



Las Vegas  
THE STRIP

MOLASKY FAMILY PARK

CAMBRIDGE REC CENTER

FLAMINGO GRAND PLAZA

UNLV  
less than .3 Miles



SITE

FLAMINGO RD

MARYLAND PKWY

## 100% LEASED THREE-TENANT RETAIL PAD BUILDING

4065 S Maryland Pkwy  
Las Vegas, NV 89119

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## TENANT PROFILE

Five Guys  
Metro by T-Mobile  
Metro Smoke & Vape Shop



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Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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# OFFERING SUMMARY

ROI Commercial Real Estate is pleased to present the opportunity to purchase a ±6,500 SF multi-tenant pad building located within Maryland Crossing, which is a Target anchored center at the NWC of Maryland Pkwy & Flamingo Rd.

The subject is a free-standing pad building constructed in 1998. The tenant mix includes Five Guys, Metro by T-Mobile, and Metro Smoke & Vape Shop.

The property is located in the central portion of the Las Vegas valley specifically in the university retail district within close proximity to UNLV, The Strip, and Harry Reid International Airport.

<b>PROPERTY NAME:</b>	Maryland Crossing Pad
<b>ADDRESS:</b>	4065 S Maryland Pkwy Las Vegas, NV 89119
<b>APN:</b>	162-15-812-004
<b>OFFERING RATE:</b>	\$3,920,000*
<b>NOI:</b>	\$225,378.03
<b>CAP RATE:</b>	5.75%
<b>PSF:</b>	\$603
<b>TOTAL SIZE:</b>	±6,500 SF
<b>ACREAGE:</b>	±0.42 AC
<b>OCCUPANCY:</b>	100%
<b>YEAR BUILT:</b>	1998
<b>NUMBER OF SUITES:</b>	3
<b>ZONING:</b>	CG - Commercial General Clark County

\* Rounded





# INVESTMENT HIGHLIGHTS

## LONG TERM LEASES

WALT 5.8 years

## COMPLEMENTARY TENANCY

Anchored by Target (NAP) owned box and a curated mix of service and food and beverage tenants.

## VISIBLE STREET PRESENCE

Highly visible signalized corner with exposure to both Maryland Pkwy and Flamingo Rd.

## STABILIZED PROPERTY

Long standing tenants. Five Guys recently signed long term extension.

## MAJOR THOROUGHFARE

Maryland Pkwy is a major transportation route in Las Vegas, which connects the South Strip transit terminal to the Las Vegas Medical District.

The corridor is home to 63,000 residents, 109,000 jobs, carries approximately 35,000 vehicles and 9,000 transit riders daily, according to RTC.



# SITE PLAN



**±6,500 SF**  
SIZE



**162-15-812-004**  
APN



**COMMERCIAL GENERAL (CG)**  
ZONING





# TENANT PROFILE

## FIVE GUYS

After being founded in Arlington, Virginia in 1986, Five Guys now has over 1,800 locations worldwide.

Square Footage:  $\pm 2,730$   
Company Website: [fiveguys.com/](http://fiveguys.com/)

**FIVE GUYS®**  
BURGERS and FRIES

Franchisee owned-operated.

## METRO BY T-MOBILE

An American pre-paid wireless service provider owned by T-Mobile US, Inc. with 6,374 locations in 19 states and 1,855 cities.

Square Footage:  $\pm 2,180$   
Company Website: [metrobyt-mobile.com/](http://metrobyt-mobile.com/)

**metro**  
by T Mobile

Franchisee owned-operated.

## METRO SMOKE & VAPE SHOP

Family owned and operated smokeshop by operator who owns multiple businesses.

Square Footage:  $\pm 1,590$   
Company Website: [mterovapetargetplazaflamingo.com/](http://mterovapetargetplazaflamingo.com/)

**Metro**  
Smoke & Vape





# SITE AERIAL





# AREA DEMOGRAPHICS



## POPULATION

1 MILE	3 MILES	5 MILES
34,526	150,669	444,054



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$59,547	\$86,861	\$80,746



## TRAFFIC COUNTS

FLAMINGO RD	MARYLAND PKWY
48,500 VPD	34,000 VPD



Sources:  
SitesUSA 2025  
TRINA, NV DOT 2023



## MARKET SUMMARY

# LAS VEGAS



Las Vegas is a unique suburban community well known for great community living, conventions, shows, gaming and a variety of other entertainment options. Las Vegas is also quickly becoming the sports entertainment capital of the world and is home to the UFC World Headquarters, the NHL's Golden Knights, NFL's Raiders, WNBA's Aces, the AHL's Silver Knights, the Minor League Baseball Team - Aviators, NASCAR, Formula 1, National Hot Rod Association, NCAA tournaments and several world championship rodeo events. Additional teams and venues are expected including a \$1.75 billion stadium at the south end of the Las Vegas Strip, where the Tropicana hotel previously stood; a \$2.7 Billion basketball arena and hotel on the north Strip, and over \$3 Billion in other developments of new and expanding hotels and resorts, hospitals, warehouse, and multi-family projects, to name a few.

Business is thriving in Las Vegas. Tourism is still a strong part of the economy with 280,000 tourism jobs. The economy is diverse however including employers such as the six professional sports teams and UFC world headquarters, Allegiant airlines, Citadel Broadcasting, Zappos, Switch Data Centers, HAAS Manufacturing, Google, and many other growing companies, providing diverse career options with multiple opportunities which helps strengthen the economy for the residence of Las Vegas.

Individuals and families also thrive in Las Vegas. The current population is approximately 2.3 million and is expected to grow by 2% for the next several years. Las Vegas has several Nationally acclaimed master planned communities including Cadence, Summerlin, Valley Vista and Inspirada.

**2.4 MILLION**  
2024 RESIDENTS

**1.2 PERCENT**  
2024 GROWTH RATE

**41.7 MILLION**  
ANNUAL VISITORS  
2024 ANNUAL TOTAL

**6.0 MILLION**  
CONVENTION ATTENDANCE  
2024 ANNUAL TOTAL

**\$15.5 BILLION**  
2024 GAMING REVENUE

**\$55.1 BILLION**  
VISITOR SPENDING  
2024 ANNUAL TOTAL




# PREMIERE ENTERTAINMENT DESTINATION






# FOR MORE INFORMATION

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