

3717 S LAS VEGAS BLVD, LAS VEGAS, NV 89109



# HARMON CORNER

LAS VEGAS BLVD

Located at  
63 CITY CENTER



## ARIAT

Located at  
63 CITY CENTER



### BUBBA GUMP SHRIMP CO.

### Rainforest Cafe

### SUGAR FACTORY

LEASED



pharmacy



LEASED

### Walgreens

### 100%

### SUBWAY

### OPEN 24



UNPARALLELED LAS VEGAS BOULEVARD FRONTAGE

[WWW.HARMONCORNER.COM](http://WWW.HARMONCORNER.COM)



## THE PLACE TO BE.

Harmon Corner is a premier, three-story retail and dining destination at the iconic intersection of Las Vegas Boulevard and Harmon Avenue, situated in the heart of the Las Vegas Strip's busiest crossroads.



CONTACT BROKER FOR LEASE RATE AND TO SCHEDULE A TOUR

Leasing Experts

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## THIS PREMIER LOCATION BOASTS:

### Unmatched Street-Level Frontage

This high-visibility property boasts over 400 feet of Las Vegas Boulevard frontage, providing unparalleled exposure to Las Vegas's premier foot traffic, with over 30 million visitors annually.

### Pedestrian Powerhouse

Seamlessly connected to four major pedestrian pathways, Harmon Corner draws visitors from both sides of the Boulevard, providing brands with a marquee presence on one of the world's most-traveled retail corridors.

### New Spaces, Iconic Opportunities

Harmon Corner is currently undergoing renovations to introduce newly optimized suite layouts across both street and pedestrian walkway levels.

### Prime Proximity

Steps from 4,000+ timeshares and 32,000 hotel rooms, including iconic neighbors such as The Cosmopolitan, Aria, Bellagio, and Planet Hollywood



