



## LAS VEGAS BLVD & WARM SPRINGS RD SWC

NOW MARKETING PHASE 1 OF A 66 AC MIXED USE  
DEVELOPMENT DIRECTLY ACROSS FROM LAS  
VEGAS SOUTH PREMIUM OUTLET

ADJACENT TO FUTURE BRIGHTLINE WEST TRAIN  
STATION WITH ANTICIPATED 5.5 MILLION VISITORS  
PER YEAR

PREMIUM REAL ESTATE AT THE  
SOUTH END OF THE STRIP  
LAS VEGAS, NV 89123

PROUDLY LEASED BY



# SOUTH LAS VEGAS BLVD

R.O. I. Commercial proudly introduces a new project to the South Las Vegas Blvd Retail Corridor. Join the new hottest part of Las Vegas Blvd with many exciting new additions such as the Brightline West Train Station, the Dream Hotel, and many more entertainment driven upcoming projects.

## Las Vegas Blvd & Blue Diamond (NWC)

Oak View Group to Build Future home of \$3 Billion Stadium. Entertainment District. The hotel will likely accomodate about 2,000 guests, while the 20,000-seat arena will be big enough to be the home for a professional sports team and host many major concerts.

## Brightline West Train Station

Brightline West, a Brightline affiliated company, will be a high speed rail that will be connecting the 260 miles between Las Vegas and Los Angeles. The Las Vegas Station over 110 acres and sits immediately south of this retail project. The station is planned to feature retail and restaurant space for its customers.

## The Dream Las Vegas

A 527 room boutique resort & casino being added to Las Vegas Blvd. The 20-story hotel is set to be built next to the Harley Davidson motorcycle dealership on roughly 5 acres of land.

## Potential MLS Stadium NEC on Brightline parcel

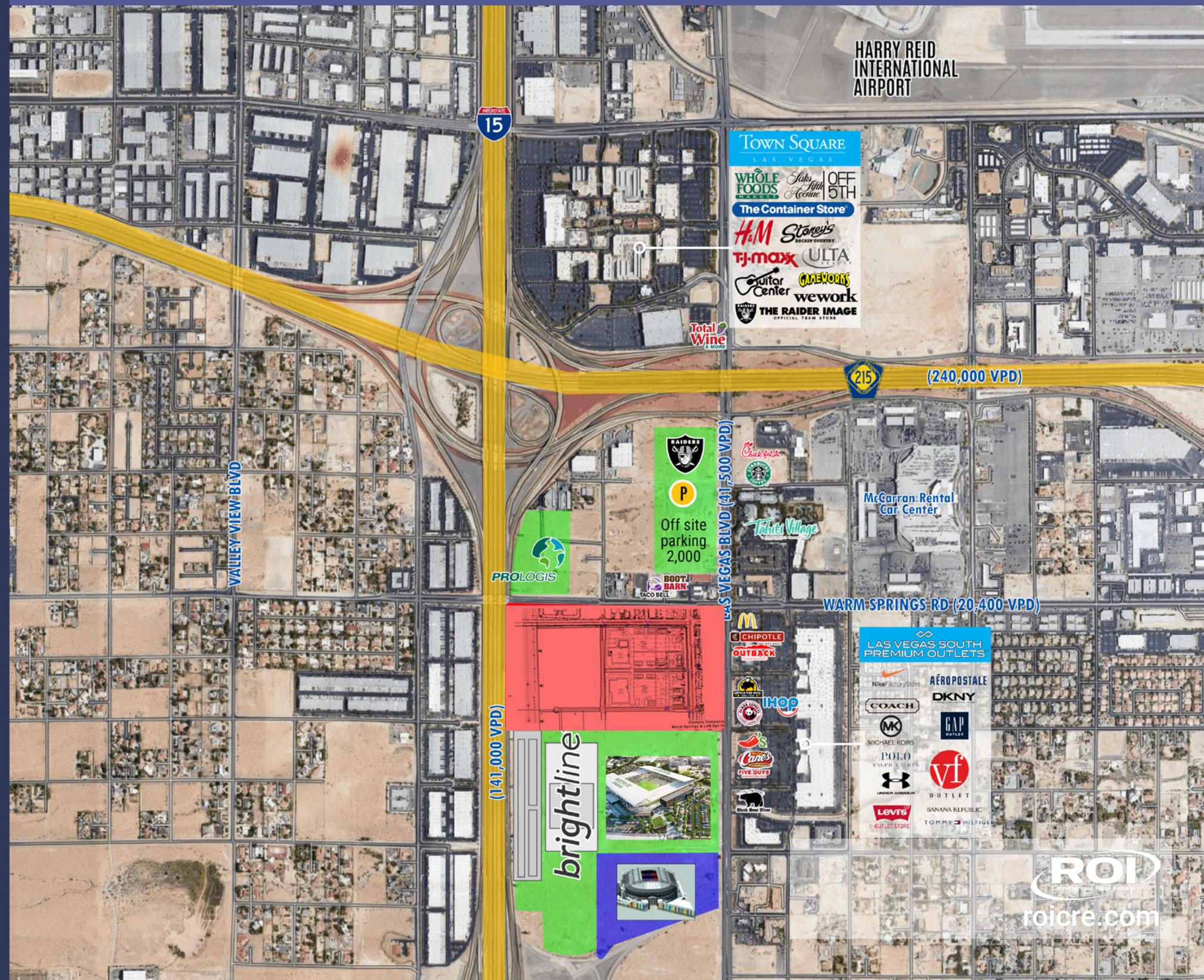
## Potential Entertainment Use Las Vegas Blvd & 215 (NEC)



