



# EXISTING LEASING OPPORTUNITY

At Grand Bazaar Shops



## Introducing the Las Vegas Strip's **busiest** intersection.

Grand Bazaar Shops is prominently located on a prime 2-acre site at the southeast corner of Las Vegas Boulevard and Flamingo Road, directly in front of Horseshoe Las Vegas. The property boasts unmatched visibility, facing the iconic Bellagio Fountains, with the highest pedestrian traffic volume on the Las Vegas Strip flowing directly through the center of the shops.

*Grand Bazaar Shops*  
LAS VEGAS

±5,684 SF AVAILABLE

**±20k**  
HOTEL ROOMS AT  
INTERSECTION

**±109k**  
VEHICLES PER DAY AT  
INTERSECTION

**±111k**  
UNIQUE DAILY  
PEDESTRIANS

**54MIN**  
TOTAL AVERAGE  
DWELL TIME

SOURCES | Placer.ai 2025 | NVDOT 2024 | LVCVA 2024





## The Evolution of an **iconic** Las Vegas landmark.

Recent development efforts have facilitated the reimagination of the Strip-facing portion of the property and the repositioning and (eventual) rebranding of the center. The key piece of the redevelopment process has been the addition of two world-class, flagship entertainment venues on the Strip-facing portion of the property, including, Opry Entertainment Group and Blake Shelton's Ole Red and Evening Entertainment Group's Bottled Blonde.

## A DECADE OF **CONTINUED** REINVENTION





# Transforming **walkways** into a brand new experience.

Another major enhancement to the property will be the redirecting of the public pedestrian realm (and its unparalleled flow of constant foot traffic) into and through the heart of the project.

With the introduction of these dynamic entertainment anchors, circulation improvements, and additional remerchandising of the project with top-flight food, beverage, entertainment, and retail operators, the property continues to transform into the premier accessible, destination-oriented entertainment district at the epicenter of Las Vegas Boulevard.

## GRAND BAZAAR SHOPS

3635 S Las Vegas Blvd, Las Vegas, NV 89109



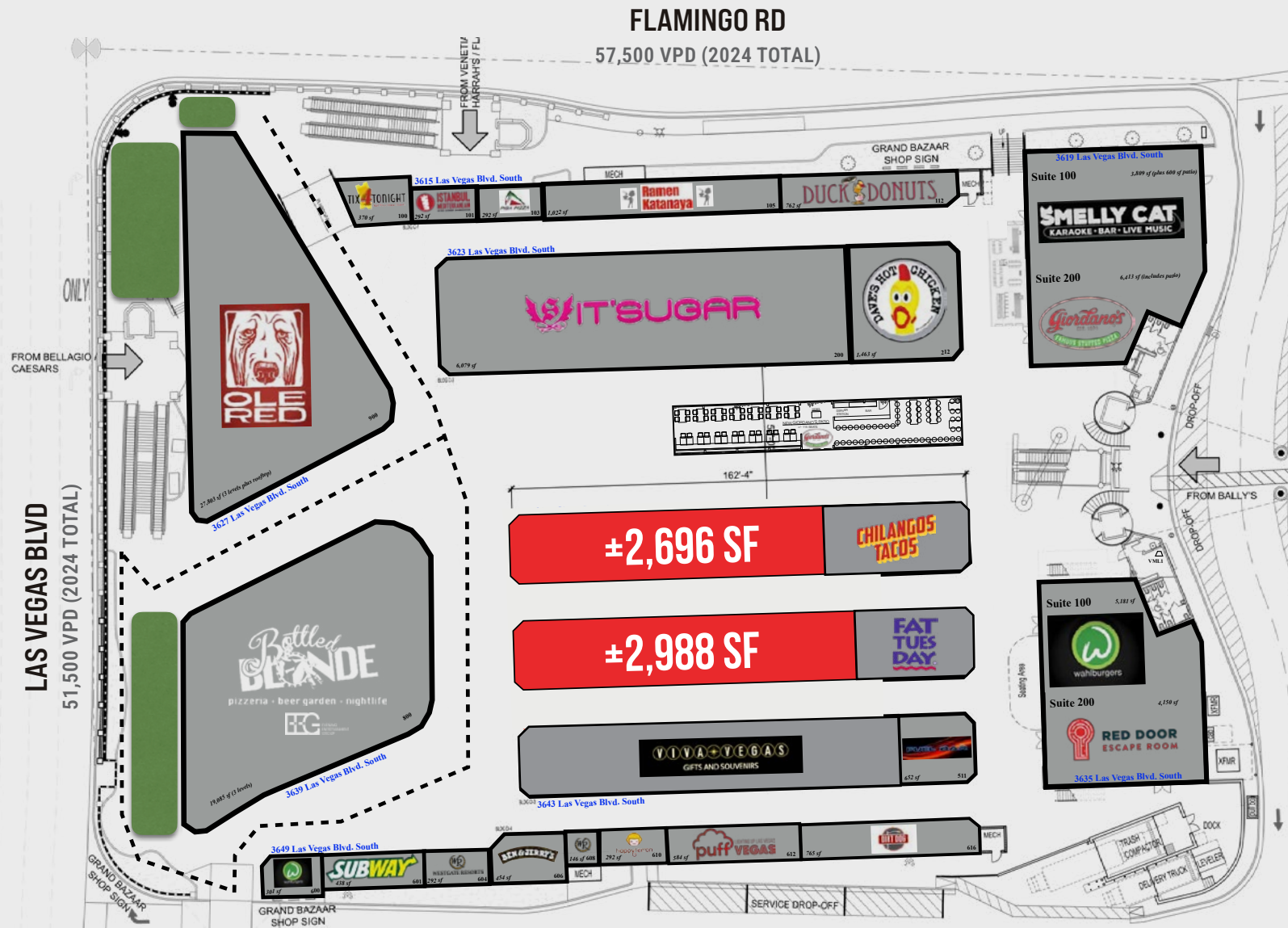
Home to **top performing retailers** on the Strip & in the nation.





