

RETAIL SPACE
FOR LEASE

ROSEMAR PLAZA

10925 S. MARYLAND PARKWAY
LAS VEGAS, NEVADA

COSTCO
WHOLESALE

ST. ROSE PARKWAY

S. MARYLAND PARKWAY



END CAP/INLINE SPACE AND PAD AVAILABLE

CBRE

PROPERTY HIGHLIGHTS

New Construction (2022)



Endcap/Inline Space:
Up to +/- 21,515 SF available



+/- 27,000 SF Pad w/Drive Thru
(Call Broker for Details)



Inline Lease Rate: \$48/SF NNN



Excellent Visibility



Prime Intersection, Hard Signalized
Corner of Major Thoroughfare



High Growth Corridor with Excellent
Co-Tenants in the Trade Area



RETAILERS IN THE CORRIDOR:



HOBBY LOBBY



Burlington



POPEYES



CORRIDOR OVERVIEW



PROPERTY SITE PLAN

Q4 2022 Delivery: 11,265 SF

A

Available: ±1,200 SF-10,250 SF

B

Ground Lease Available:
"±/- 27,000 SF Pad w/Drive Thru"







C



SURROUNDING AREA OVERVIEW



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION 2021 Population 2010-2021 Annual Population Growth Rate	21,869 3.95%	144,962 2.19%	284,612 1.88%
 HOUSEHOLDS 2021 Households 2021 Average Household Size	8,158 2.68	56,007 2.59	112,143 2.53
 HOUSEHOLD INCOME 2021 Average Household Income	\$90,983	\$100,407	\$107,855
 HOUSING UNITS 2021 Housing Units	8,931	62,045	126,375
 EDUCATION 2021 Population 25 and Over HS and Associates Degrees Bachelor's Degree or Higher	14,606 8,704 (59.6%) 4,802 (32.9%)	102,566 59,395 (57.9%) 36,987 (36.1%)	206,690 117,396 (56.8%) 77,126 (37.3%)
 PLACE OF WORK 2021 Businesses 2021 Employees	231 3,125	3,590 39,452	7,741 81,855

LEASING CONTACTS:

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