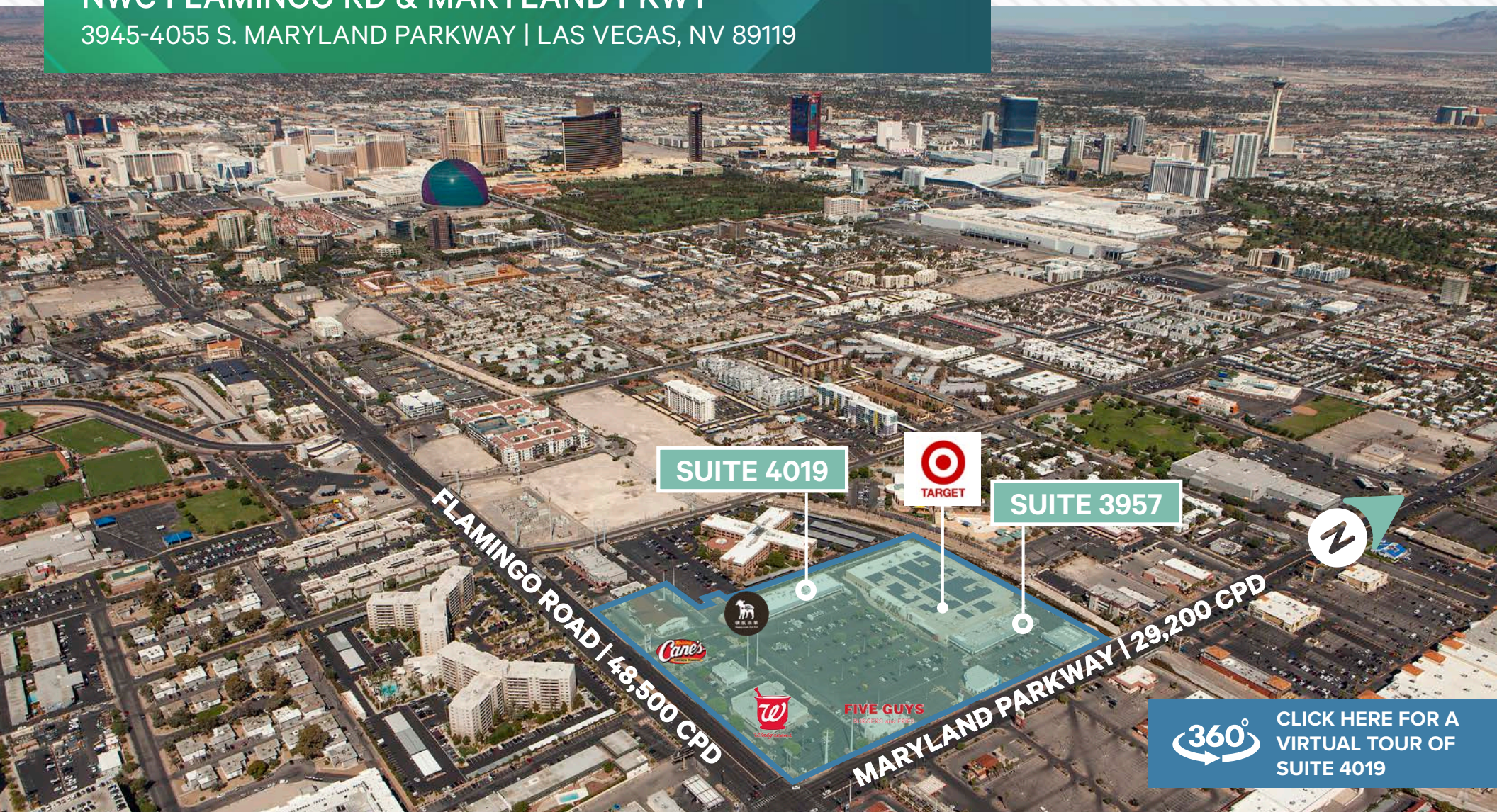


MARYLAND CROSSING

NWC FLAMINGO RD & MARYLAND PKWY

3945-4055 S. MARYLAND PARKWAY | LAS VEGAS, NV 89119

RETAIL SPACE FOR LEASE



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CBRE

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Target-anchored retail center
- Centrally located with proximity to the Las Vegas Strip
- Walking distance from UNLV with over 31,000 total enrollment (*UNLV Fall 2023*)
- Located in the heart of the planned Maryland Parkway Transit Corridor
- Zoned Clark County CG (Commercial General)

