



ANCHOR AND RETAIL SHOPS FOR LEASE



3845 W PIONEER AVE, LAS VEGAS, NV 89102

CBRE

PROPERTY HIGHLIGHTS

Jade Promenade is a one-of-a-kind retail destination for dining, shopping and culture in Las Vegas' Chinatown district. The property will feature a diverse ecosystem of comfortable gathering spaces, welcoming common areas and family-friendly restaurants, services and entertainment. The property will break ground Q4 2022 and will feature both anchor space and inline retail spaces.



Anchor building and in-line retail shops available



Gathering and entertainment-centric design



252 Parking spaces



Electric Vehicle Charging Stations



Community area and entertainment zone



Outdoor dining



Safe and attractive play areas for children



Comfortable seating areas throughout



Diverse cultural and social programs

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SITE PLAN



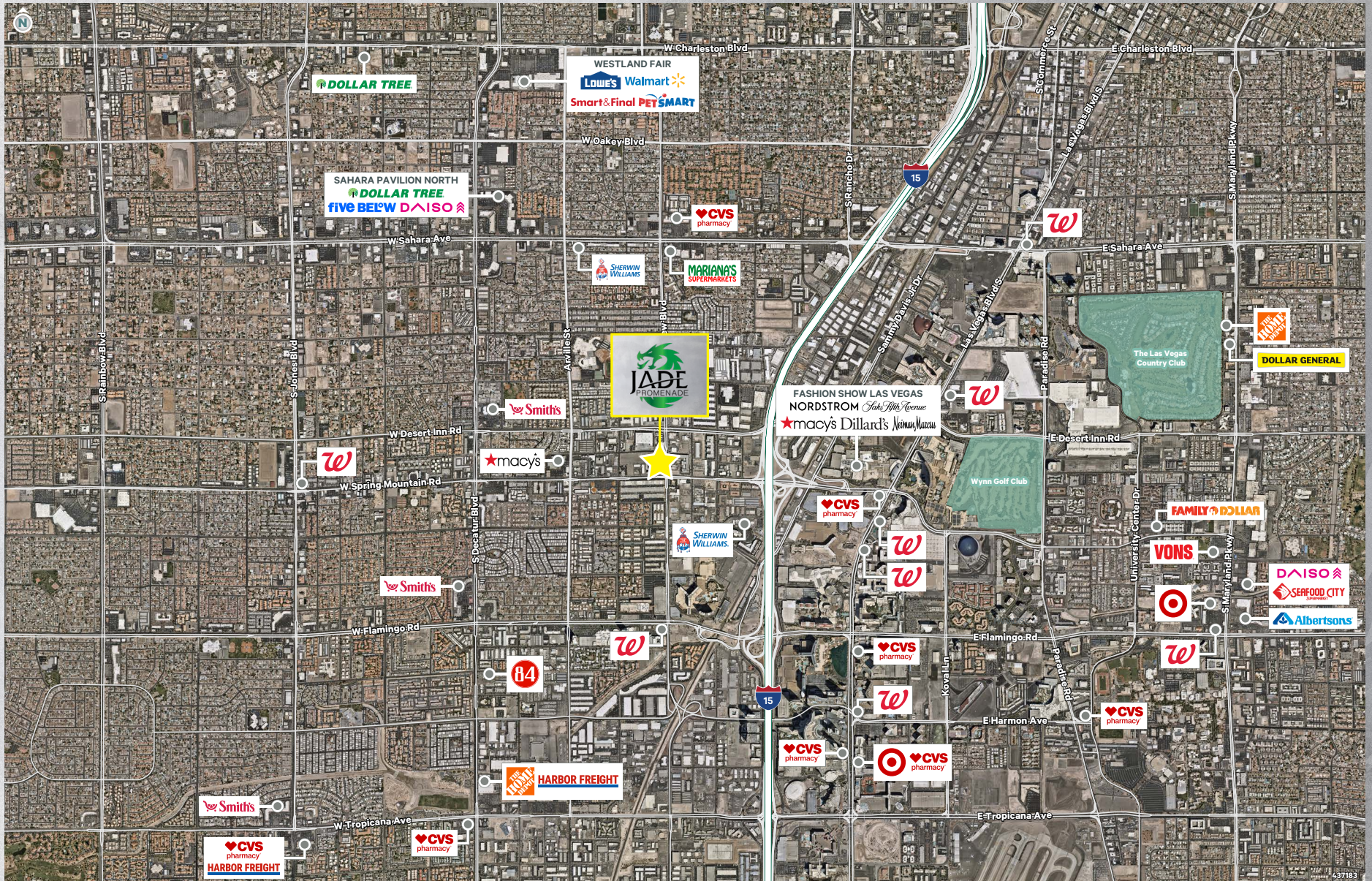
PROPERTY RENDERINGS



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ANCHOR TENANT
OPPORTUNITY

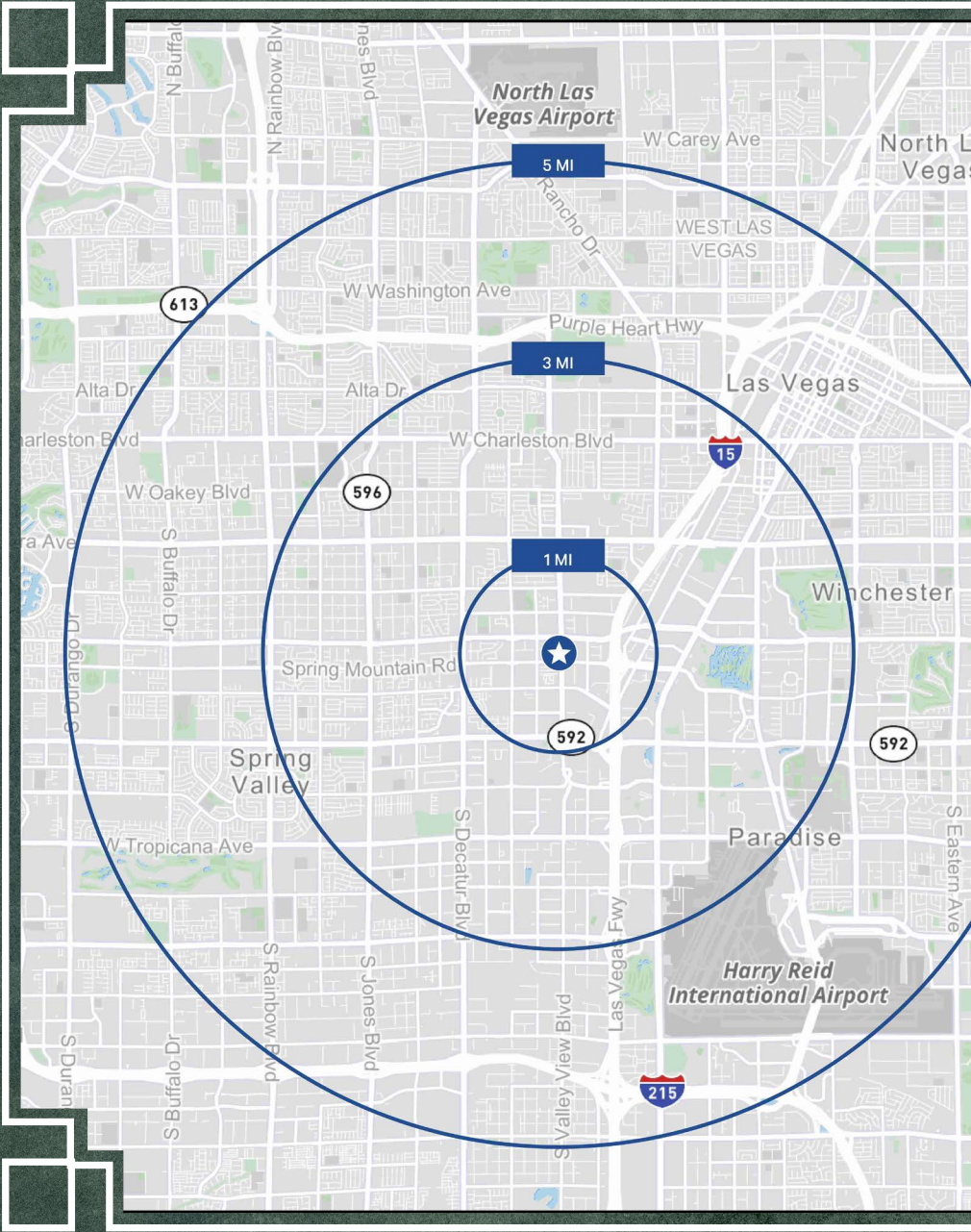
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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2024 Population	25,676	152,741	422,766
2024-2029 Annual Pop Growth Rate	0.67%	0.74%	0.62%
2024 Median Age	35.70	39.40	39.00
Households			
2024 Households	11,222	69,173	175,177
2024-2029 Annual HH Growth Rate	0.98%	1.00%	0.84%
Household Income			
2024 Average Household Income	\$53,489	\$77,576	\$80,245
2029 Average Household Income	\$59,218	\$85,703	\$89,280
2024 Median Household Income	\$43,138	\$52,280	\$57,119
2029 Median Household Income	\$49,521	\$59,802	\$64,760
Daytime Population			
Daytime Workers	23,199	282,711	497,136
Daytime Residents	12,628	78,593	218,539