## LAS VEGAS BLVD & WARM SPRINGS RD SWC

### PROPERTY HIGHLIGHTS

- Located across from Las Vegas South Premium Outlet offering more than 145 designer and name brand outlet stores
- Adjacent to future Brightline West Train's high-speed transit hub connecting Las Vegas and Southern California with predicted 5.5 million annual visitors
- Near the planned Allegiant Stadium parking facility with 2,000 spots
- Easy access to both I-15 freeway and CC-215 Beltway
- Junior anchor, pad space and pad shop space available
- Premium, rare frontage on Las Vegas Blvd
- Strong traffic count
- Signalized access
- Signage on Las Vegas Blvd and I-15
- H-1 Zoning with potential for a hotel or casino





## IN THE CENTER OF SOUTH LAS VEGAS BLVD CORRIDOR DEVELOPMENTS

### 1 - LAS VEGAS BLVD & WARM SPRINGS

66 AC MIXED-USE DEVELOPMENT DIRECTLY ACROSS FROM THE LAS VEGAS SOUTH PREMIUM OUTLET  
ESTIMATED OPENING: 2024

### 2 - BRIGHTLINE WEST

170 MILE PROPOSED HIGH SPEED RAIL PROJECT THAT WOULD CONNECT LAS VEGAS TO THE LOS ANGELES-AREA HAS SET A TENTATIVE DATE TO BEGIN CONSTRUCTION IN 2023  
ESTIMATED OPENING: 2027

### 3 - POTENTIAL MLS STADIUM

PROPOSED STADIUM IS LOCATED AT THE ADJACENT PARCEL TO BRIGHTLINE WEST RAIL PROJECT  
ESTIMATED OPENING: 2025

### 4 - OAK VIEW GROUP - ARENA

THE OAK VIEW GROUP IS PLANNING TO BUILD A \$3 BILLION ENTERTAINMENT DISTRICT ON 25 ACRES THAT WOULD INCLUDE A CASINO RESORT AND AMPHITHEATER, ALONG WITH AN 850,000-SQ-FT ARENA

### 5 - LAS VEGAS BLVD & 215 NEC

ESTIMATED OPENING: 2025

### 6 - DREAM LAS VEGAS

DREAM HOTEL GROUP PLANS TO DEBUT ITS FLAGSHIP LIFESTYLE BRAND DREAM HOTELS IN LAS VEGAS WITH A FREESTANDING 526-ROOM LUXURY LIFESTYLE HOTEL ON THE LAS VEGAS STRIP  
PROJECT IS NOW ON-HOLD