CO-TENANTS INCLUDE:



Walgreens



Absolute Dental

GameStop

Hottie

T-Mobile

GNC
LIVE WELL

SITE PLAN

SUITE #	TENANT	SF
3945	Shoes for Crews	4,400
3945 A	Absolute Dental	2,600
3949	Sakana Sushi	2,600
3953	Lay-bare Waxing Salon	1,300
3957	Available 6/1/2025 Please Do not Disturb Tenant	1,300
3961	Tiabi Coffee and Waffle Bar	1,455
3969	Tacos El Rey	1,530
3967	Nina Nails	1,535
3965	Xchange of America, Inc.	850
3973	Fast Signs	2,150
3977	Sleepyhead Donut & Korean Hotdogs	2,390
3985	Hottie	2,100
4011	SAS	2,880
4013	GNC	1,500
4015	No. 1 Boba Tea	1,700
4019	Available	1,440
4023-27	All You Korean B.B.Q	4,583
4031	Tomi Ramen	2,227
4039	Mermaid Spa	1,600
4047	Gamestop, Inc.	1,080
4055	Happy Lamb Hot Pot	10,000
1120	Raising Cane's	3,050
1150-100	T-Mobile	2,000
1150-105	Menchie's	1,366



CLICK HERE FOR
A VIRTUAL TOUR
OF SUITE 4019



DEMOGRAPHICS AND TRAFFIC COUNTS

POPULATION

1 mile	34,067
3 miles	142,875
5 miles	426,218

HOUSEHOLDS

1 mile	16,318
3 miles	62,979
5 miles	176,793

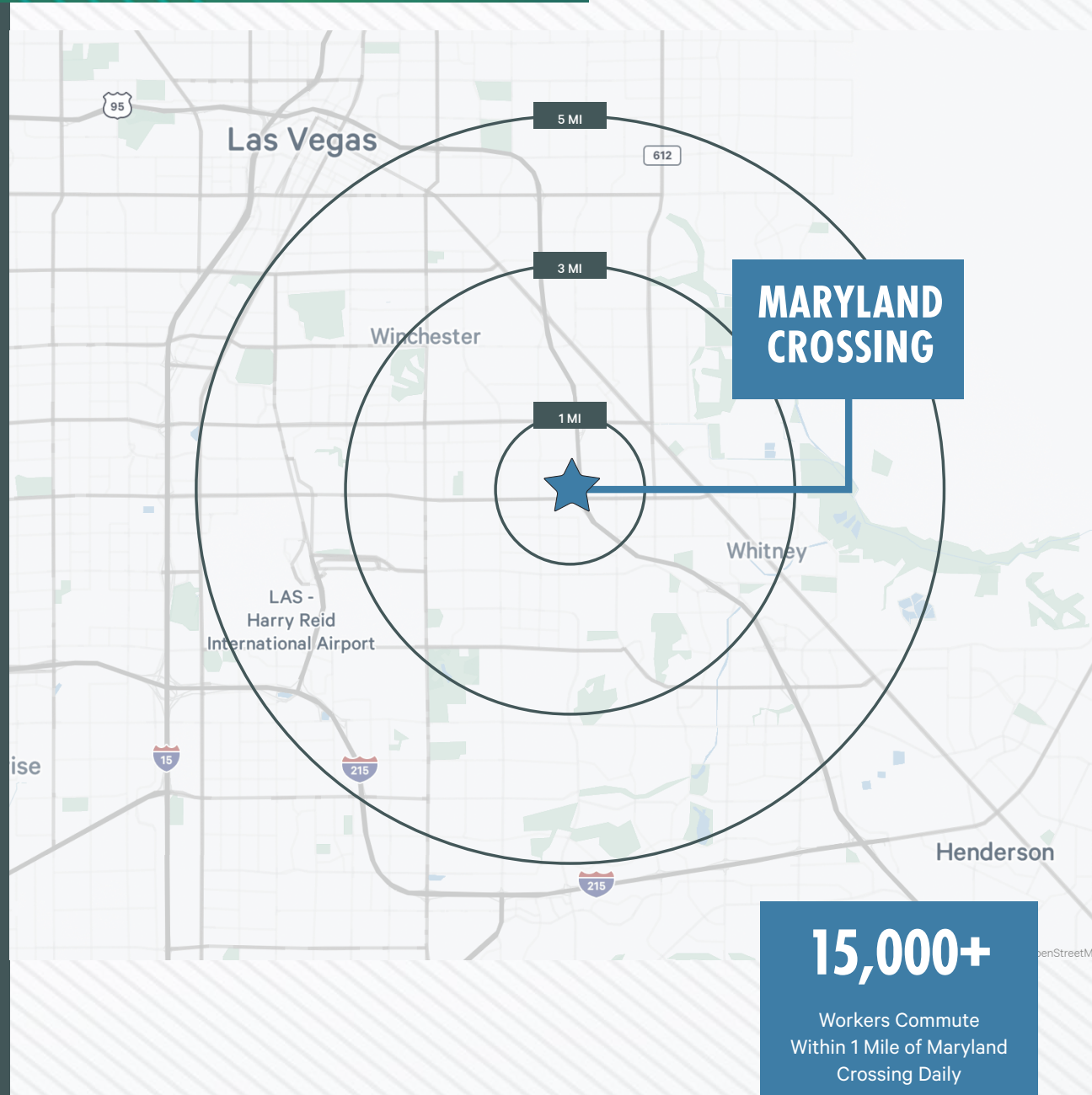
AVERAGE HOUSEHOLD INCOME

1 mile	\$52,771
3 miles	\$73,734
5 miles	\$71,759

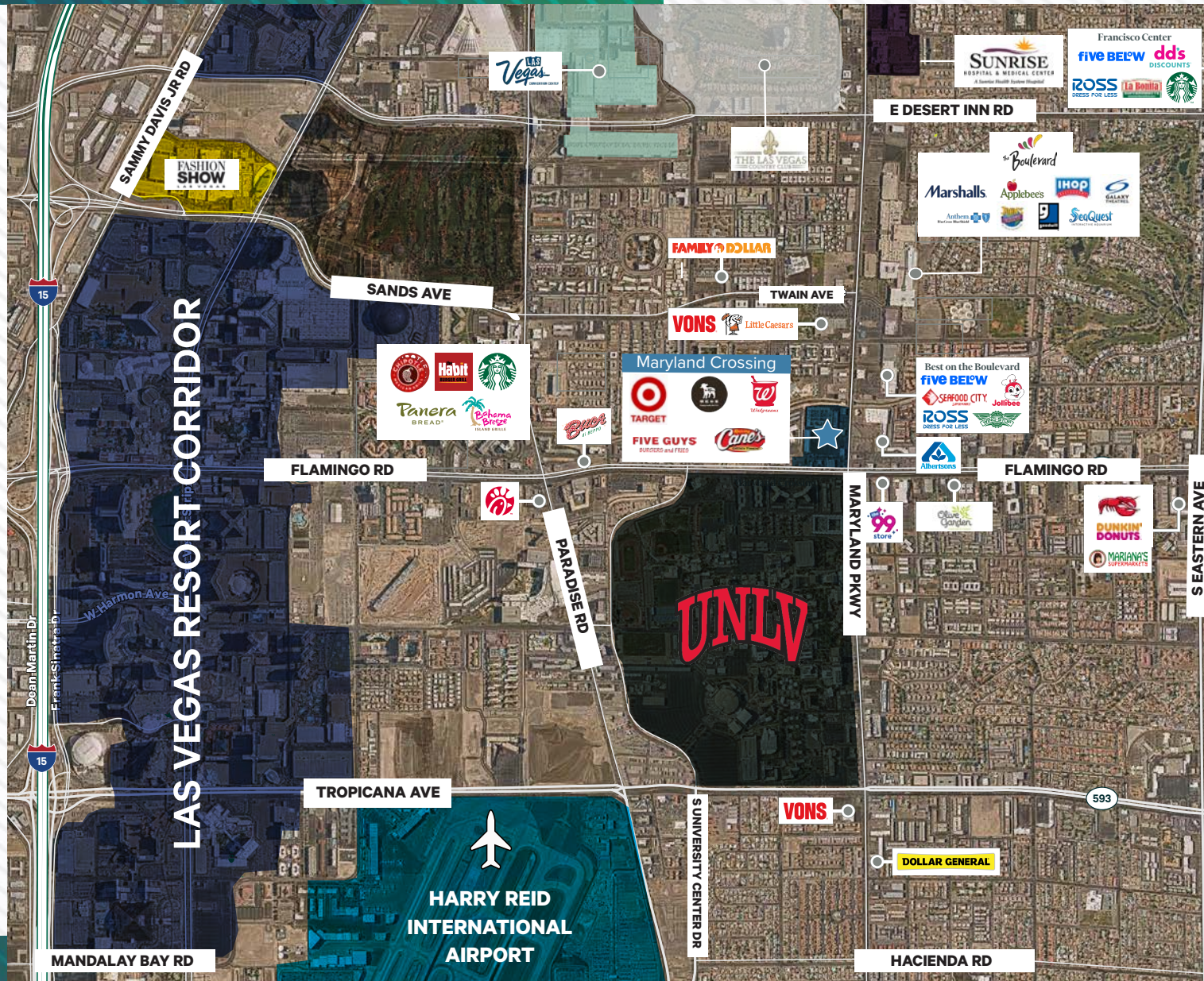
TRAFFIC COUNTS

Maryland Parkway	29,200 ADT
Flamingo	48,500 ADT

Source NDOT 2023, ESRI 2024



NEARBY AMENITIES



RTC PROJECT BENEFITS - MARYLAND CORRIDOR

About Maryland Corridor:

Maryland Parkway is an important road in Las Vegas, connecting the South Strip Transit Terminal to the Las Vegas Medical District. Investments in transportation infrastructure will improve mobility and safety for all users, including drivers, cyclists, pedestrians, and transit customers. The project will involve expanding transit service, improving transit stations, adding shared bus-bike lanes, widening sidewalks, and enhancing lighting and landscaping.

