

FOR LEASE



PROPERTY DETAILS

1155-1185 E. Twain Ave., Las Vegas, NV 89169

- **Vons Anchored Shopping Center**
- Space Available $\pm$ 1,118–13,513 SF
- Excellent Street Visibility and Signage
- Tenant Improvement Allowance Available for Qualified Deals and Tenants
- Over 49,500 Vehicles Per Day in Intersection
- Close proximity to UNLV, Harry Reid International Airport, and Las Vegas Strip
- Located in Highly Populated Residential Area
- Join Vons, Little Caesar's, Men's Warehouse, Taco Bell, La Michoacana, and More National/Regional Tenants

SURROUNDING TENANTS



2026 DEMOS



EST. POPULATION

1 MILE » **34,900**
3 MILE » **163,286**
5 MILE » **450,551**



EST. HOUSEHOLDS

1 MILE » **16,807**
3 MILE » **76,037**
5 MILE » **188,833**



EST. AVERAGE HH INCOME

1 MILE » **\$64,416**
3 MILE » **\$85,601**
5 MILE » **\$82,308**

NEWMARK



MOUNTAIN WEST

JAKKE FARLEY, CCIM

jfarley@newmarkmw.com

direct 702.340.0907

BS.2802

[View Profile](#)

JAKE BABA

jbaba@newmarkmw.com

direct 702.374.0217

BS.146671

[View Profile](#)

