

100% LEASED THREE-TENANT RETAIL PAD BUILDING

4065 S Maryland Pkwy Las Vegas, NV 89119 JIM HILL 702.550.4917 jim@roicre.com NV Lic #S.0033945





Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.

OFFERING SUMMARY

ROI Commercial Real Estate is pleased to present the opportunity to purchase a $\pm 6,500$ 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.

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

Higly 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.







Maryland Parkway

SITE PLAN





COMMERCIAL GENERAL (CG)





Flamingo Road

TENANT **PROFILE**

FIVE GUYS

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

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.

Franchisee owned-operated.

METRO SMOKE & VAPE SHOP

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

Square Footage: ±2,730

Company Website: fiveguys.com/

Square Footage: ±2,180

Company Website: metrobyt-mobile.com/

metro by T Mobile

BURGERS and FRIES

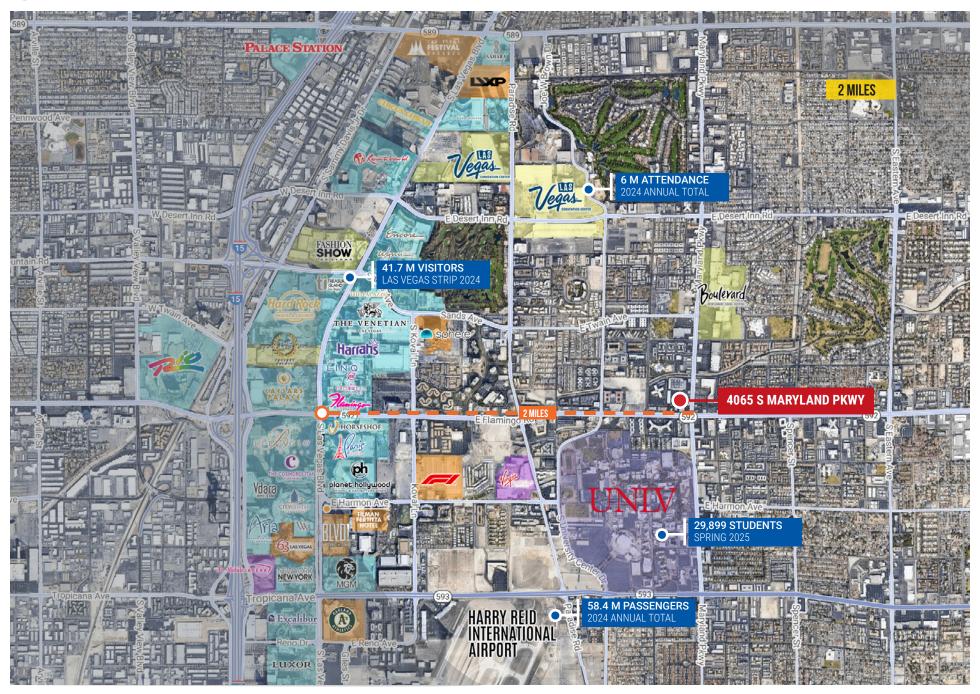
Square Footage: ±1,590

Company Website: mterovapetargetplazaflamingo.com/





SITE **AERIAL**



AREA **DEMOGRAPHICS**

POPULATION



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

AVERAGE HOUSEHOLD INCOME

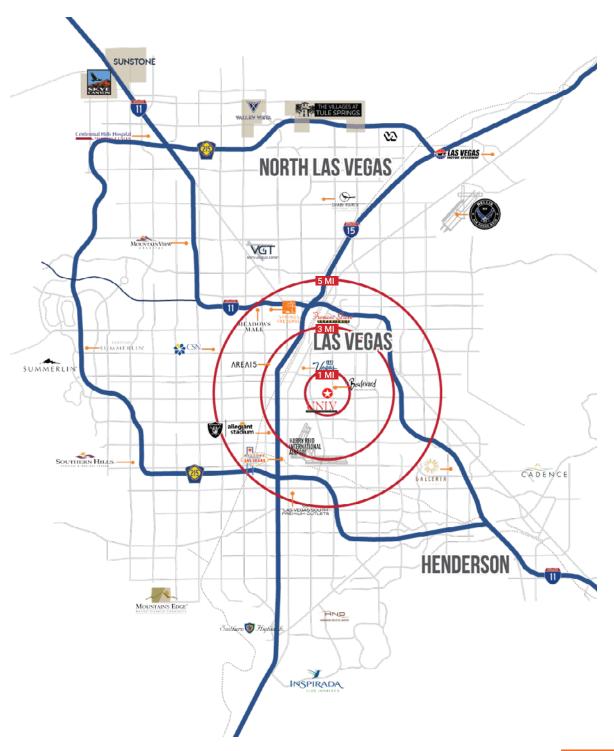


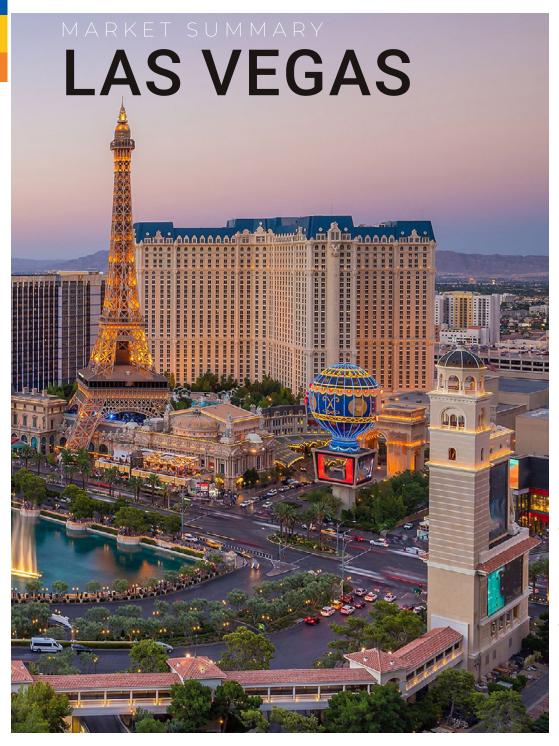
1 MILE	3 MILES	5 MILES
\$59.547	\$86.861	\$80.746

TRAFFIC COUNTS

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

Sources: SitesUSA 2025 TRINA, NV DOT 2023





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.

\$15.5 BILLION \$55.1 BILLION VISITOR SPENDING



PREMIERE ENTERTAINMENT DESTINATION









FOR MORE INFORMATION

JIM HILL

702.550.4917

jim@roicre.com

Lic # 0173080





DISCLAIMER

This Offering Memorandum has been prepared by R.O.I. Commercial Real Estate, Inc. for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire.

All projections have been developed by R.O.I. Commercial Real Estate, Inc., the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and R.O.I. Commercial Real Estate, Inc., therefore, are subject to variation. No representation is made by R.O.I. Commercial Real Estate, Inc. or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

Further, R.O.I. Commercial Real Estate, Inc., Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and R.O.I. Commercial Real Estate, Inc. each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/ or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. R.O.I. Commercial Real Estate, Inc. is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or R.O.I. Commercial Real Estate, Inc., (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or R.O.I. Commercial Real Estate, Inc., and (v) to return it to R.O.I. Commercial Real Estate, Inc. immediately upon request of R.O.I. Commercial Real Estate, Inc. or Owner. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.