

# UNIVERSITY PLAZA



1131 EAST TROPICANA AVENUE, LAS VEGAS, NV 89119 | FOR LEASE

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# PROPERTY HIGHLIGHTS

## AREA OVERVIEW

The UNLV area is comprised of over 34,000 students and employees and approximately 30,000 full time residents within one mile. In the last 18 months alone, the University has seen the brand new construction of over 1,800 additional residential and student multifamily units. The Maryland Parkway Mass Transit Project (connecting the airport and downtown) has recently been approved as well.

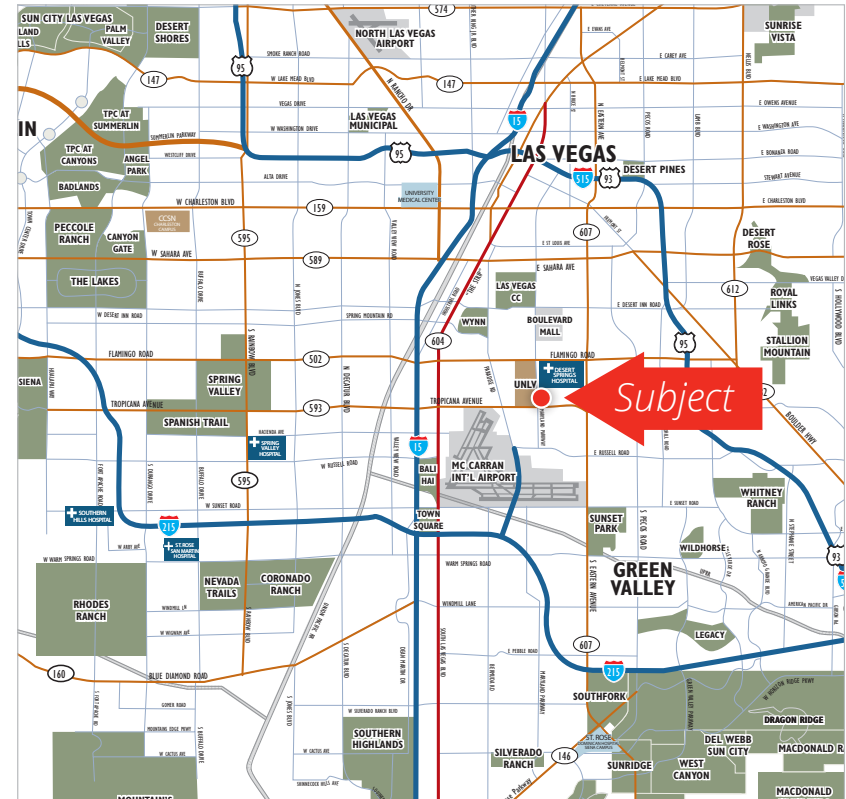
## PROPERTY HIGHLIGHTS

- **1,537 SF former Pizza Hut with grease interceptor with kitchen plumbing existing!**
- 3,480 SF space available
- Vons anchored shopping center across from UNLV
- Over 80,000 CPD at intersection
- Pylon signage space available
- Co-tenancy includes Shanghai Lounge, Del Taco, PT's Pub, Dotty's, Cricket Wireless, and O'Reilly Auto Parts

