



THE *Pine Drop*

IN THE HEART OF IT ALL





**CAESARS
PALACE**

THE
LINQ

HIGHROLLER
LAS VEGAS

Flamingo

THE
CROWWELL



HORSESHOE
LAS VEGAS



BELLAGIO



THE **COSMOPOLITAN**
of LAS VEGAS



planet hollywood

Vdara
HOTEL & SPA



Join us at The Strip's Busiest Intersection



39 M
ANNUAL VISITORS



141 K
VEHICLES PER DAY



20 K+
HOTEL ROOMS

Welcome to the new revitalized retail space in the heart of the Las Vegas Strip. Join Flagships, Ole Red, Bottled Blonde (Opening 2024), It'Sugar. Anchors, Giordano's Pizza, and Wahlburgers. Hot Spots, Sunglass Hut, Dave's Hot Chicken, Dirt Dog, Duck Donuts, Fat Tuesday's, and many more.



**SEEKING BAR/RESTAURANT
& DRY RETAIL TENANTS**
to add to our wildly successful,
entertainment and food and
beverage destination.

**± 292 - 8,500 sqft
RETAIL SPACE
AVAILABLE**



#1 SALES
in the US



#1 SALES
on the Strip





EXPERIENCE
food • beverage • entertainment



Ole Red Las Vegas, a country music bar and restaurant concept is Grand Bazaar Shops newest flagship store.

The 27,000 square foot four story building will include a main dining floor and two other guest floors, plus start-of-the-art video, audio and lighting for concerts. The venue also includes the 4,500 square foot rooftop bar for optimal Strip views.



pizzeria + beer garden + nightlife

Bottled Blonde Pizzeria + Beer Garden, the high energy restaurant known as a destination for sports entertainment is set to open its 30,000-square-foot location on the Las Vegas strip.



The name 'Dirt Dog' is derived from the owner's childhood memory of discovering mouthwatering bacon-wrapped hot dogs with spicy toppings served street-side that his mom called dirt dogs. The menu offers "dirty" dogs, "dirty" sides and "dirty" desserts. Signature dogs and sides including fries feature a variety of spices and toppings and desserts highlight deep-fried oreos, twinkies and churros



IT'SUGAR has become one of the largest specialty candy "retailers" in the world, with 100 locations throughout the United States.



What first started as a very strange game in a church, escape rooms have exponentially grown in popularity in recent years. Dan Huynh discovered a passion for creating escape room scenarios for others to enjoy in 2014. The church's building was perfect for an eerie setting for the game which especially boosted the development of the story. A year later, Red Door Escape Room opened its doors in South Lake Texas on Oct. 2015.



Join Las Vegas' Hot Spot



Las Vegas

Overview



The Las Vegas Convention Center is one of the busiest facilities in the world - a 4.6 million-square-foot facility located within a short distance of approximately 150,000 guest rooms.

The LVCC was awarded the Global Biorisk Advisory Council (GBAC) STAR facility accreditation by ISSA, the world's leading trade association for the cleaning industry.

SOURCE: LVCVA



The technologically advanced Allegiant Stadium is the home of the Las Vegas Raiders NFL team and hosts world-class entertainment including concerts and special events. It's fully enclosed and climate-controlled with a capacity of 65,000. It's also the home to the UNLV Football team.



The Las Vegas Aces are an American professional basketball team based in Las Vegas metropolitan area. The Aces compete in the Western Conference of the Women's National Basketball Association and play their home games at Michelob Ultra Arena in the Mandalay Bay Resort and Casino.



T-Mobile Arena is home to the Las Vegas Golden Knights NHL Team and is the destination in Las Vegas for live events. From amazing music acts to thrilling sporting events, it sets a new standard for what entertainment means in the city that does it best and hosts over 150 different events each year.



The Dollar Loan Center is the home of the Henderson Silver Knights AHL Team and the Vegas Knight Hawks of the Indoor Football League. The 5,567-seat Modern Medieval theme arena opened its doors in March 2022.

LAS VEGAS

TOURISM & TRAVEL HIGHLIGHTS

39
MILLION

Annual Visitors
(2022 Projection)

\$12.7
BILLION

Gaming Revenue

2.3
MILLION

Residents

4.6
MILLION

Convention Attendance

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.

The Sorrentino Group

We know Las Vegas. You should know us.



The Sorrentino Retail Group at R.O.I. Commercial Real Estate is a high-performing team of skillful professionals with more than 51 combined years of commercial real estate knowledge and experience. Our team spans across three generations, allowing us to stay on top of current and incoming trends and having the insight of how to successfully set up our clients long term.

Retail is transcending into an immersive world, providing its consumers with an experience each time they make a purchase. Our group has observed this throughout the years and has gravitated its focus to work with retailers that have adapted with change in technology, social media, and trend of influential buying power.



BRIAN SORRENTINO, CCIM Director

- 46 years in Commercial Real Estate Industry
- CCIM Southern Nevada Chapter – Past President
- ICSC Nevada – Past Alliance Chair
- Retail Brokers Network (RBN) – Board of Directors and Restaurant Council Co-Chair
- Specializing in retail, leasing, tenant representation, disposition, and site acquisition
- Former national fast food and national casual dining franchisee
- BA (Advertising) – San Jose State University

ANGELICA M. CLEMMER, CCIM Executive Vice President

- 17 years in the Commercial Real Estate industry
- Specializing in retail, leasing, tenant representation, repositioning, development, investment sales and Experiential Retail and The Resort Corridor
- ICSC Member
- CCIM Southern Nevada Chapter – Member and Committee Member
- Former Food & Beverage Professional
- Safe Nest Foundation Board President



ISABELLA J. SORRENTINO, CCIM Senior Associate

- 5 years in the Commercial Real Estate Industry
- Specializing in leasing and marketing primarily in Southern Nevada
- CCIM Southern Nevada Chapter – Member and Committee Member
- ICSC Member
- BSBA (Marketing) – University of San Diego



975k SF

LEASED AND SOLD
(2022)



41

TRANSACTIONS COMPLETED
(2022)



\$125 M+



51 YEARS

COMBINED EXPERIENCE