



TIVOLI VILLAGE

Restaurant and Retail
Spaces Available



TIVOLI
VILLAGE
SHOP • DINE • OFFICE

CBRE



TIVOLI VILLAGE

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Property
Overview

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Aerial
Maps

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Planned
Remodel

19

Vegas
Market



670,000

Total Center
SQ Feet

330,000

Total Retail
SQ Feet

1,500-2,000

Total Employees
on Site

Property Amenities



30+ Retail and Restaurant Offerings



Complimentary Valet Parking



3,000+ Covered Parking Spaces



Center-Wide Public WiFi



24-Hour Security



Tesla Supercharger Stations



On-Property Gym



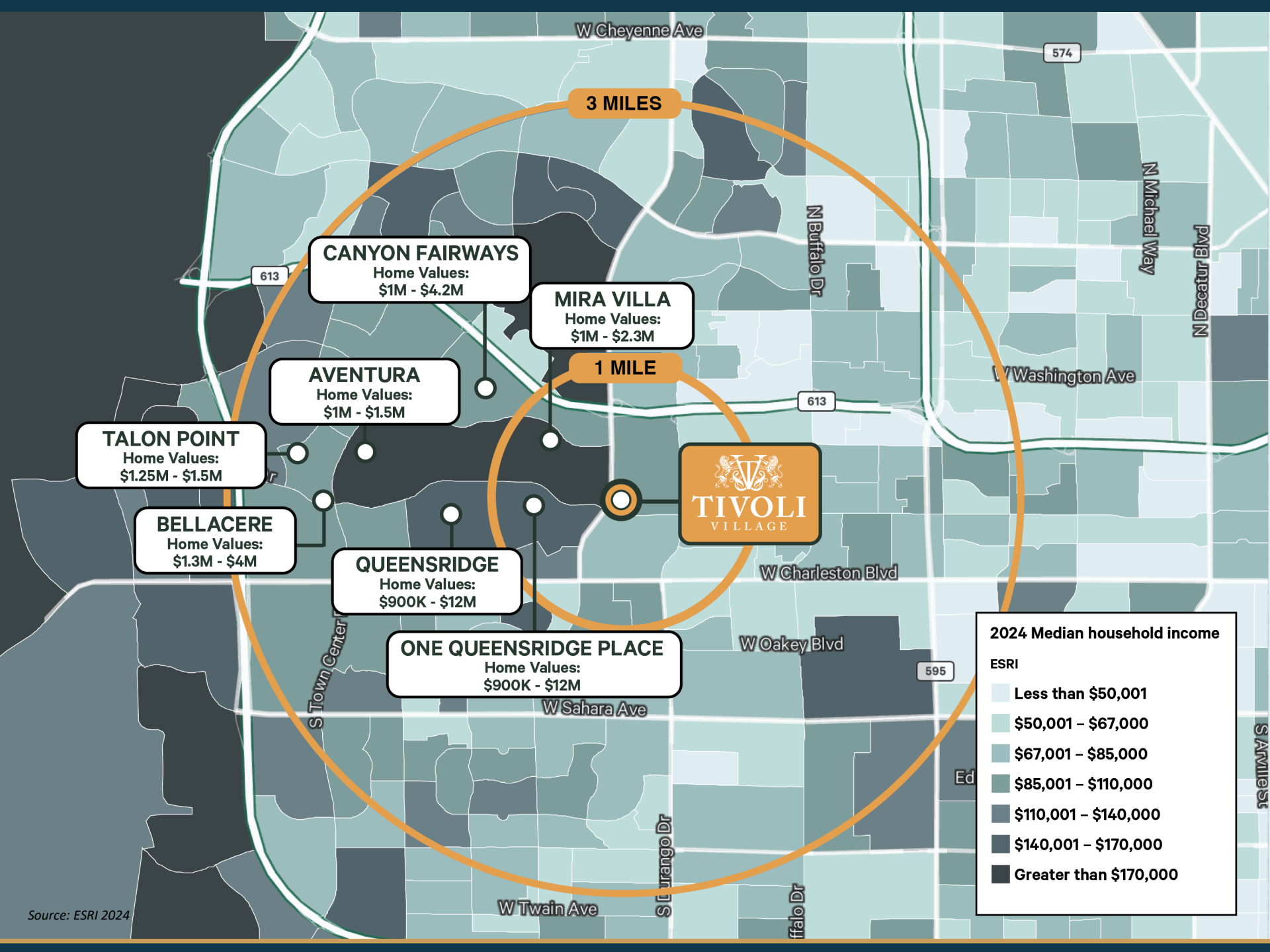
Social Activities



Event Spaces



Pet Friendly



W Cheyenne Ave

574

3 MILES

CANYON FAIRWAYS
Home Values:
\$1M - \$4.2M

MIRA VILLA
Home Values:
\$1M - \$2.3M

AVENTURA
Home Values:
\$1M - \$1.5M

1 MILE

TALON POINT
Home Values:
\$1.25M - \$1.5M

BELLACERE
Home Values:
\$1.3M - \$4M

QUEENSRIDGE
Home Values:
\$900K - \$12M



ONE QUEENSRIDGE PLACE
Home Values:
\$900K - \$12M

W Washington Ave

613

W Charleston Blvd

W Oakey Blvd

595

W Sahara Ave

W Twain Ave

S Turango Dr

ffalo Dr

N Michael Way

N Decatur Blvd

S Town Center Dr

S Antlers

	1 Mile	3 Miles	5 Miles
2024 Population*	14,475	164,472	444,037
