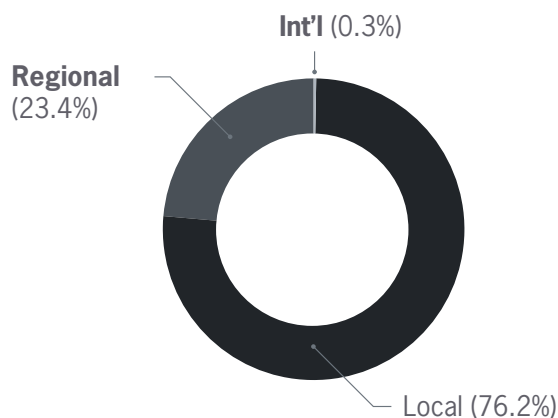


**83.6%**  
Occupancy  
Rate



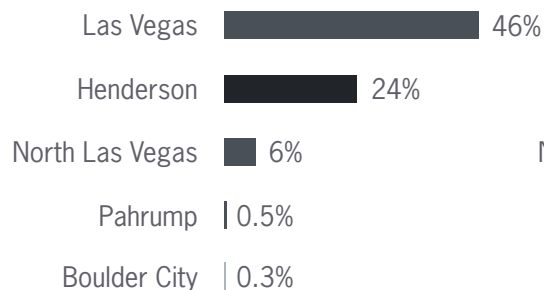
**\$193**  
Average Daily  
Room Rate

### TOURISM

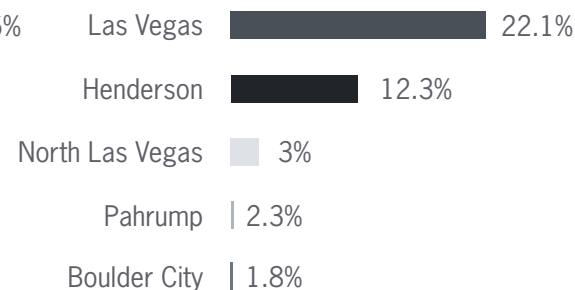


### COMMON LOCATION

#### DAYTIME



#### EVENING



### LOCALE DISTANCE



### CUSTOMER SEASONALITY



**17.4%**  
Spring



**26.0%**  
Summer



**36.2%**  
Fall



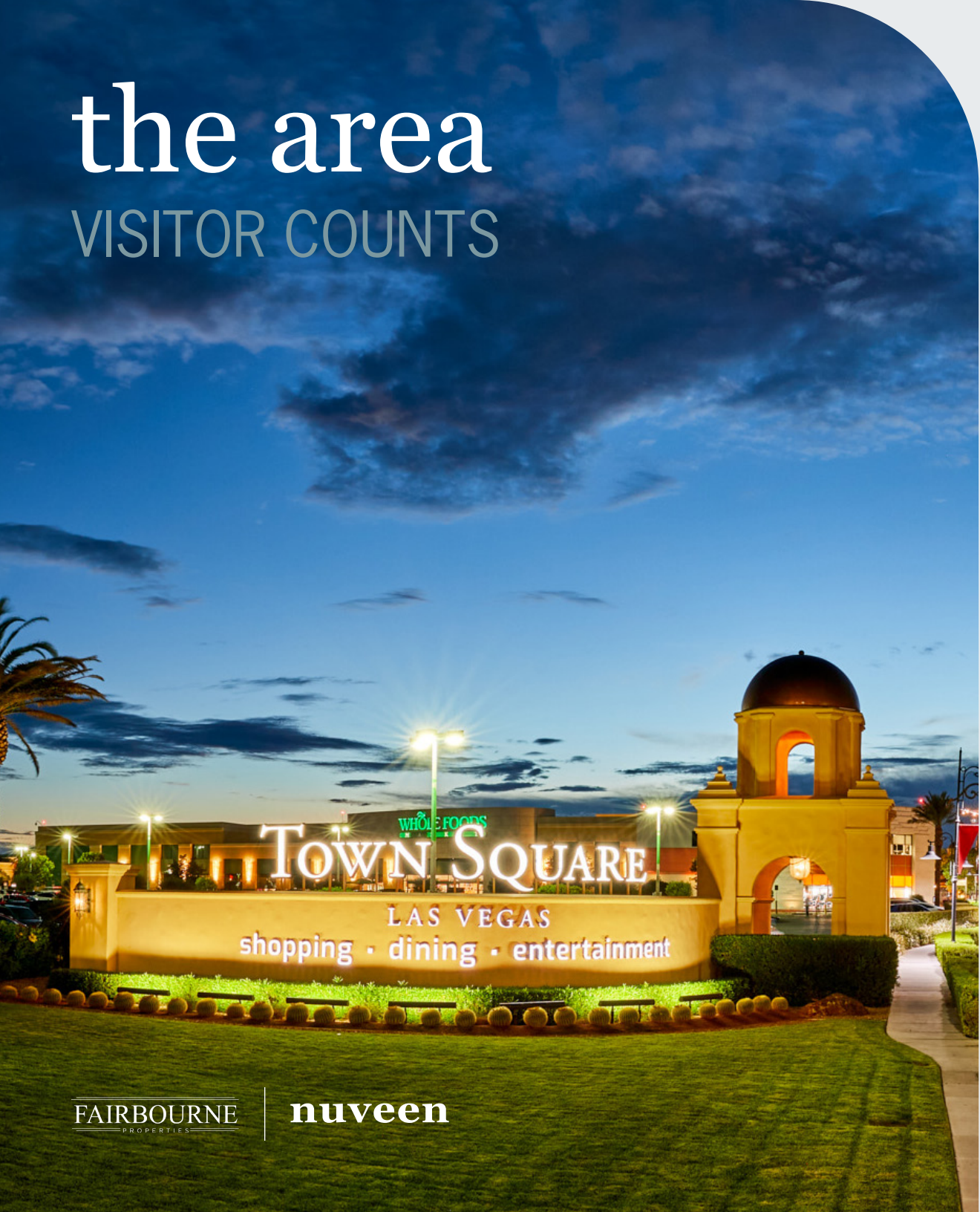
**20.3%**  
Winter

Local Visitors includes visitors living within 75 miles of the analyzed location. Regional/U.S. tourists includes visitors originating within the U.S., 75 miles or more from the analyzed location. International tourists includes visitors origination outside U.S. borders.



# the area

## VISITOR COUNTS



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### COUNT BREAKDOWN

**13.6M**

Extrapolated Visitor Estimate

**37.2K**

Visitor/Day Ratio

**65%**

Weekday

**51.8%**

One-Time Visitors

### DEMOGRAPHICS 3 MILE RADIUS

**\$2.3B**

Consumer Spending

**\$94,192**

Avg Household Income

**65,762**

Total Population

**\$399,336**

Avg Home Value



# in good company

Whole Foods, Flecha Cantina, Popstroke, Ulta,  
Barnes & Noble, The Guesthouse, Apple, AMC,  
Laseraway, Element Hotel, The Container Store,  
Victoria's Secret, Tamba Indian Cuisine, Sephora,  
Pressed Juicery, Abercrombie & Fitch, MAC,  
Saks Off Fifth



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we'll save  
you a seat





# the guesthouse

Step into a culinary haven at **The Guesthouse**, where every dish tells a story of passion and creativity. Whether you're craving elevated culinary delights or adventurous global cuisine, **The Guesthouse** promises a dining experience like no other. With an inviting atmosphere and a menu crafted from the finest ingredients, it's the perfect destination for memorable meals shared with friends and family.





# flecha cantina

Discover **Modern Mexican** cuisine as envisioned by Mark Wahlberg and his team of chefs and restaurateurs.