# PROPERTY SITE PLAN

**GRAND BAZAAR SHOPS**  
3635 S Las Vegas Blvd, Las Vegas, NV 89109



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## Opportunity Highlights

Two prime spaces available for lease at Grand Bazaar Shops, which is positioned directly on the public pedestrian right-of-way for high visibility and high foot traffic. Situated at the property's central intersection, it serves as key anchor locations and presents a rare chance for future tenants seeking distinctive external identity and branding with prominent Strip access.

- Two prime spaces available.
- Dynamic exterior signage.
- Strip access & excellent exposure.
- Non-union operation.



# STRIP VIEW - FROM WEST LEASING OPPORTUNITY

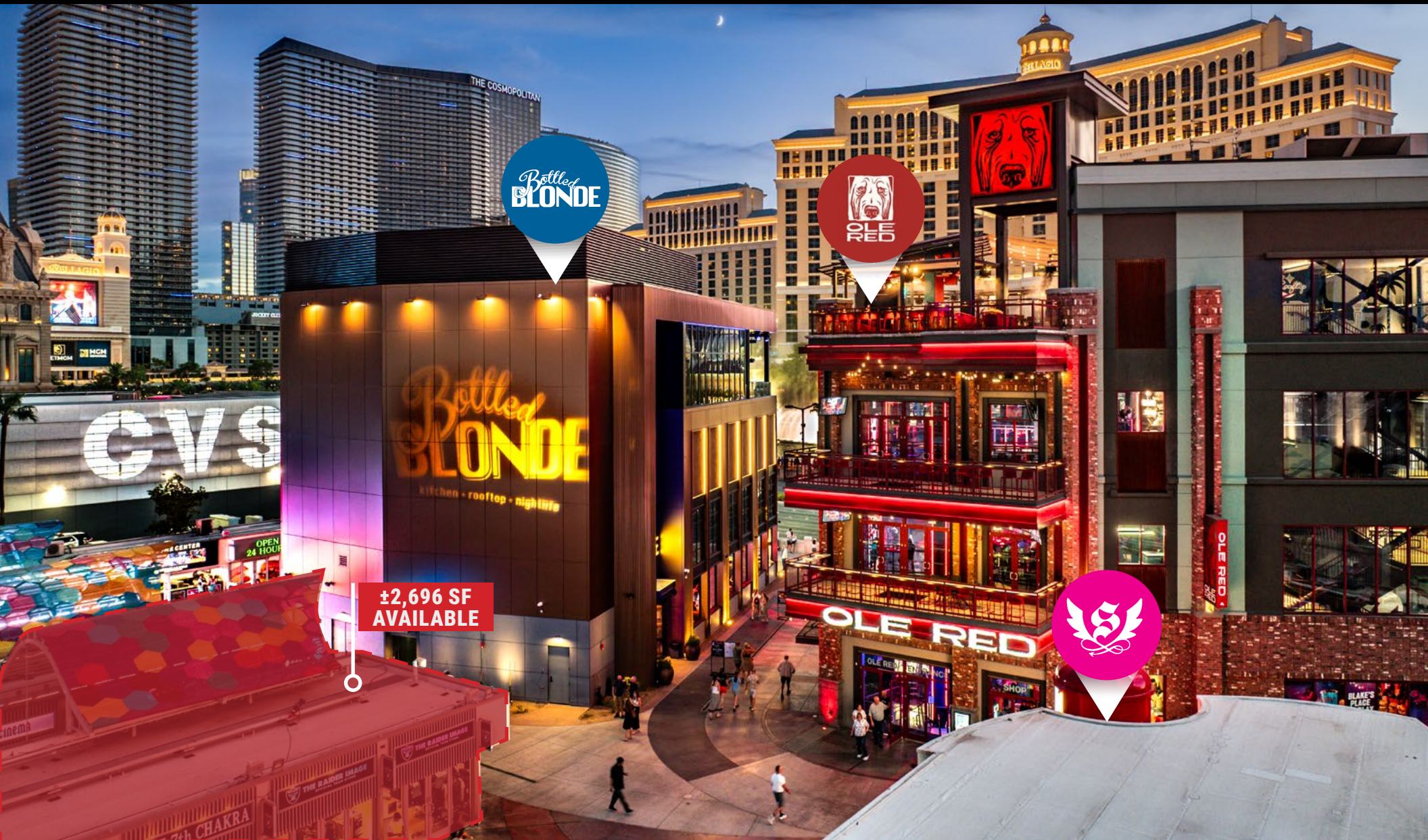
GRAND BAZAAR SHOPS  
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# GRAND BAZAAR SHOPS VIEW - FACING SOUTHWEST LEASING OPPORTUNITY