FULL SERVICE

COMMERCIAL REAL ESTATE

8488 Rozita Lee Ave, Ste 125

Las Vegas, NV 89113

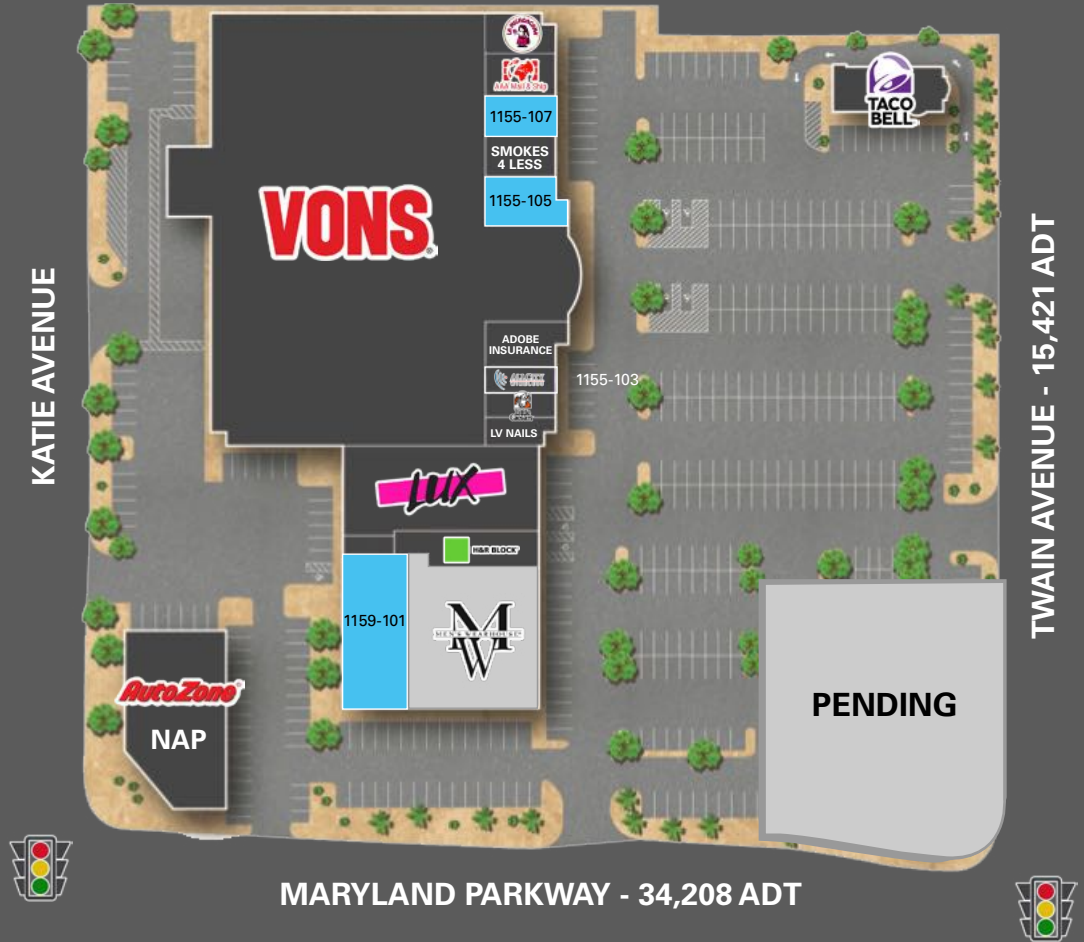
Office 702.374.0211

www.newmarkmw.com



SUITE	TENANT	SF
1155-109	La Michoacana	1,526
1155-108	AAA Mail Box, LLC	1,106
1155-107	AVAILABLE	1,118
1155-106	Smoke 4 Less	1,000
1155-105	AVAILABLE	1,158
1155-104	Adobe Insurance	1,269
1155-103	All City Wireless	550
1155-102	Little Caesars	873
1155-101	LV Nails	780
1155	Von's	60,523
1159-101	AVAILABLE*	6,014
1159-104	Mens Warehouse	7,499
1159-108	H&R Block	1,611
1159-109	Lux Beauty Supply	7,581
1185	Von's Fuel	0
1109	Taco Bell	2,200
AVAILABLE (GROUND LEASE)		

*Do not disturb current tenant



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POSSIBLE DEMISING OPTIONS – SUITE 101

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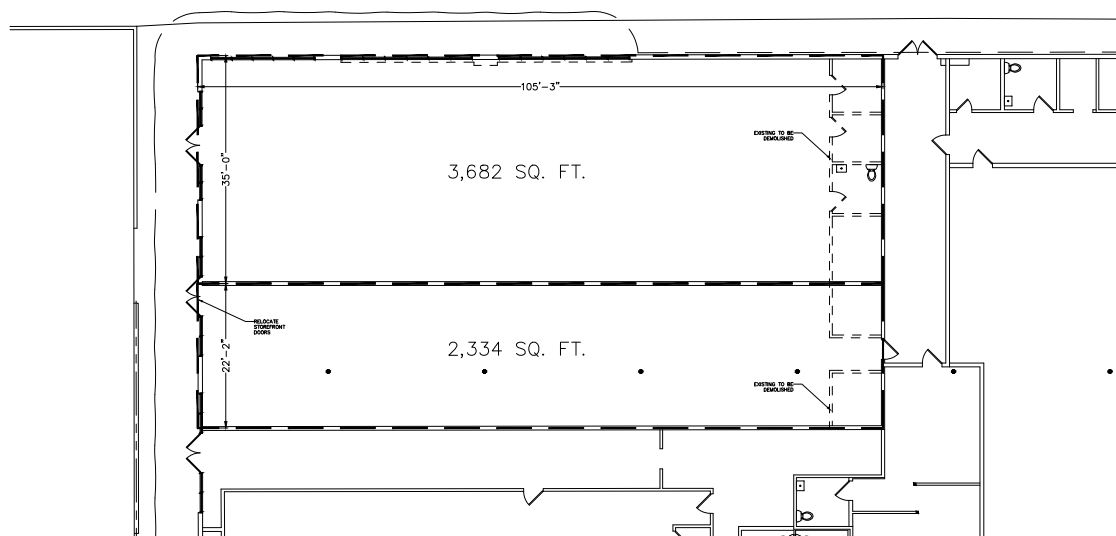
jbaba@newmarkmw.com

direct 702.374.0217

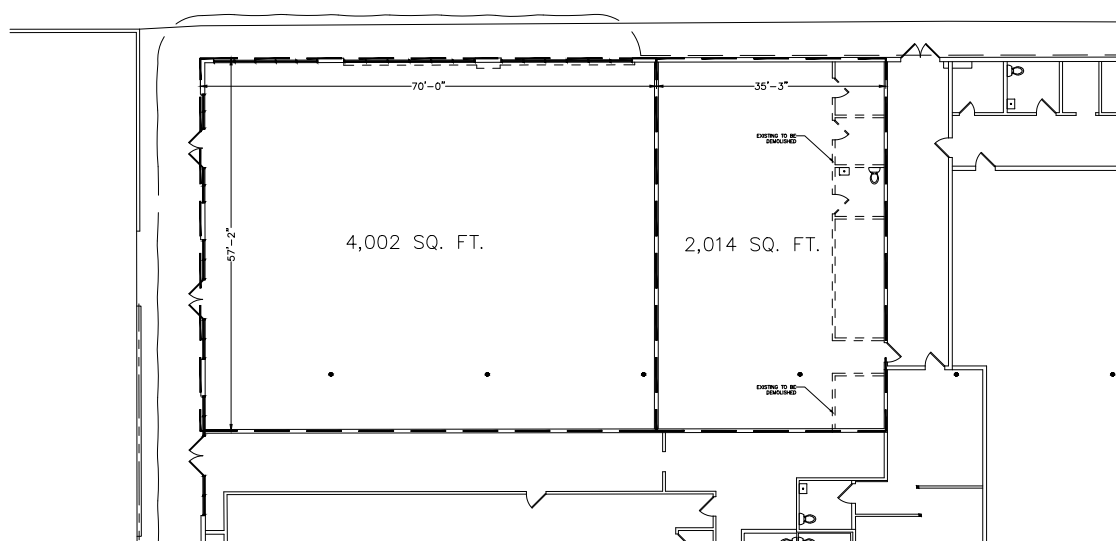
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OPTION A