2024 Households*	6,138	68,734	176,450
2024 Avg Household Income	\$94,951	\$108,888	\$110,504
Households \$75K+	48.9%	51.4%	51.6%

Source: *Current Year Estimate, ESRI 2024



5 MILES

3 MILES

TIVOLI VILLAGE

red rock
CASINO - RESORT - SPA
Las Vegas

RAMPART COMMONS
WILLIAMS SONOMA
POTTERY BARN
ATHLETA

SUNCOAST

CROSSROADS COMMONS
WHOLE FOODS
planet fitness
BARNES & NOBLE

DOWNTOWN SUMMERLIN
Apple, Ulta, Bath & Body Works, Dillard's, Victoria's Secret, Nordstrom rack, macy's, SEPHORA

THE LAKES
Master Planned Community

Canyon Gate
COUNTRY CLUB
A Member of the ClubCorp Family

BOCA PARK SHOPPING CENTER
TARGET, Starbucks, REI, ROSS DRESS FOR LESS, The Cheesecake Factory, KONA GRILL, ZUPPAS



159

593

TCP LAS VEGAS
GOLF COURSE

RAMPART CASINO
AT THE RESORT AT SUMMERLIN



Angel Park
LAS VEGAS

RAMPART BOULEVARD

SUNCOAST

TIVOLI
VILLAGE

The Cheesecake
Factory
GRIMALDI'S
KONA GRILL
Kitchen • sushi • cocktails

KREI

LIVING SPACES

WILLIAMS SONOMA CALIFORNIA ATHLETA
POTTERY BARN chico's
TALBOTS

TARGET Starbucks

Smith's
FOOD & DRUG STORES

THE HOME
DEPOT

ROSS
DRESS FOR LESS

Office
DEPOT

CHARLESTON BOULEVARD

pepper's

planet
fitness

BONEFISH
GRILL

Walgreens

BARNES
& NOBLE

Fleming's

Guitar
Center

WHOLE
FOODS
MARKET

DICK'S
SPORTING GOODS

KOHL'S



- Fashion
- Design District
- Misc Retail
- Health & Wellness
- Dining
- Available