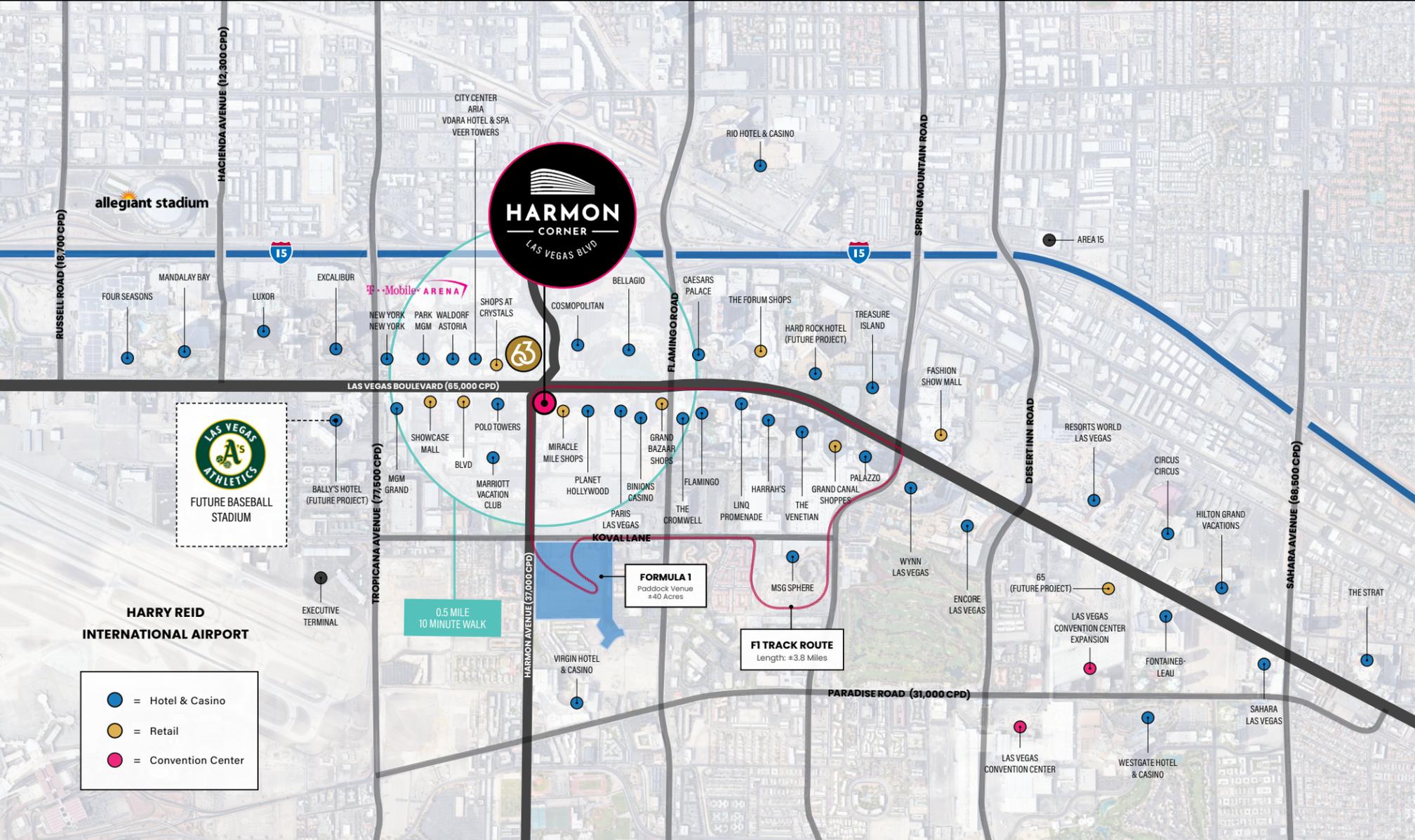
### The Ultimate Brand Platform

With a marquee location at one of the most photographed intersections in the world and a 306-foot-long, 60-foot tall programmable LED Wall capturing millions of impressions daily, this is where brands go to stand out.



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# LAS VEGAS RESORT CORRIDOR



FRONT AND CENTER ON THE LAS VEGAS STRIP.

DURING PEAK HOURS, OVER 23,000 VISITORS EXPLORE THIS STRETCH OF THE STRIP.

### 30.1MM+ Visitors Per Year

A highly trafficked intersection with over 30.1MM+ visitors per year. The intersection offers unparalleled visibility and access to Las Vegas visitors.

### Pedestrian Bridge Access

Seamlessly connected to four major pedestrian pathways, Harmon Corner draws visitors from both sides of the Boulevard

### 3-Stories of Shopping

Harmon Corner is a 3-story shopping and dining center located in the Heart of the Las Vegas Strip on the NEC of Harmon & Las Vegas Blvd.

### Excellent Surroundings

Unbeatable surroundings with access to The Cosmopolitan Hotel, 63 CityCenter, The Shops at Crystals, The Showcase Mall, and MGM Grand.

### Join High-Profile Tenants

The center is home to popular brands like the world's highest-volume Taco Bell Cantina, Rainforest Café, Sugar Factory, and Bubba Gump Shrimp Co.