OPTION B



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FILIPINO TOWN LAS VEGAS



Maryland Park Place

saw 1.1M visits last year



Vons

had over 450,000 visits last year



Directly across from the #1 **Seafood City** in the valley out of four, with 1M visits last year



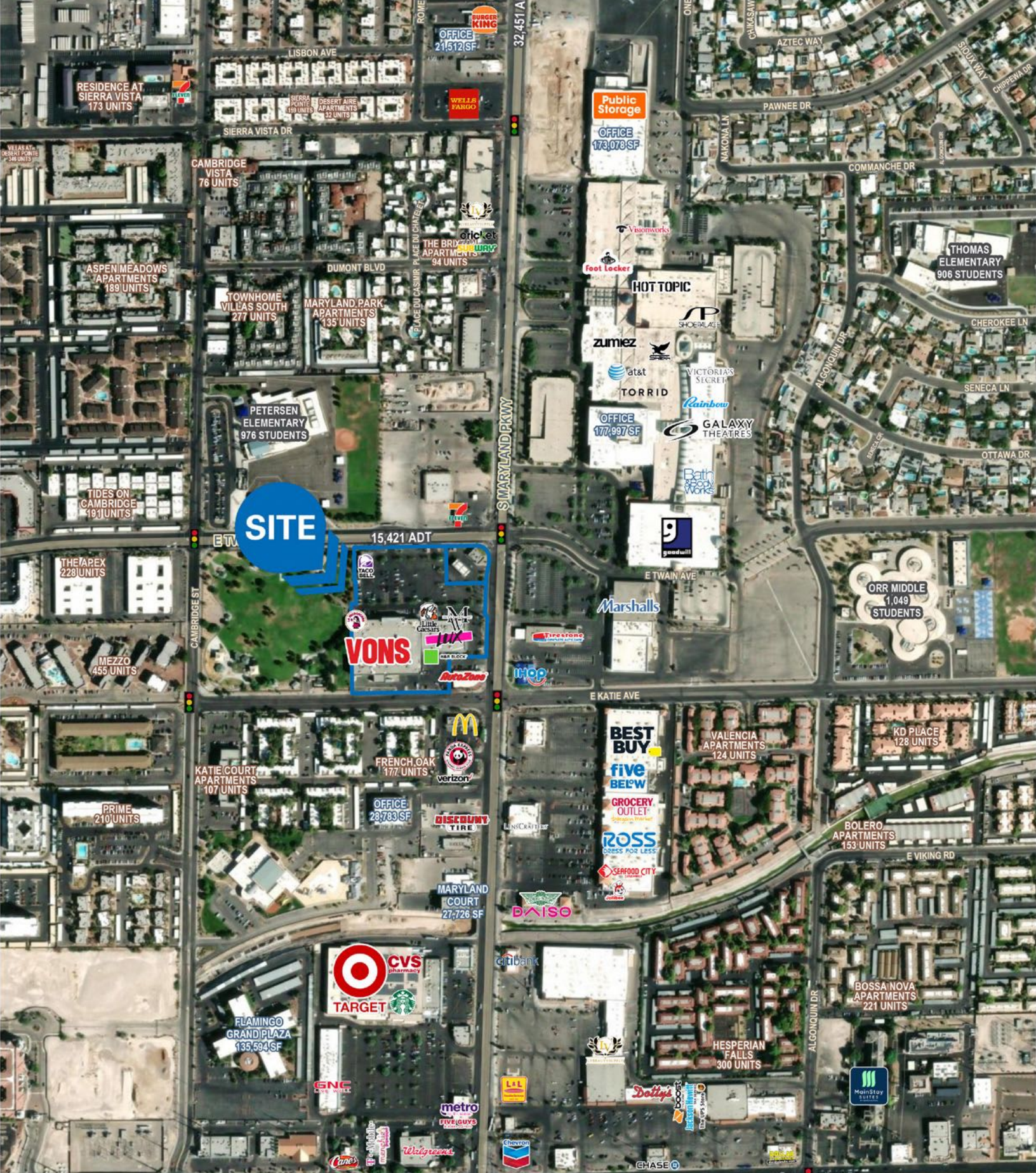
Across from the **Boulevard Mall**, which had over 5.5M visits last year

An application has been submitted to Clark County to create **FILIPINO TOWN LAS VEGAS**, a formal cultural corridor along Maryland Parkway from Desert Inn Road to Flamingo Road. If approved by the Paradise Town Board, Filipino Town would become the second cultural district in the Las Vegas area, following Little Ethiopia, which was approved in June 2023. The team behind Filipino Town is planning on bringing in more Filipino-owned businesses, as well as developing cultural institutions like a museum of Filipino history, library of Filipino works and a Filipino language school.



RETAILERS





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