TIVOLI

VILLAGE

PLANNED REMODEL

Starting Q1 2025

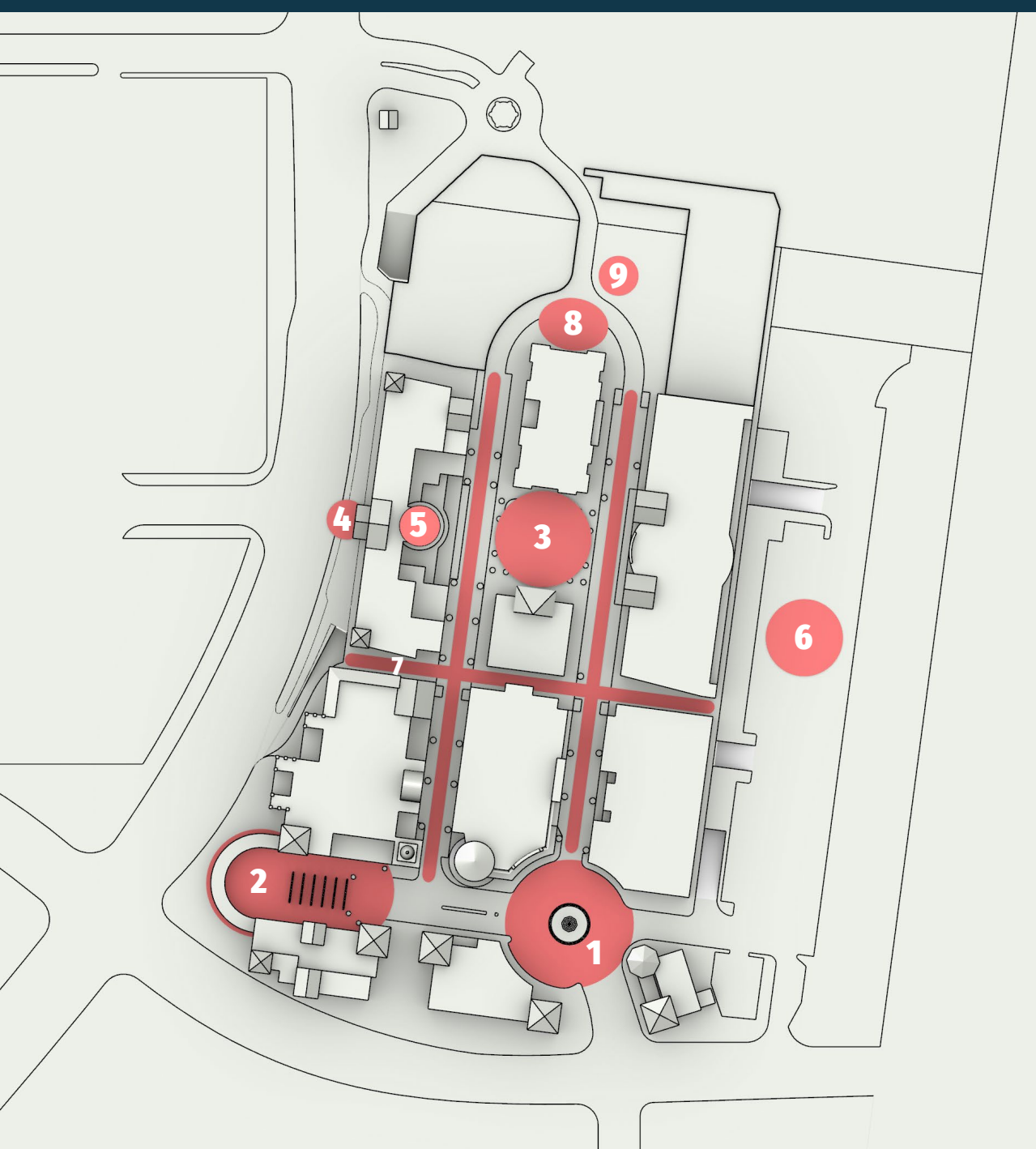




TIVOLI VILLAGE

KEY ZONES

1. Rotunda
2. Pedestrian Street
3. Central Park
4. Valet Arrival
5. Arrival Lobby
6. Parking Garage
7. Dining Alley
8. Garden Connector
9. Dog Park





Pedestrian Street Overview

The current ramp that leads to underground parking will be covered and a grown tree will be planted in its place. The creation of an open-air pedestrian street lined with potted plants & flowers will create a unique gathering space where visitors can enjoy time with friends & family.