GRAND BAZAAR SHOPS  
3635 S Las Vegas Blvd, Las Vegas, NV 89109

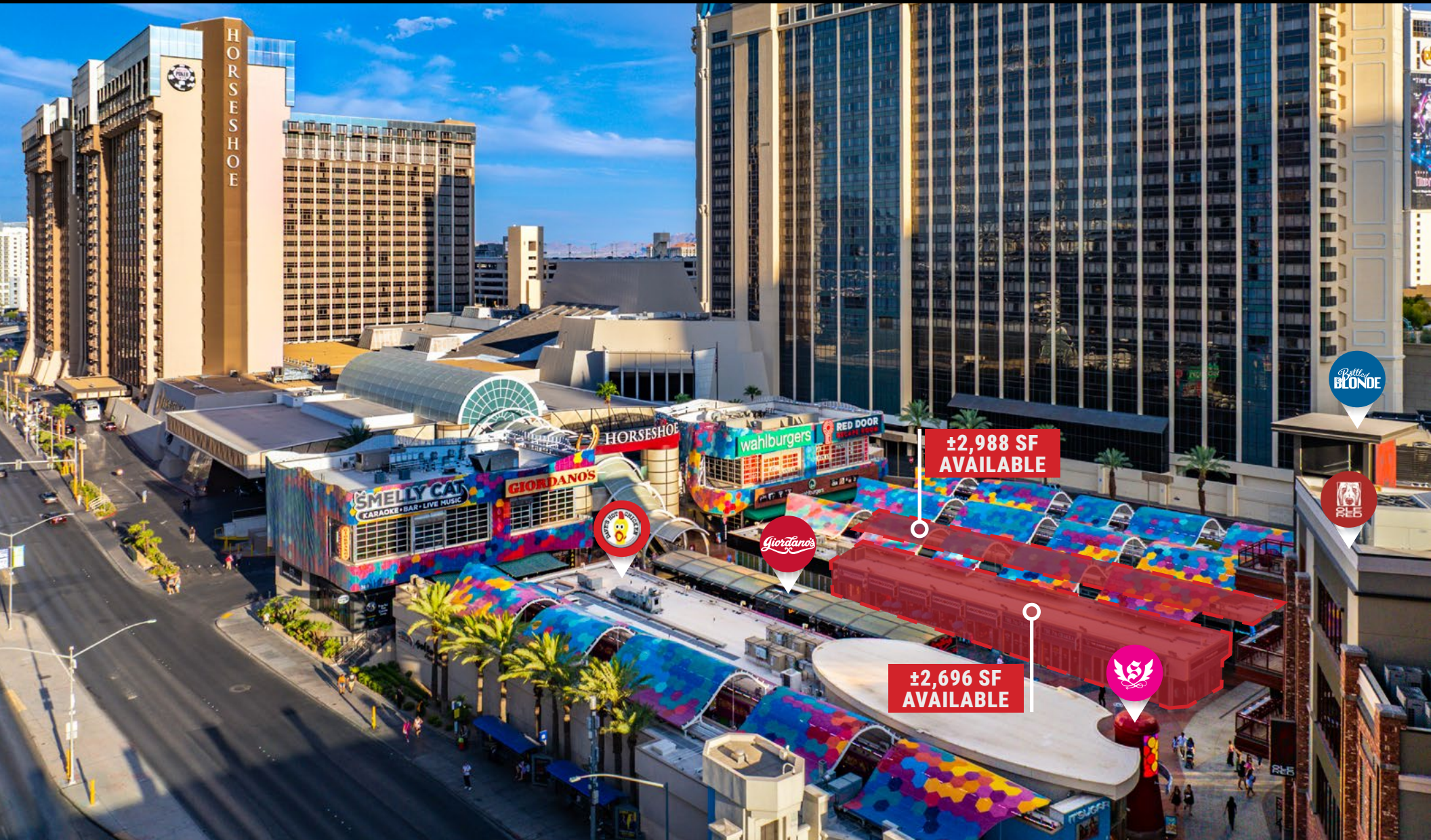


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# STRIP VIEW - FACING NORTHEAST LEASING OPPORTUNITY

GRAND BAZAAR SHOPS  
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# THE HORSESHOE VIEW - FACING EAST LEASING OPPORTUNITY

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# LAS Vegas

The Las Vegas Convention Center (LVCC), a 4.6 million-square-foot facility near 150k guest rooms, is one of the busiest in the world. It holds the GBAC STAR accreditation from ISSA, recognizing its exceptional cleaning and safety standards.



Allegiant Stadium, home to the Las Vegas Raiders and UNLV Football, is a state-of-the-art, climate-controlled venue with a 65,000-seat capacity, hosting world-class concerts and events.



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 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.



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.

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## LAS VEGAS HIGHLIGHTS

### TOURISM & TRAVEL

**41.7M**  
ANNUAL VISITORS

**\$13.5B**  
GAMING REVENUE

**2.42M**  
RESIDENTS

**6M**  
CONVENTION ATTENDEES

SOURCE | LVCVA 2024

## A Thriving Hub of Growth & Opportunity

Las Vegas, the only major American West city founded in the 20th century, is a thriving hub for tourism, entertainment, business, and innovation.

With no state income tax, a booming tech scene, and home to companies like Zappos, Switch, SolarCity, and BrightSource, it has become a highly desirable place to live.

The city also boasts the UFC and five professional sports teams, including the Vegas Golden Knights and Las Vegas Raiders.

With a population of 2.4 million, accounting for 75% of Nevada's residents, Las Vegas grows by 50,000 people annually and is on track for even greater expansion.



