

FOR LEASE

MARYLAND PARK PLACE



PROPERTY DETAILS

1155-1185 EAST TWAIN AVENUE
LAS VEGAS, NV 89169

- Space Available ±1,118-6,014 SF
- Vons Anchored Shopping Center
- Tenant Improvement Allowance Available for Qualified Deals and Tenants
- Join Vons, Little Caesar's, Men's Warehouse, Taco Bell, La Michoacana, and More National/Regional Tenants
- Over 44,500 Vehicles Per Day in Intersection
- Close proximity to UNLV, Harry Reid International Airport, and Las Vegas Strip
- Located in Highly Populated Residential Area
- On-Site Security Cameras and LED Lighting

CLICK TO VIEW
DRONE VIDEO

CLICK TO VIEW
GOOGLE MAPS

2025 DEMOS



EST. POPULATION

1 MILE » 29,936
 3 MILE » 182,819
 5 MILE » 485,993



EST. HOUSEHOLDS

1 MILE » 13,646
 3 MILE » 84,268
 5 MILE » 197,023



EST. AVERAGE HH INCOME

1 MILE » \$75,969
 3 MILE » \$79,624
 5 MILE » \$77,143



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COMMERCIAL REAL ESTATE

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SUITE	TENANT	SQUARE FOOTAGE
1155-109	La Michoacana	1,526
1155-108	AAA Mail Box, LLC	1,106
1155-107	AVAILABLE	1,118
1155-106	Smoke 4 Less	1,000
1155-105	AVAILABLE	1,158
1155-104	Adobe Insurance	1,269
1155-103	All City Wireless	550
1155-102	Little Caesars	873
1155-101	LV Nails	780
1155	Von's	60,523
1159-101	AVAILABLE*	6,014
1159-104	Men's Wearhouse	7,499
1159-108	H&R Block	1,611
1159-109	Lux Beauty Supply	7,581
1185	Von's Fuel	0
1109	Taco Bell	2,200

*Do not disturb current tenant



MARYLAND PARKWAY - 33,000 ADT



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DISCOVER FILIPINO TOWN LAS VEGAS



Maryland Park Place

saw 1.1M visits last year



Vons

had over 450,000 visits last year



Directly across from the #1 **Seafood City** in the valley out of four, with 1M visits last year



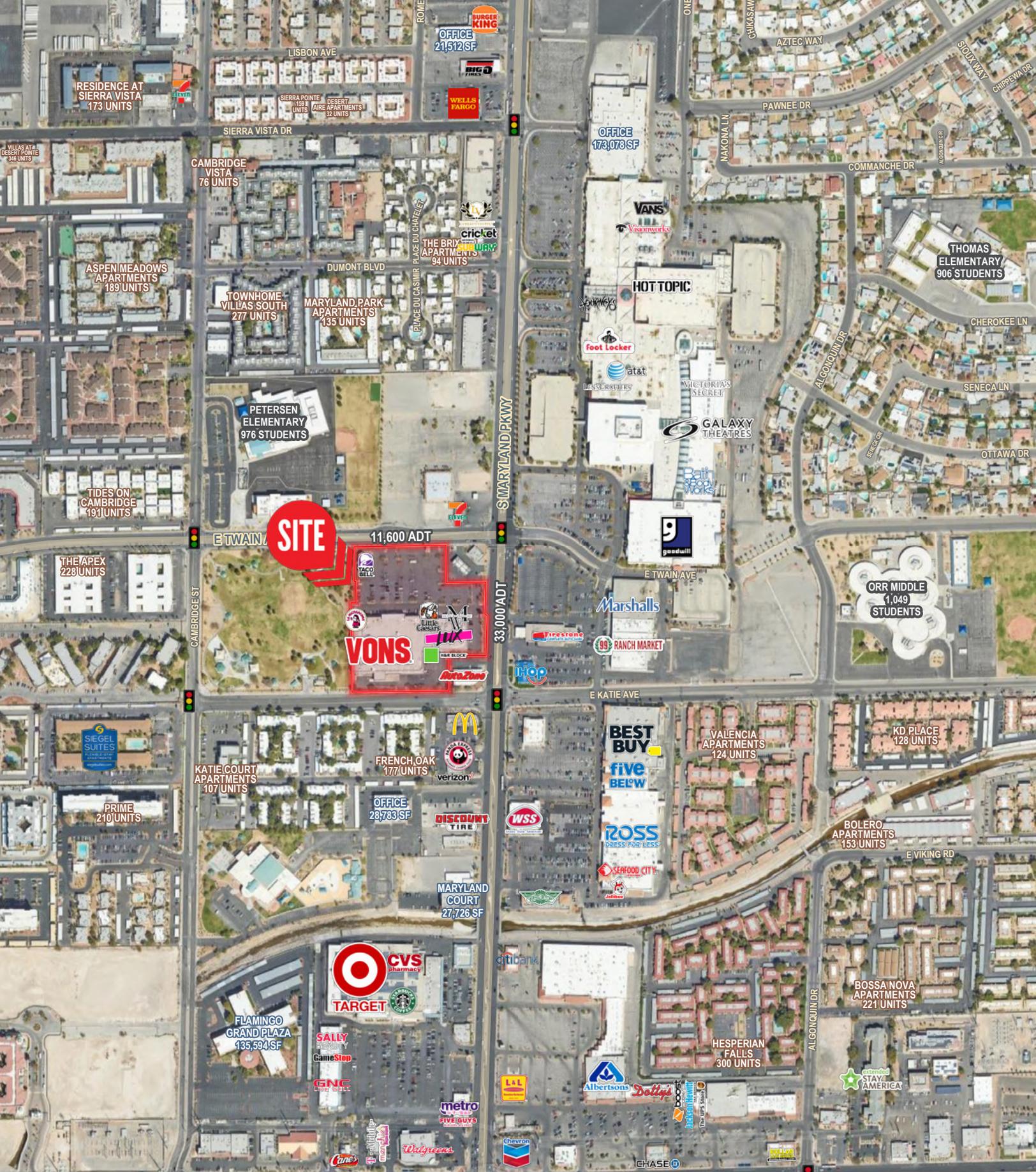
Across from the **Boulevard Mall**, which had over 5.5M visits last year

An application has been submitted to Clark County to create **FILIPINO TOWN LAS VEGAS**, a formal cultural corridor along Maryland Parkway from Desert Inn Road to Flamingo Road. If approved by the Paradise Town Board, Filipino Town would become the second cultural district in the Las Vegas area, following Little Ethiopia, which was approved in June 2023. The team behind Filipino Town is planning on bringing in more Filipino-owned businesses, as well as developing cultural institutions like a museum of Filipino history, library of Filipino works and a Filipino language school.



RETAILERS





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