

A V A I L A B L E F O R L E A S E

Mission Center

3990–4030 S Maryland Parkway
1290–1386 E Flamingo Road
Las Vegas, NV 89119

L E A S I N G C O N T A C T

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PROPERTY OVERVIEW

Renovated Retail Destination

- Newly Renovated**
Multi-phase repositioning nearing completion.
- Filipino Town Cultural District**
Destination traffic beyond the immediate trade area.
- High-Visibility Corner**
Signalized Maryland Pkwy & Flamingo Rd — ~87K CPD combined.
- UNLV Proximity**
Less than one mile from 31,000+ students, faculty, and staff.

36,400 CPD MARYLAND PKWY

50,500 CPD FLAMINGO RD

TRADE AREA DEMOGRAPHICS

Source: CoStar, 2025

	1 MILE	3 MILE	5 MILE
2025 Population	34,054	155,876	455,186
Households	15,841	68,928	185,514
Avg. HH Income	\$54,270	\$78,913	\$72,920
Daytime Employment	17,160	76,785	216,972





Suite	Square Feet
A0A	8,192
A0K	1,351
A0L	1,361
A0N	3,187
C0A	1,160
C0B	2,054
C0C	2,281
C0E	3,065
C0J	890
C0K	3,453
C0L	947
C0M	1,067
C0N	753
C0P	754
C0Q	754
C0R	1,017
C0T	1,380
E0A	12,022
E0H	4,890
E0K	824
F0A	81,762
R0A	2,727
R0B	6,606
R0C	2,374
R0E	5,916
RCA	5,382

RENOVATION

A Repositioned Center

A multi-phase renovation has reintroduced Mission Center as a modern retail destination in the Maryland Parkway corridor.

Façade

Refresh across all buildings

Signage

New pylon for tenant visibility

Parking

Resurfacing and restriping

Site

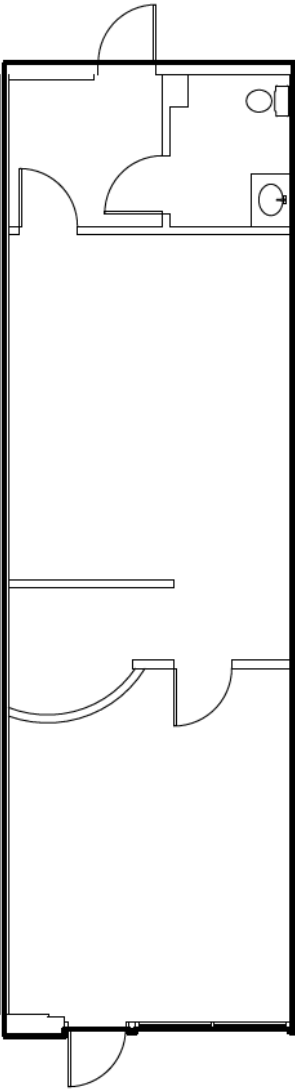
Landscape and lighting upgrades

Pylon Rendering:



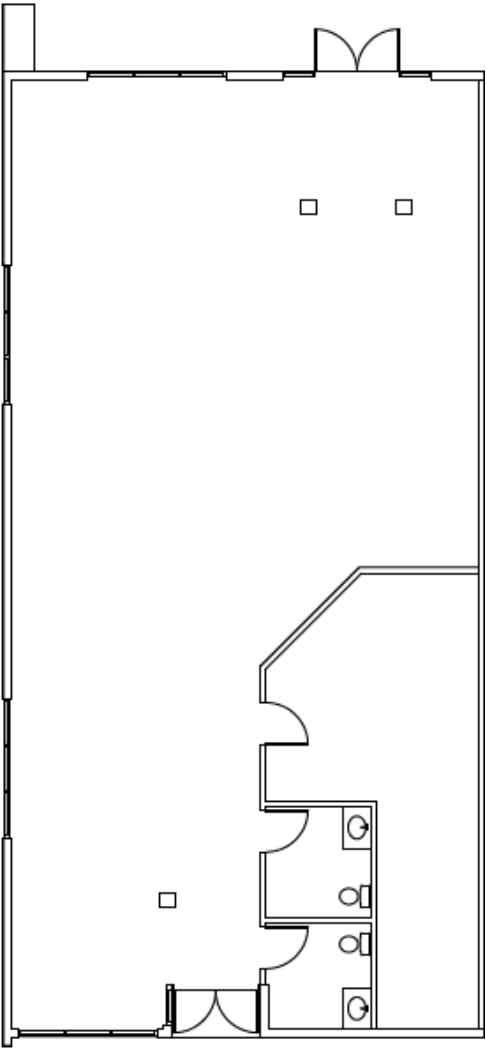
FLOOR PLANS

Suite C0Q ±754 SF (In-Line)