AERIAL



SOURCE: NDOT 2024

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DEVELOPMENT PHASING PLAN



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#1

State for Job
Growth in the Us
U.S. Bureau of Labor Statistics
(2023)

#2

State for Business
Growth
IBIS World, (2025)

#7

State Business
Climate Index
The Tax Foundation (2023)

#7

Most Tax Friendly
State
The Tax Foundation (2023)

#8

Best State for
Infrastructure
U.S. News & World Report
(2023)

Las Vegas Area Overview

Clark County is home to more than 2.3 million residents. The city of Las Vegas sits at the heart of Clark County and is internationally renowned as the world capital of entertainment. Las Vegas' gaming, dining, shopping, and business conventions are major attractions for national and international visitors. Las Vegas had more than 40.8 million visitors in 2023 and a record high of \$79.3B in visitor spending.*

Las Vegas is on the tail end of significant long-term growth. The region has benefited from billions of dollars of public and private investment, large-scale infrastructure projects, new casino and venue developments, and record-breaking visitation levels. In addition to the recently completed expansions of the Mandalay Bay Convention Center and the Las Vegas Convention Center, Harry Reid International Airport recently underwent a \$2.4 billion expansion to increase the airport's annual capacity, ranked the 7th Busiest Airport by AFAR.com.*

The T-Mobile Arena is home to the NHL Vegas Golden Knights and hosts over 150 events annually, including hockey games, concerts, boxing, UFC matches, and major award shows. The T-Mobile Arena is the highest grossing arena in the world. The Allegiant Arena is a 72,000-seat stadium completed in August of 2020, is the home of the NFL's Raiders, and the UNLV Football team. The venue will also host many other world-class events and concerts throughout the year.



LAS VEGAS AREA OVERVIEW

The Las Vegas Raiders

Opened August 2020, the relocation of the Oakland Raiders is anticipated to make a \$600M+ economic impact, add 450,000+ incremental visitors, and host 45+ events annually.

T-Mobile Arena

20K Seats, a multi-use indoor arena on the Las Vegas Strip opened in April 2016. It's the highest grossing arena in the world.

Las Vegas Convention Center Expansion

Recently completed 800,000 square foot expansion with a \$2.5B budget that included renovation of previous meeting spaces.

Resorts World

Globally inspired cuisine & mixology, star-studded residency performances and engagements with 5k capacity theatre and retail boutiques. Opened June 2021.

MSG Sphere

Revolutionary new \$2.1B, 19k seat venue for concerts, sports and live entertainment that opened in 2023.

Fontainebleau

New \$3B Hotel and Casino with 3,700 – 3,800 rooms. Opened December 2023.

Las Vegas Aces

Women's professional basketball team based in Las Vegas and part of the WNBA.

Las Vegas Ballpark

Hosts this Triple-A professional baseball team in Summerlin.





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