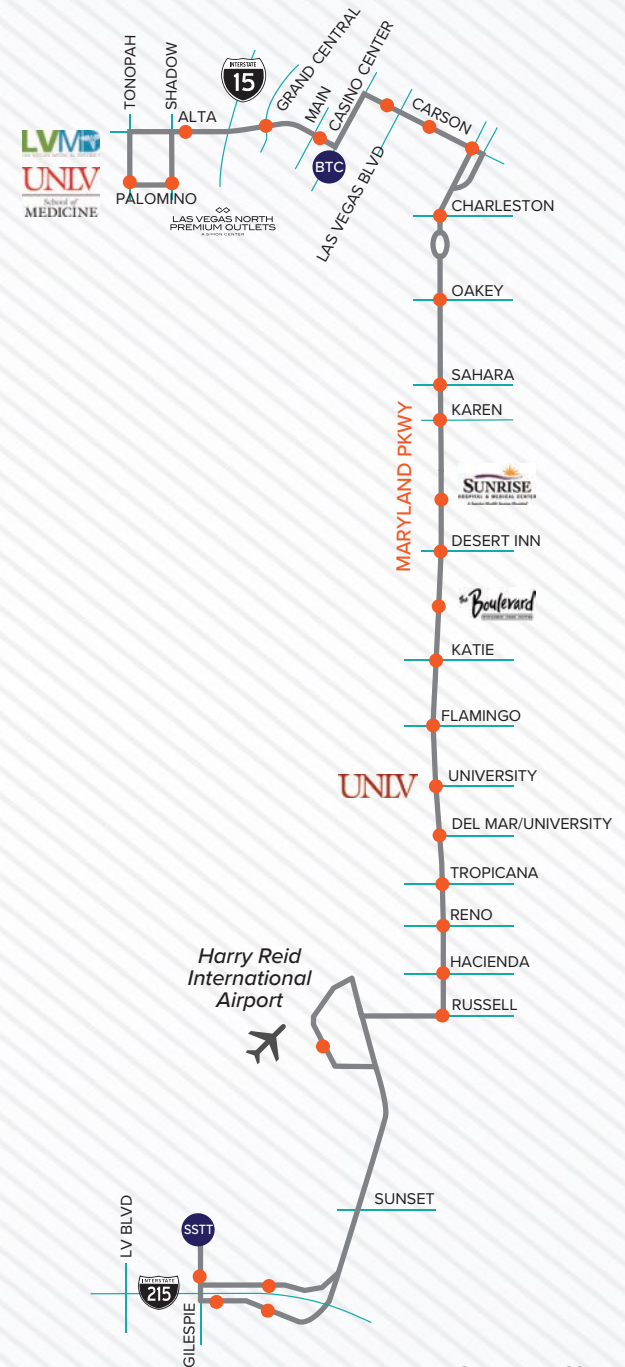
Quick Stats

With a population of 90,000 residents and 80,000 job opportunities, the Maryland Parkway corridor plays a crucial role in the Las Vegas Valley. Each day, it serves around 9,000 transit riders and accommodates 35,000 vehicles. Additionally, the corridor boasts 25 transit route connections, with nine of them being the busiest in the valley.

RTC Project Goals

As part of the project, there will be 50 upgraded transit shelters, shared bus-bike lanes, wider sidewalks, improved pedestrian crossings, enhanced landscaping, and new lighting. The Bus Route 109 service will also be expanded with additional buses to reduce wait times.

[CLICK HERE FOR MORE DETAILS](#)



Source: RTCNV.org

RTC PROJECT BENEFITS - MARYLAND CORRIDOR

3

1

AIM TO ENHANCE TRANSPORTATION SERVICES

- Reducing wait times, ensuring quieter buses that produce no air pollution.
- Additionally, the project focuses on promoting active transportation options, such as walking or biking, by increasing safety measures for pedestrians and cyclists.
- It also aims to improve access for mobility devices and provide better comfort by creating dedicated and spacious areas for bicycles, while ensuring shading and separation from vehicular traffic.

2

TO PRESERVE TRAFFIC CAPACITY AND COMMUTE

- Improved timing with signals and lights
- Shared bus-bike lanes will be implemented to accommodate both buses and bicycles, optimizing the use of the corridor.
- Enhance the visual appeal of the area, making it more attractive and inviting.
- Create expanded opportunities for redevelopment, revitalizing the surrounding areas.
- Create a distinct sense of place, providing a unique character and identity to the Maryland Parkway corridor.

PROJECT ELEMENTS

- Premium transit service: This involves the implementation of dedicated transit lanes, ensuring efficient and reliable transit service.
- Upgraded transit shelters will also be provided to enhance the comfort and convenience of transit users.
- Improved mobility options: The project aims to improve mobility for pedestrians and cyclists by installing signalized pedestrian crossings, wider sidewalks, and integrated bike facilities. These measures will enhance safety and encourage active transportation.
- Advanced traffic signal timing: The project includes the implementation of advanced traffic signal timing technology to optimize traffic flow and reduce congestion along the corridor.
- Other corridor enhancements: The project will also focus on enhancing the aesthetic appeal of the corridor through landscaping improvements, including the addition of a new raised median. These enhancements will contribute to a more visually pleasing and inviting environment for corridor users.

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