The menu, curated by celebrated international chefs and mixologists, merges traditional Mexican flavors with a contemporary flair. Every bite is an adventure, and every sip is a moment to remember. From live entertainment and Happy Hour to Tacos + Tequila Tuesday, lunch specials, and a Sunday brunch buffet, Flecha offers endless reasons to indulge, every day and every hour.

[VIEW MENU](#)





# refined retail therapy





# Apple

Discover the latest in cutting-edge technology and sleek design at **Apple**. From the latest iPhone models to powerful MacBooks and innovative accessories, Apple offers a wide range of products to meet your tech needs. Explore their state-of-the-art store and experience firsthand the seamless integration and user-friendly interface that have made Apple a global leader in consumer electronics.

One of the Highest Performing  
Apple stores in Nevada





join the fun





# Popstroke

Swing into fun at **Popstroke**, where mini-golf meets gourmet dining for an unforgettable entertainment experience. Putt your way through beautifully designed courses while enjoying delicious food and refreshing beverages from their curated menu.

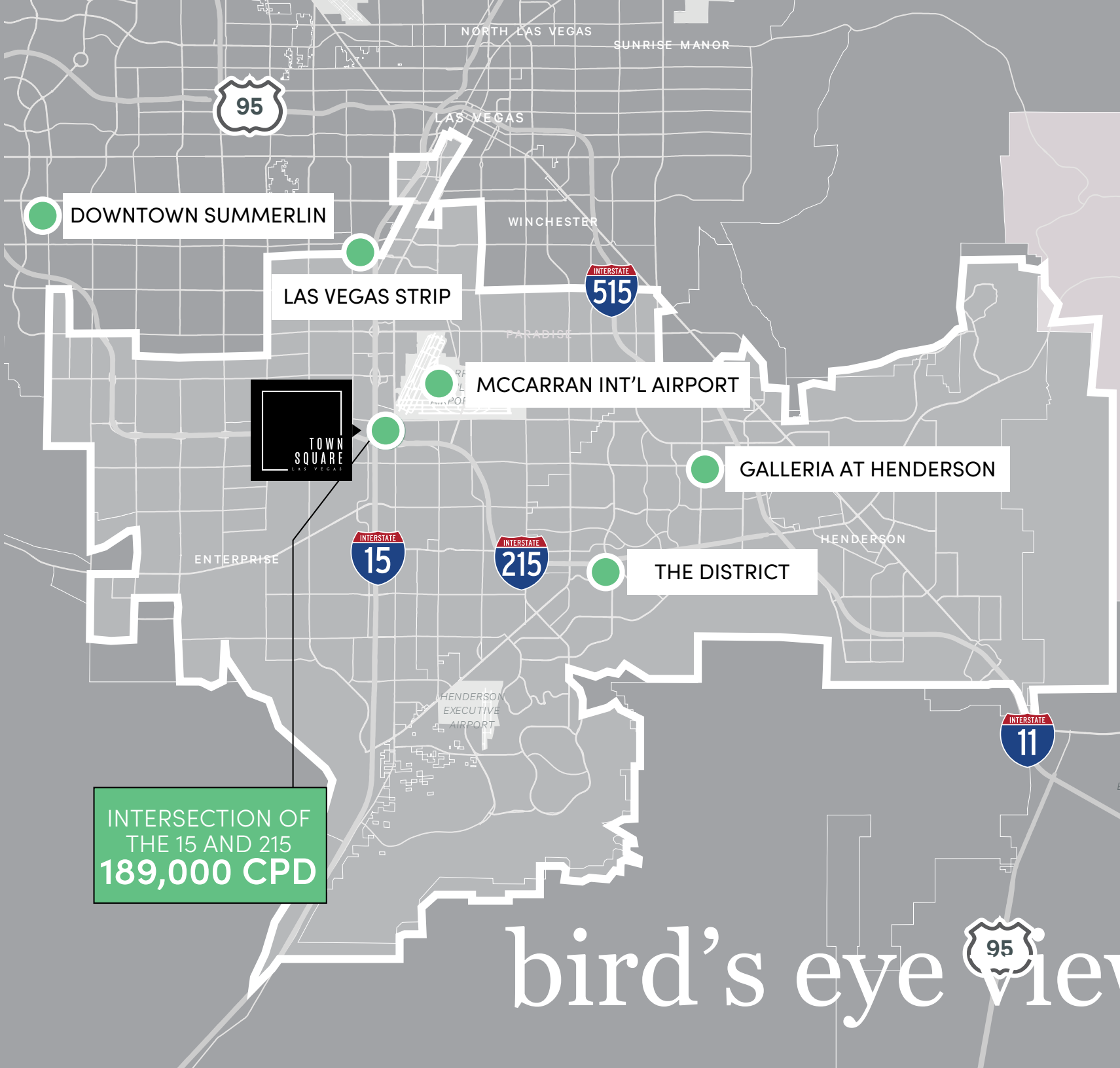
With its vibrant atmosphere and exciting activities, Popstroke is the ultimate destination for quality time with loved ones and friendly competition. Its partnership with **TaylorMade** and **Tiger Woods** has solidified Popstroke's standing in the golfing world, elevating the game experience to new heights.