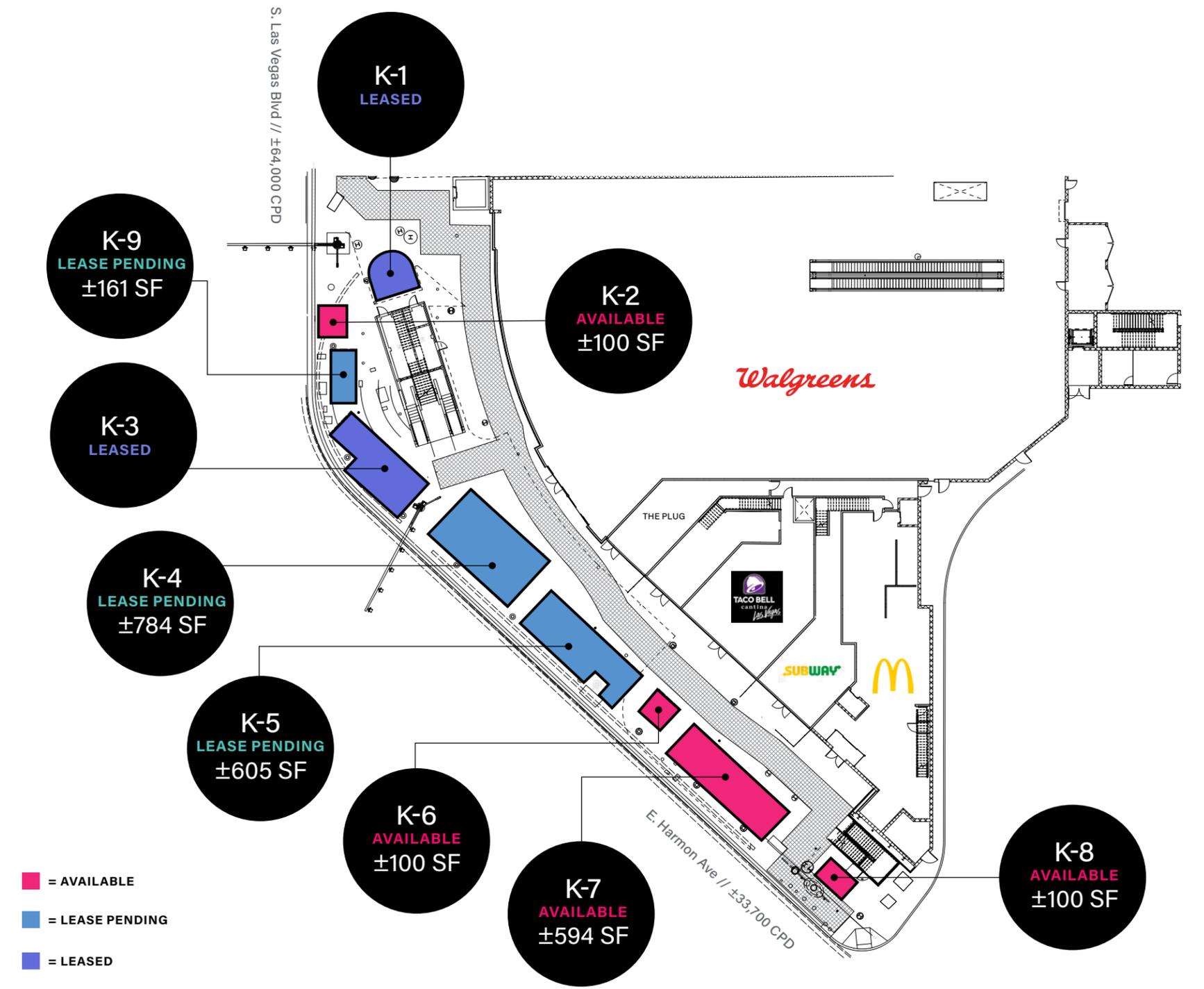
# THE MARKETPLACE

@ HARMON CORNER

## STREET LEVEL ON LAS VEGAS BOULEVARD.

Located on the street level, The Marketplace @ Harmon Corner is the only street-level marketplace where each tenant enjoys exclusive Las Vegas Boulevard storefronts, delivering easy access and iconic visibility to millions of pedestrians and cars at one of the most photographed and filmed intersections in the world, making it the pinnacle of direct Strip retail exposure.