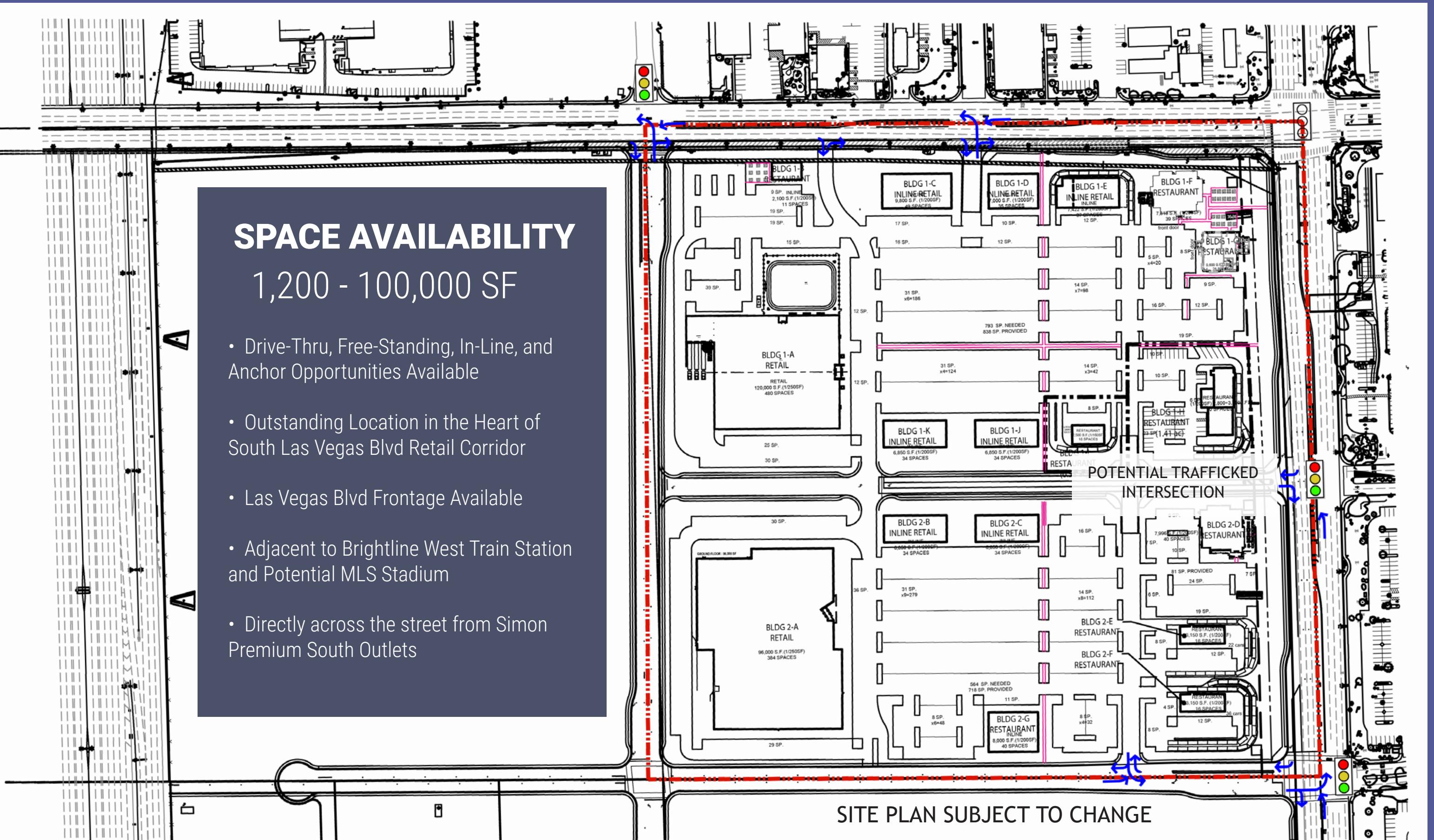
### 7 - ALLEGIANT STADIUM

OFFICIALLY OPENED IN AUGUST 2021, THE \$1.9 BILLION DOMED STADIUM FEATURES 65,000 SEATS

allegiant stadium

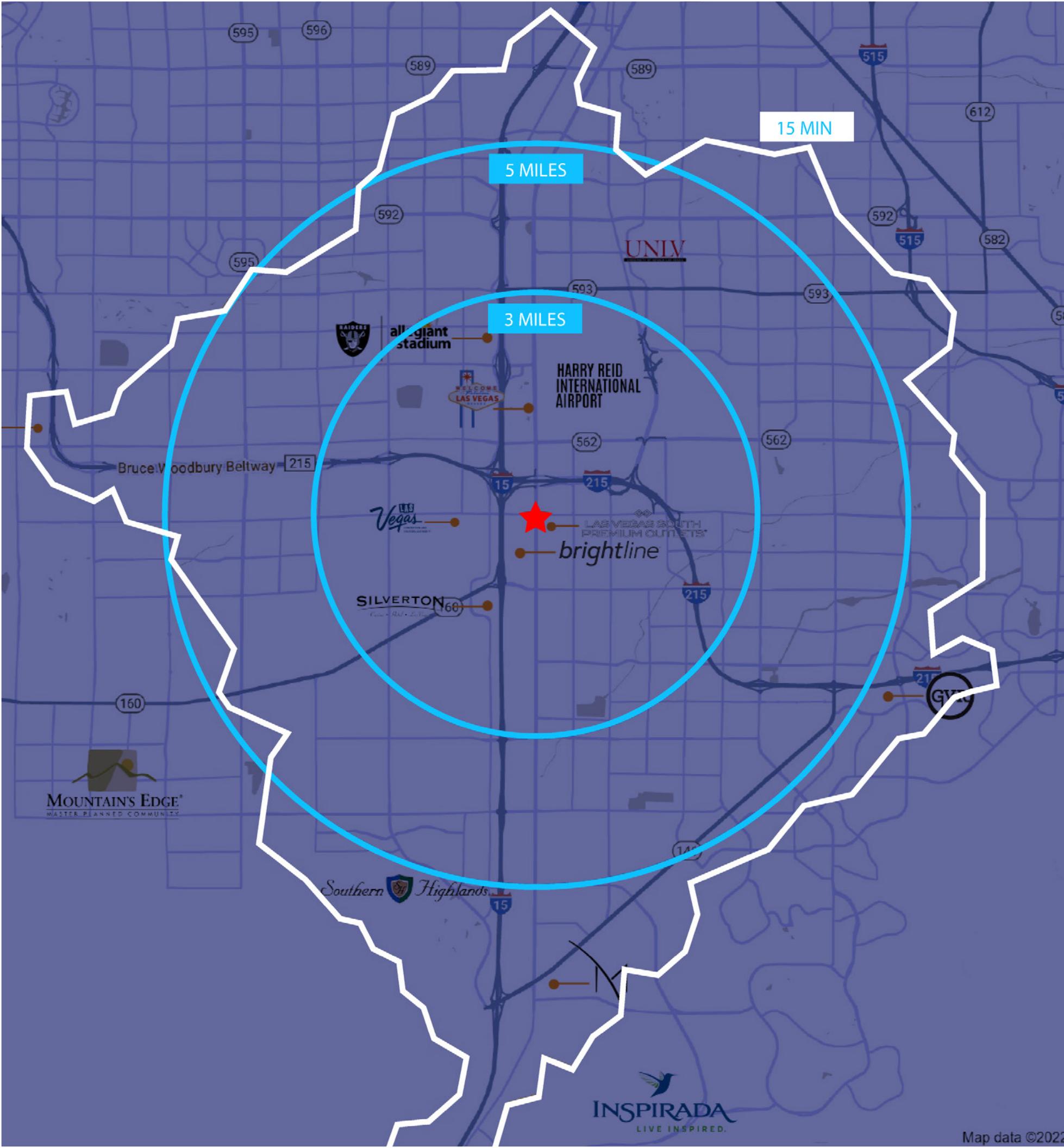


# SITE PLAN



# PHOTO RENDERINGS





**SET TO BE YOUR NEXT MEETING DESTINATION BETWEEN SOUTH SUMMERLIN AND HENDERSON.**

**12 MIN TO SOUTH SUMMERLIN AND 11 MIN TO HENDERSON.**

**CONVENIENTLY LOCATED TO SERVICE LAS VEGAS LOCALS AND TOURISTS COMING FROM THE BRIGHTLINE TRAIN OR LAS VEGAS STRIP**

	3 MILE	5 MILE	15 MIN
RESIDENTIAL POPULATION	73,394	346,377	455,938
DAYTIME POPULATION	89,272	244,618	299,270

### **TRAFFIC COUNTS**

Las Vegas Blvd - 38,000 VPD

Warm Springs Rd - 16,500 VPD

CC-215 Freeway - 245,000 VPD

I-15 Freeway - 126,000 VPD



## AN EVOLVING PLACE. DYNAMIC. THRIVING. ENTERTAINING.

In the center of a booming South Las Vegas Corridor

1. The Dream
2. South Premium Outlets
3. Brightline West
4. Potential MLS Stadium
5. Town Square
6. Harry Reid International Airport
7. Welcome to Las Vegas Sign
8. Allegiant Stadium
9. Mandalay Bay
10. Luxor

# PREMIERE ENTERTAINMENT DESTINATION



## MARKET SUMMARY

# LAS VEGAS

Las Vegas is a unique suburban community with an emphasis in tourism, entertainment, casinos and gambling, business, warehousing, and