## BROKERAGE TEAM

R.O.I. COMMERCIAL REAL ESTATE is a boutique commercial real estate brokerage firm. Specializing primarily in the Retail sector. R.O.I. services: buyers, sellers, tenants, and landlords in all areas of commercial real estate transactions. As market leaders in retail space, R.O.I. handles commercial retail leases, land development and brokerage sales as well as tenant representation throughout Las Vegas. With over 120 years of combined knowledge and real estate experience in the Las Vegas market, R.O.I. is an industry leader in the Las Vegas market.

Our team is on the leading edge of the experiential retail trends here in Las Vegas. We possess a strong background working in retail on "The Strip," the resort corridor, and throughout the rest of the beautiful Las Vegas Valley.


We understand the importance of the tourist's spending dollar, as well as tapping into our local market, and have been successfully repositioning properties to create the greatest value for our clients with over 65 years of combined experience.

This experience has allowed us to build a substantial database of popular, and qualified concepts, which are looking for placement and expansion. In addition, all of our team members hold a CCIM designation. The CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation.

We are a dynamic and cohesive three-member team, with specialized experience in both traditional and emerging experiential retail. Each team member is highly creative and strategic in their own right, and our diverse experiences bring different strengths to a project – a combination that allows us to meet and exceed goals for clients and sets us apart from our competition.



  
**975k SF**  
OVER 975K SF  
LEASED & SOLD  
IN 2022

  
**41**  
41 TRANSACTIONS  
COMPLETED  
IN 2022

  
**\$125 M**  
OVER 125 MILLION IN  
TRANSACTIONS  
IN 2022

  
**51**  
51 YEARS OF  
COMBINED REAL  
ESTATE EXPERIENCE



### BRIAN SORRENTINO, CCIM

DIRECTOR

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- 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

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- 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 SORRENTINO, CCIM

SENIOR ASSOCIATE

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- 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