

3,975 SF AVAILABLE FOR LEASE

2965 S Maryland Pkwy | Las Vegas, NV 89109



CALL US FOR
MORE INFO

DAN ADAMSON

702.550.4934 | dan@roicre.com
Lic # B.0026992.CORP

CHRIS WALDBURGER, CCIM

702.483.3683 | chris@roicre.com
Lic # S.0190814



roicre.com

2965 S MARYLAND PKWY
LAS VEGAS, NV 89109

±3,975 SF AVAILABLE

- Fully equipped, turnkey salon space inside Beauty Supply Warehouse
- Move-in ready space with hair stations, shampoo sinks, chair dryers and manicure tables
- 140' frontage along Maryland Pkwy
- Directly across from Sunrise Hospital
- Excellent visibility, density and high daytime population

162-10-703-004
APN

📍 **GENERAL COMMERCIAL (C-2)**
ZONING



SITE PLAN

2965 S Maryland Pkwy
Las Vegas, NV 89109



AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
24,844	189,220	501,076



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$83,118	\$78,767	\$76,220



TRAFFIC COUNTS

Maryland Pkwy

34,000 VPD



Sources:
SitesUSA 2025
TRINA, NV DOT 2023

TRADE AREA AERIAL

2965 S Maryland Pkwy
Las Vegas, NV 89109





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www.roicre.com



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

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06/16/25