innovation. It is the only major city in the American West to have been founded in the 20th century. It has grown significantly each year and has been one of the most desirable cities to move to.

Las Vegas is an attractive market for many reasons, with no state income tax, growing tech companies such as Zappos and Switch, the origin of innovative companies like SolarCity and BrightSource, home of the UFC, and five professional sports teams - the Golden Knights NHL Team, the Henderson Silver Knights AHL Team, the Raiders NFL Team, the Las Vegas ACES WBNA Team, and the Las Vegas Aviators MiLB Team.

The population of the Las Vegas Valley currently sits at 2.3 million and has steadily increased by 50,000 people each year. Las Vegas holds majority of the population for Nevada at 75% and the state is projected to reach 3 million. This city has grown immensely in a short amount of time and does not show signs of stopping any time soon.

2.3 MILLION  
RESIDENTS

1.2 PERCENT  
2022 GROWTH RATE

38.8 MILLION  
ANNUAL VISITORS  
2022 ANNUAL TOTAL

5.0 MILLION  
CONVENTION ATTENDANCE  
2022 ANNUAL TOTAL

\$14.8 BILLION  
2022 GAMING REVENUE

\$36.1 BILLION  
VISITOR SPENDING

# YOUR NEXT *stop* IN VEGAS

## CONTACT US

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