Pedestrian Street Overview

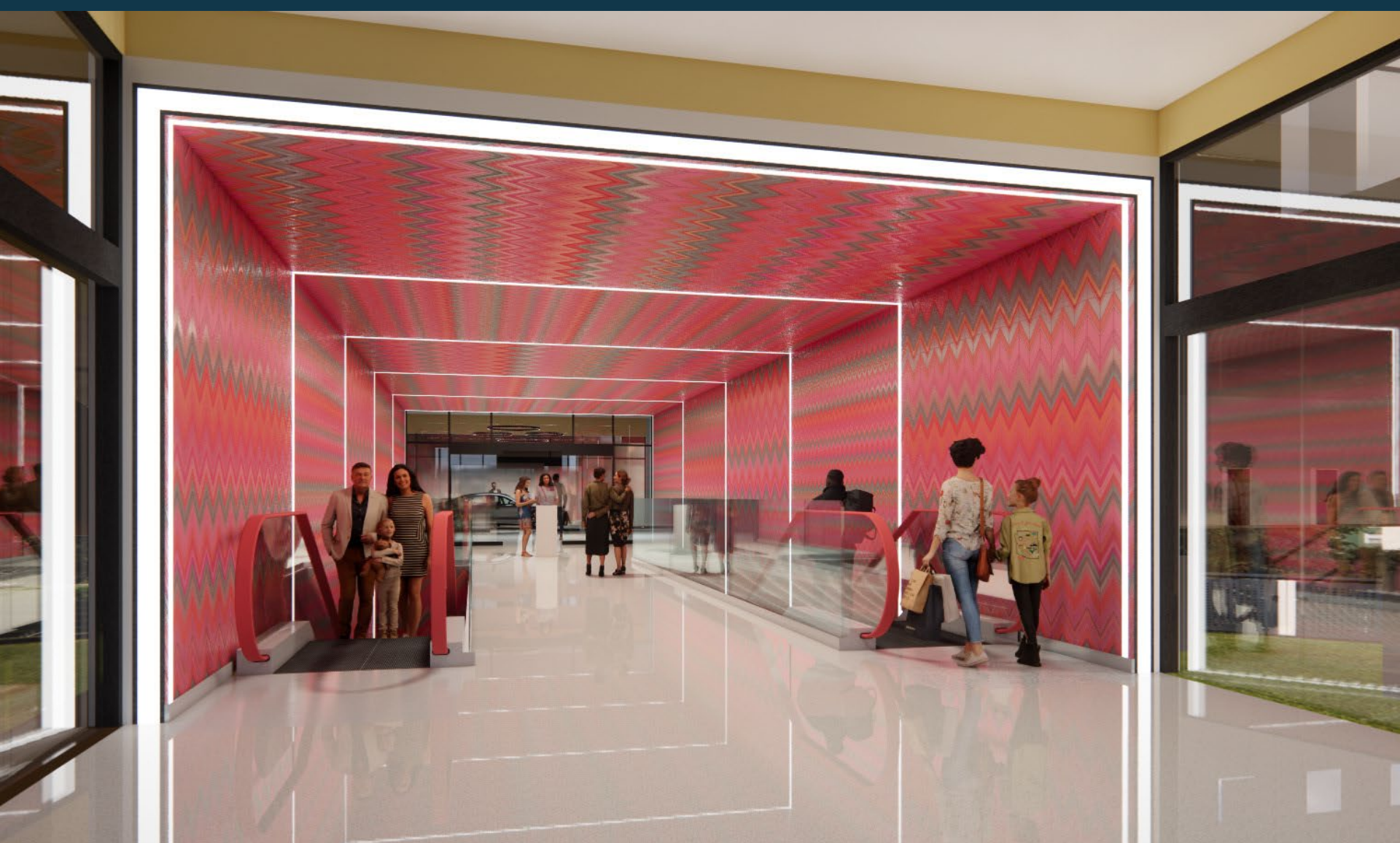


Central Park Overview

A large format video wall will animate the park with art, movies, music and dynamic content. Vibrantly colored, oversized, moveable umbrellas, along with tree lined edges and playful fountains provide shade, scale and entertainment between regularly scheduled gatherings and activities on the event lawn.



Central Park Overview



Arrival Lobby Overview

Customers will step from their car into carefully orchestrated arrival experiences inspired by Italian fashion. Their journey will begin with a warm and vibrant embrace where arrivals become a grand entrance.



Parking Garage Overview



Dining Alley

Overview

The Dining Alley at Tivoli Village is among the most experientially rich places in the entire village. Near the geographic center of the property, yet largely obscured from the view of approaching vehicles, the Dining Alley is a striking, highly artistic, discovery space only accessible to pedestrians. Its tall, narrow, urban proportions make a dramatic setting for suspended artwork, colorful murals, unexpected auditory experiences and exquisite dining.



Dining Alley Overview



Dog Park Overview

A wide-angle photograph of the Las Vegas Strip, featuring the Flamingo Las Vegas and the New York-New York Hotel & Casino. In the foreground, there is a fountain with a dolphin sculpture. Five semi-transparent blue boxes are overlaid on the top of the image, each containing a ranking number and a title. The background shows a clear blue sky with some clouds.