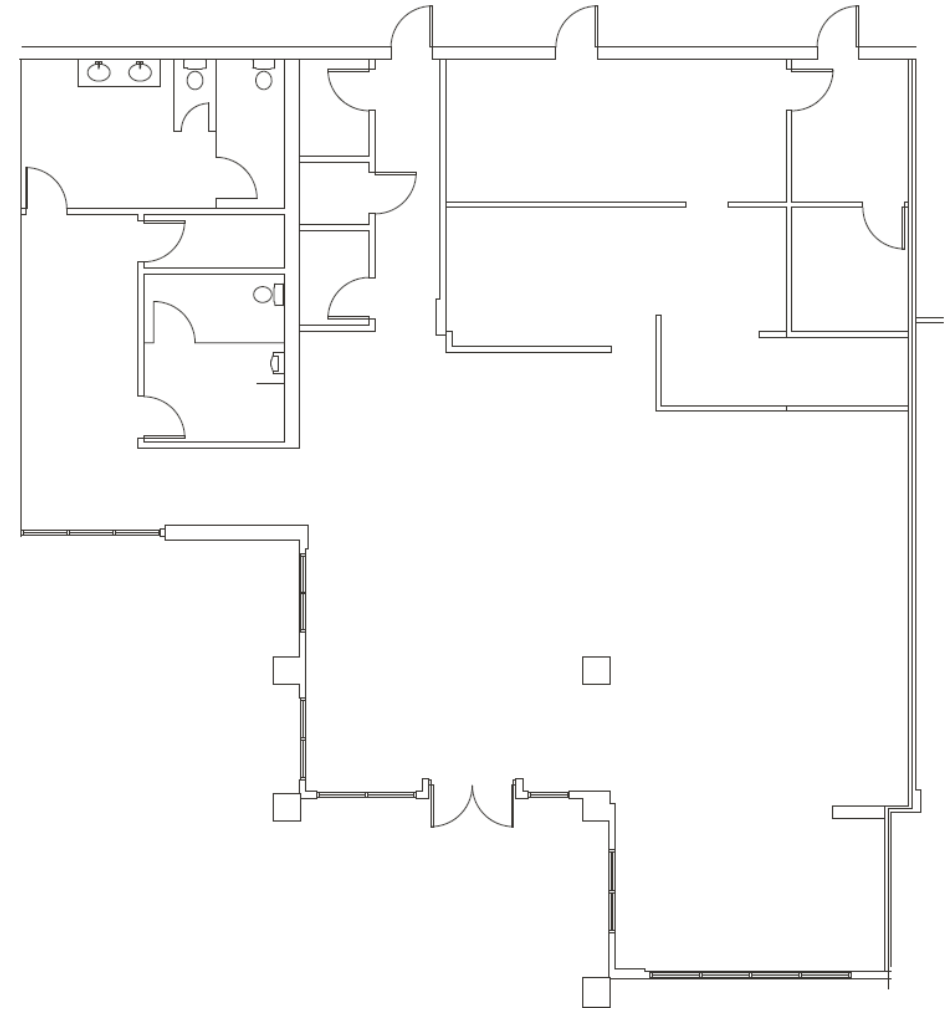
FLOOR PLANS

Suite R0C ±2,374 SF (Partial Pad)



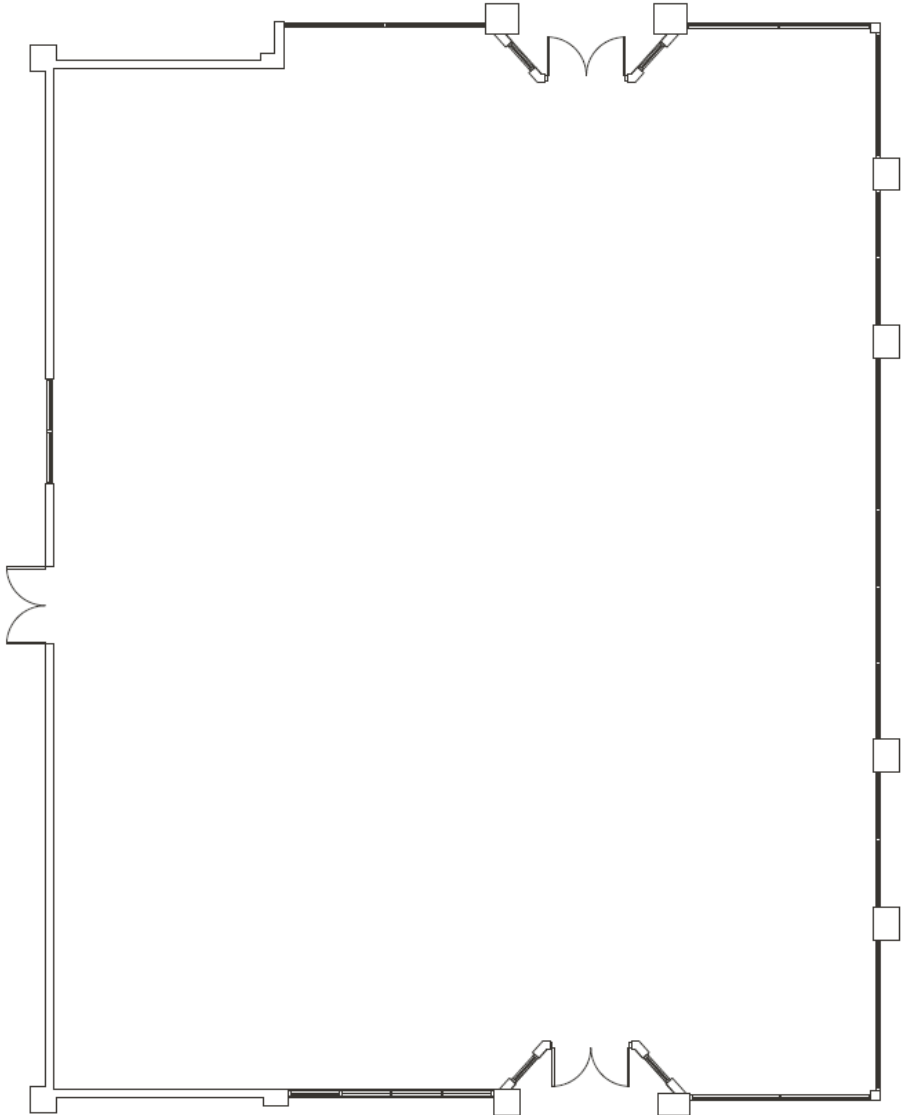
FLOOR PLANS

Suite C0K ±3,453 SF (In-Line)



FLOOR PLANS

Suite RCA ±5,382 SF (Pad)



FOR LEASING INQUIRIES

Mission Center

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