

± 735 - 4,582 SF AVAILABLE
UNIVERSITY GARDENS

4632 - 4634 S Maryland Pkwy | Las Vegas, NV 89119



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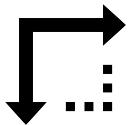
ROI
Commercial Real Estate

www.roicre.com

 9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

PROPERTY HIGHLIGHTS

- **±735 - 3,940 SF Retail Suites Available**
- **±1,370 - 4,582 SF Office Suites Available**
- 2nd gen restaurant spaces include suites 17 - 18
- Highly desirable location directly across from UNLV
- UNLV Summer 2023 enrollment - 12,000 plus professional course students
- UNLV Fall 2024 enrollment - 32,911
- Exposure to ±34,000 vehicles per day along Maryland Pkwy



±3.19 AC
LAND AREA
162-23-313-002
APN



Commercial General (C-G)
ZONING

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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

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JOIN THIS TENANT MIX



SUPERCUTS[®]

Allstate

CVevey
Boba Company



CUPBAP
KOREAN BBQ IN A CUP

bowlology
Açai & Island Bowls

Cafe Rio
MEXICAN GRILL

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SITE PLAN

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CLICK HERE FOR
VIRTUAL TOUR

Suite	Tenant	Size (SF)
1-2	Catchin Fun	2,400
3	Supercuts	1,200
4	1 Hr Photo	900
5	AVAILABLE	1,500
6	AVAILABLE	1,200
7	Patty's Tamales	1,200
8	Vape Shop	1,200
9-11	US Postal Service	4,680
12	Zeus K Foods	1,560
13	Tattoo Shop	1,520
14-15	Taste Budz	3,200
16	AVAILABLE	1,540
17-18	AVAILABLE (Restaurant)	2,400
19	Chewy Boba	1,260
20	AVAILABLE	1,140
23D	AVAILABLE	1,539
23C	Allstate	824
23B	AVAILABLE	735
23A	AVAILABLE	1,727
101-106	Vivint	7,441
107	AVAILABLE	1,756
110	AVAILABLE	1,456
111	AVAILABLE	1,370



UNIVERSITY TRADE AREA

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AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
30,320	136,967	434,650



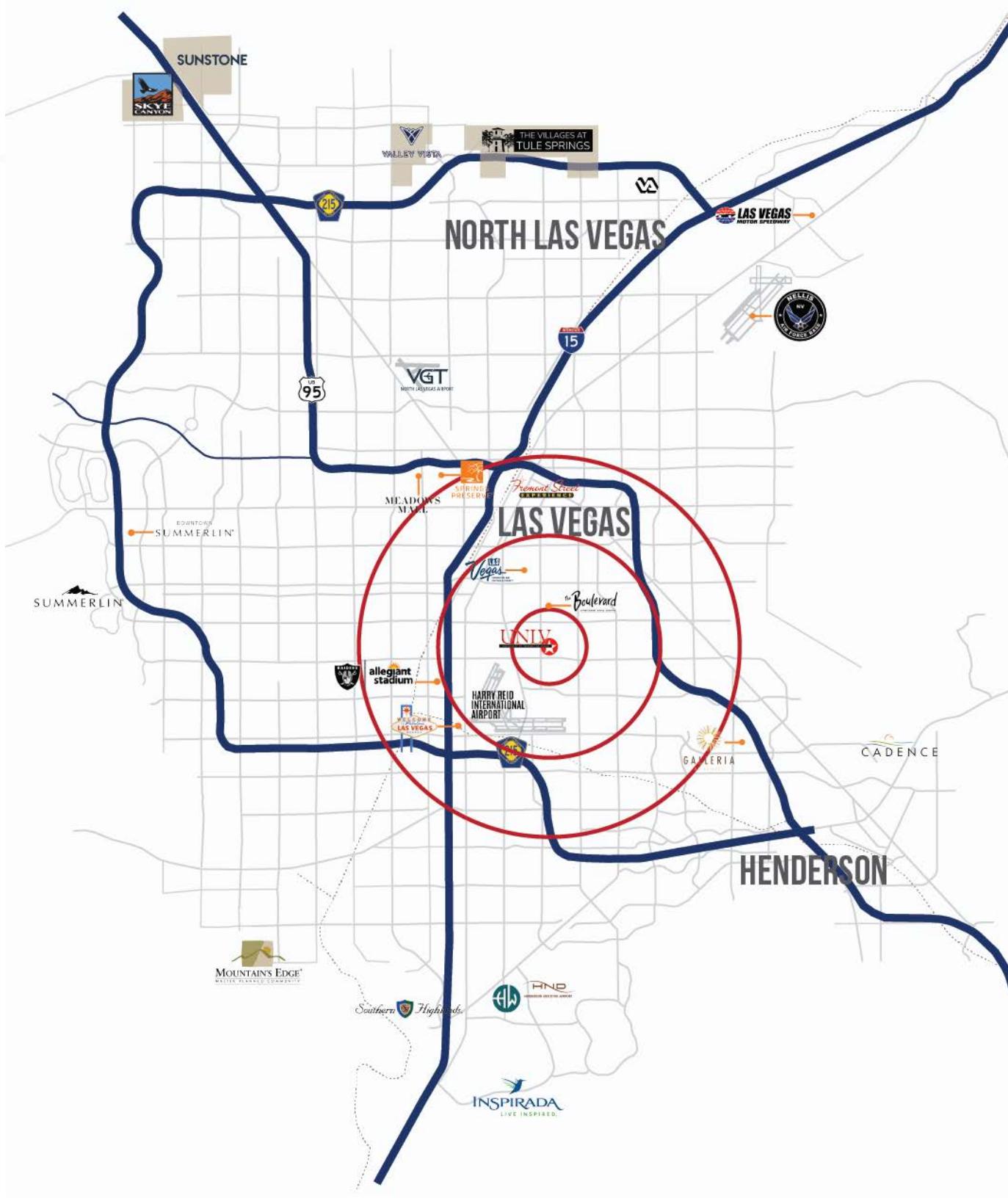
AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$60,216	\$67,632	\$70,658



TRAFFIC COUNTS

Maryland Pkwy
34,000 VPD



Sources:
 SitesUSA 2024
 TRINA, NV DOT 2023



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LAS VEGAS, NV 89119

FOR MORE INFORMATION

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Let's keep in touch.



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