#1

State for
Job Growth
in the US

U.S. Bureau of Labor Statistics
(2023)

#5

Fastest
Growing
State

State Census Bureau (2020)

#7

State
Business
Climate Index

The Tax Foundation (2023)

#7

Most Tax
Friendly
State

The Tax Foundation (2023)

#8

Best State for
Infrastructure

U.S. News & World Report
(2023)

Las Vegas Area Overview

Clark County is home to more than 2.3 million residents. The city of Las Vegas sits at the heart of Clark County and is internationally renowned as the world capital of entertainment. Las Vegas' gaming, dining, shopping, and business conventions are major attractions for national and international visitors. Las Vegas had more than 40.8 million visitors in 2023 and a record high of \$79.3B in visitor spending.*

Las Vegas is on the tail end of significant long-term growth. The region has benefited from billions of dollars of public and private investment, large-scale infrastructure projects, new casino and venue developments, and record-breaking visitation levels. In addition to the recently completed expansions of the Mandalay Bay Convention Center and the Las Vegas Convention Center, Harry Reid International Airport recently underwent a \$2.4 billion expansion to increase the airport's annual capacity, ranked the 7th Busiest Airport by AFAR.com. *

The T-Mobile Arena is home to the NHL Vegas Golden Knights and hosts over 150 events annually, including hockey games, concerts, boxing, UFC matches, and major award shows. The T-Mobile Arena is the highest grossing arena in the world. The Allegiant Arena is a 72,000-seat stadium completed in August of 2020, is the home of the NFL's Raiders, and the UNLV Football team. The venue will also host many other world-class events and concerts throughout the year.

*Sources: LVCVA 2022, CBRE Research, 2023 and AFAR.com

The Las Vegas Raiders

Opened August 2020, the relocation of the Oakland Raiders is anticipated to make a \$600M+ economic impact, add 450,000+ incremental visitors, and host 45+ events annually.

T-Mobile Arena

20K Seats, a multi-use indoor arena on the Las Vegas Strip opened in April 2016. It's the highest grossing arena in the world.

Las Vegas Convention Center Expansion

Recently completed 800,000 square foot expansion with a \$2.5B budget that included renovation of previous meeting spaces

Resorts World

Globally inspired cuisine & mixology, star-studded residency performances and engagements with 5k capacity theatre and retail boutiques. Opened June 2021.

MSG Sphere

Revolutionary new \$2.1B, 19k seat venue for concerts, sports and live entertainment that opened in 2023.

Fontainebleau

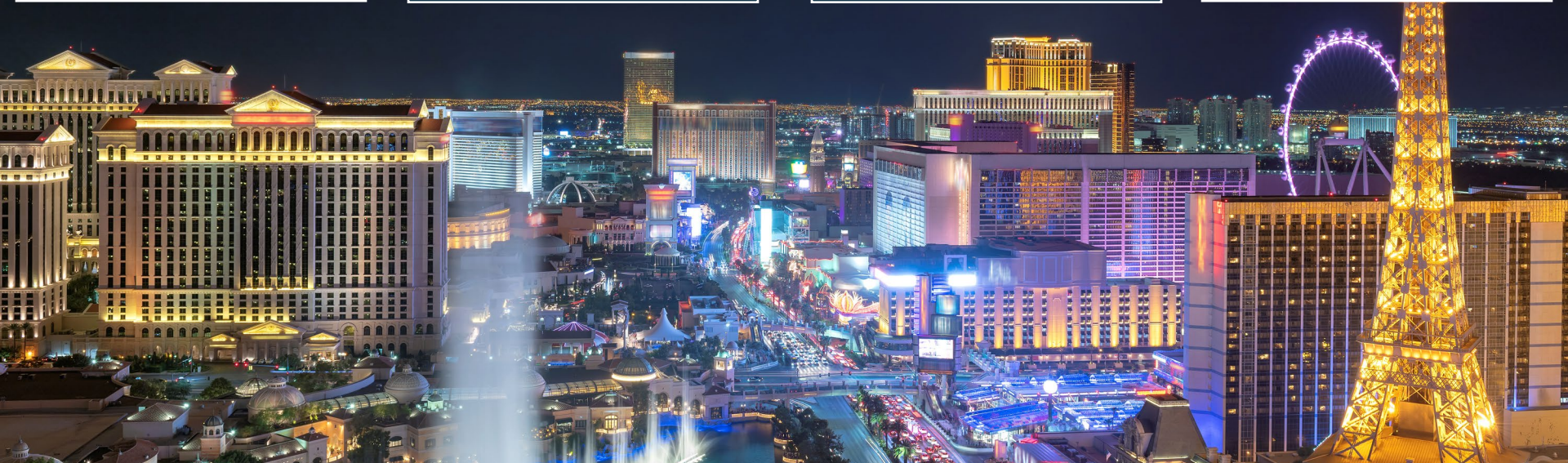
New \$3B Hotel and Casino with 3,700 – 3,800 rooms. Opened December 2023.

Las Vegas Aces

Women's professional basketball team based in Las Vegas and part of the WNBA

Las Vegas Ballpark

Hosts this Triple-A professional baseball team in Summerlin





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