### AVAILABILITIES



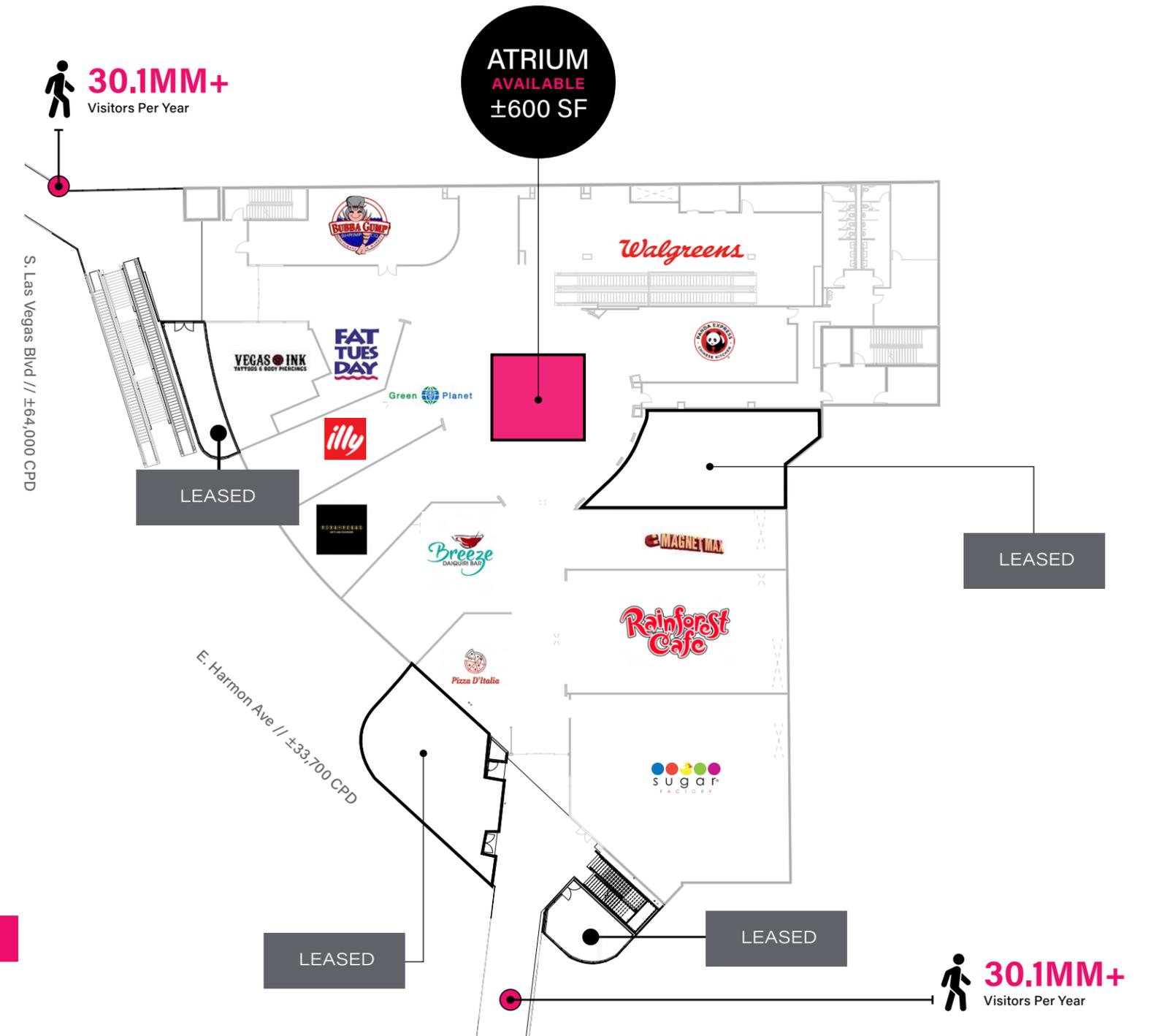
# THE ATRIUM

@ HARMON CORNER

## PEDESTRIAN BRIDGE LEVEL WITH LAS VEGAS BOULEVARD FRONTAGE.

Located on the second floor pedestrian bridge level, The Atrium @ Harmon Corner is a walkway for tens of millions of visitors annually as they are seamlessly funneled through the heart of the building between two of the busiest pedestrian bridges, creating a uniquely convenient shopping and dining environment that captures the vibrant energy and foot traffic of the Las Vegas Strip.

### AVAILABILITIES



# LAS VEGAS HAS THE STRONGEST TOURISM GROWTH TRAJECTORY IN THE WORLD.



Annual Visitors (^ 2.1% YOY)  
**41.7M**



Convention Attendance (^ 20% YOY)  
**6M Visitors**



En/Deplane Passengers(^ 1.4% YOY)  
**58.4M**



Daily Traffic Count  
**130,656**



Direct Visitor Spending  
**\$51.5B**



Economic Impact  
**\$85.2B**

Las Vegas is developing a strong reputation as a top-tier sports destination, and has established a legitimate claim to the title of "Greatest Arena in the World."



FORMULA ONE  
**GRAND PRIX**  
RACES THRU 2032



HOME OF THE  
**NFL SUPERBOWL**  
2024



TOP TICKET SALES  
**LV RAIDERS**  
NFL REVENUE RANKS



HOME OF THE  
**WRANGLER NFR**  
PROFESSIONAL RODEO



HOME OF THE  
**UFC HEADQUARTERS**  
LAS VEGAS, NV



2022, 2023, & 2025 WNBA  
**WORLD CHAMPS**  
LAS VEGAS ACES



THE TOP  
**BOXING CAPITAL**  
OF THE WORLD



HOME OF THE  
**GOLDEN KNIGHTS**  
TOP 5 NHL PRICE & DEMAND

One of the nation's most Tax-Friendly States. The Tax Foundation 2020 State Business Tax Climate Index ranks Nevada the #7 best state in the U.S.

MILLIONS OF VIEWERS WITNESSED THE MOST OVERTAKES AT THE "HARMON TURN" DIRECTLY IN FRONT OF THE BUILDING.



The greatest racing spectacle on the planet and the sports and entertainment capital of the world collide as Formula 1 will light up the Las Vegas Strip till 2032, for an unforgettable race cutting right through the neon heart of the city.



TRACK LENGTH  
**3.8 Miles**



GRAND PRIX DURATION  
**50 Laps**



TOP SPEEDS EXCEEDING  
**217 MPH**



**HARMON**  
CORNER  
LAS VEGAS BLVD



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**IMPACTFUL EXPOSURE**

Advertise on one of the largest and most iconic LED Screens

**PRIME PEDESTRIAN TRAFFIC**

Shopping & Dining options on one of the most well-traveled corners on the Las Vegas Strip

**UNIQUE EXPERIENCES**

Las Vegas hosts 40MM+ visitors per year





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### Malan + Marcello Investment Team



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