DOWNTOWN SUMMERLIN

LAS VEGAS STRIP

MCCARRAN INT'L AIRPORT

GALLERIA AT HENDERSON

THE DISTRICT

TOWN  
SQUARE  
LAS VEGAS

INTERSECTION OF  
THE 15 AND 215  
189,000 CPD

bird's eye view



# the neighborhoods



## BEAUTY

Indulge your senses and unleash your inner glow with top-tier beauty products and expert guidance. From skincare essentials to makeup must-haves, it's a sanctuary for beauty enthusiasts seeking the latest trends and timeless classics.

## SERVICES

Elevate your self-care routine with cutting-edge treatments and services. Discover a range of advanced skincare solutions tailored to your unique needs, ensuring you leave feeling refreshed and rejuvenated.

## FAMILY

Embrace quality time with loved ones in our Family. From captivating storybooks to engaging toys, it's a haven where families bond over the joy of exploration and imagination.

## STREETWEAR

Dive into the urban culture and find the latest trends in streetwear. Featuring a range of stylish and edgy clothing and accessories, it's a haven for those seeking to make a statement.



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## COMMUNITY

Engage in this vibrant environment where locals gather for grocery shopping, smoothie runs, and to explore unique finds and wellness essentials. It's a hub where health-conscious individuals connect and discover new ways to thrive.

## HOME

Explore innovative storage solutions and home organization essentials. Whether you're decluttering or designing your dream space, find everything you need to create a harmonious and functional home environment.



## EXPERIENCE/SOCIAL

Immerse yourself in a world of excitement and connection. With interactive events, engaging workshops, and inviting spaces, it's where memorable experiences are made and friendships flourish.

## CONTEMPORARY

Immerse yourself in the latest fashion trends and express your unique style. With a diverse range of chic and affordable clothing options, it's a destination where fashion-forward individuals come to curate their signature look.



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# the details

Year Built / Renovated	2007 / Ongoing
Specialty Retailers	115
Parking Stalls	5,800
Total Retail GLA	1,010,000 SF
Total Office GLA	250,000 SF
Element Hotel (coming soon)	118 Keys

## LEASING OPPORTUNITIES

1 Pad Site Available	
Restaurant / Retail	700 - 17,800 SF

## EXTRAS

Easy access to I-15 and 215 freeways
0.8 miles from the Welcome to Las Vegas sign and the Strip
McCarran International Airport and visible from the I-15 freeways

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## contact

### **FRANK VOLK**

Lic. BS. 0012288

+1 702 369 4880

[frank.volk@cbre.com](mailto:frank.volk@cbre.com)

### **GREG BRIEST**

Lic. S. 0188319

+1 818 800 4492

[greg.briest@cbre.com](mailto:greg.briest@cbre.com)

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