



For Lease

College Town Plaza I & II

4800-4808 S. Maryland Parkway, Las Vegas, NV 89119

HILLARY STEINBERG

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**AVISON
YOUNG**

Property Highlights

4800-4808 S. Maryland Parkway, Las Vegas, NV 89119

- Suite F-1, 600 sf available (former tattoo studio)
- Suite F-2, 1,600 sf available (2nd generation retail with mezzanine)
- Zoning: C-2 (General Commercial)
- Pylon signage
- Pad tenants Starbucks and Tacos Del Julio
- Inline tenants include Jimmy John's, AA Printing, Yesterday's Fits and Stake-Out
- High traffic counts ±27,600 vehicles per day via Maryland Parkway
- Less than 2.5 miles to the Las Vegas Strip
- Minutes from Harry Reid International Airport
- Part of the UNLV University District on Maryland Parkway near Tropicana
- Asking Rate: \$2.50 PSF NNN
- \$0.65 PSF CAM's

Demographics

 Total Population	1-mile	3-miles	5-miles
	28,377	124,774	425,624
 Median HH Income	1-mile	3-miles	5-miles
	\$38,471	\$47,138	\$50,785
 Median Home Value	1-mile	3-miles	5-miles
	\$279,509	\$292,407	\$290,290
 Total Households	1-mile	3-miles	5-miles
	11,973	54,318	174,677
 Average Size Household	1-mile	3-miles	5-miles
	2.3	2.3	2.4

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Site Plan

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Tenant	Suite	Sq. Ft.	Lease Rate
Stake Out Bar & Restaurant	A-B		
Advertising Advantage Printing	C		
AA Custom T-Shirt Printing	D		
Ki Spa	E		
AVAILABLE 7/1/25 (please do not disturb current tenant)	F-1	±600 sf	\$2.50 psf
AVAILABLE 6/1/25 (please do not disturb current tenant)	F-2	±1,600 sf	\$2.50 psf
Jimmy John's	G		
Master Fadez	H/I/J		
The Stash Smoke Shop	K		



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