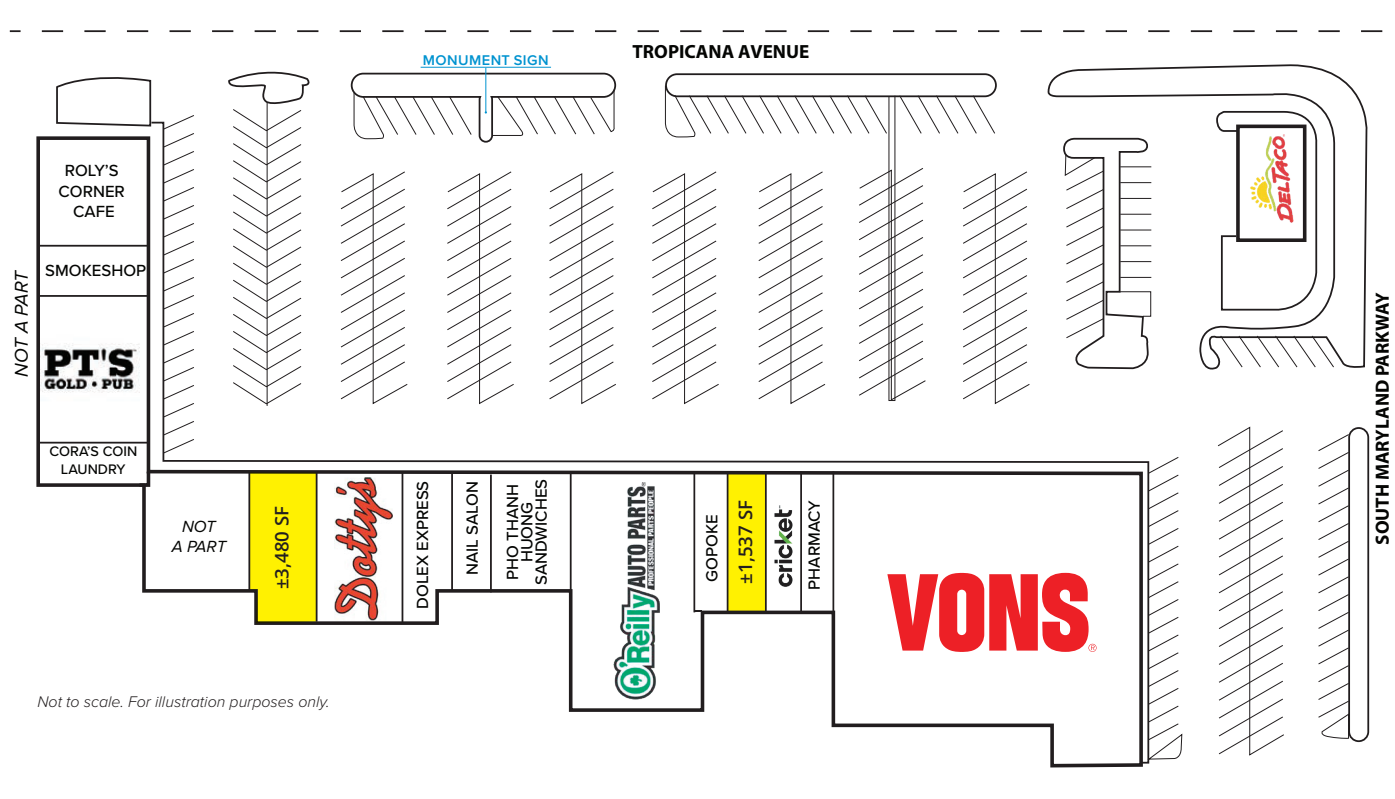
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# SITE PLAN



Suite	Tenant	SF
A	Vons	±25,856
A1	City Pharmacy	±1,481
A2	Cricket Wireless	±1,482
B1	Available	±1,537

Suite	Tenant	SF
B2	goPoke	±1,125
C	O'Reilly Auto Parts	±9,750
D	Pho Thanh Huong	±3,000
E	Nail Salon	±900

Suite	Tenant	SF
F	DolEx Express	±840
H	Dotty's	±4,300
J	Available	±3,480
PAD	Del Taco	±2,300

# PROPERTY PHOTOS



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# AERIAL MAP





# SURROUNDING DEVELOPMENTS

4247 Claymont Street, Las Vegas, NV 89119



**LEGACY LV**

- Recently renovated 360 bedroom apartments on campus.

4505 South Maryland Parkway, Las Vegas, Nevada 89154



**THE DEGREE**

- Newly constructed resort style apartments with 760 bedrooms on located on campus in The U District.

1055 East Tropicana Avenue, Las Vegas, Nevada 89119



**ECHO 1055**

- New mixed use project with 600+ units made exclusively for additional UNLV student housing.
- Directly across from UNLV's primary dormitory housing on Tropicana Avenue.

4700 South Maryland Parkway, Las Vegas, Nevada 89119



**University Gateway**

- 400,000 SF mixed use development with retail, office, and multi-family residential.
- Adjoining 820 space parking structure.
- Tenants include UNLV Police's new ±10,000 SF Headquarters.

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LAS VEGAS STRIP



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## FOR MORE INFORMATION, PLEASE CONTACT

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