

# BEST ON THE BOULEVARD



roicre.com

OWNED & OPERATED BY  
**GNL**   
GLOBAL NET LEASE

3810 - 3910 S Maryland Pkwy  
Las Vegas, NV 89119



The Best on the Boulevard needs no introduction. It is one of the busiest powercenters in the Las Vegas Valley and is prominently located on Maryland Parkway. The center is also ideally located adjacent to the Boulevard Mall, is just one mile north of the University of Nevada at Las Vegas and is only two miles east of the Las Vegas Strip.

It features 204,000+ square feet with retailers such as Best Buy, Daiso Japan, Five Below, Lenscrafters, ROSS, Party City, and Seafood City.

So please do not hesitate to contact us for more information or to schedule a tour.

## CONTACT US

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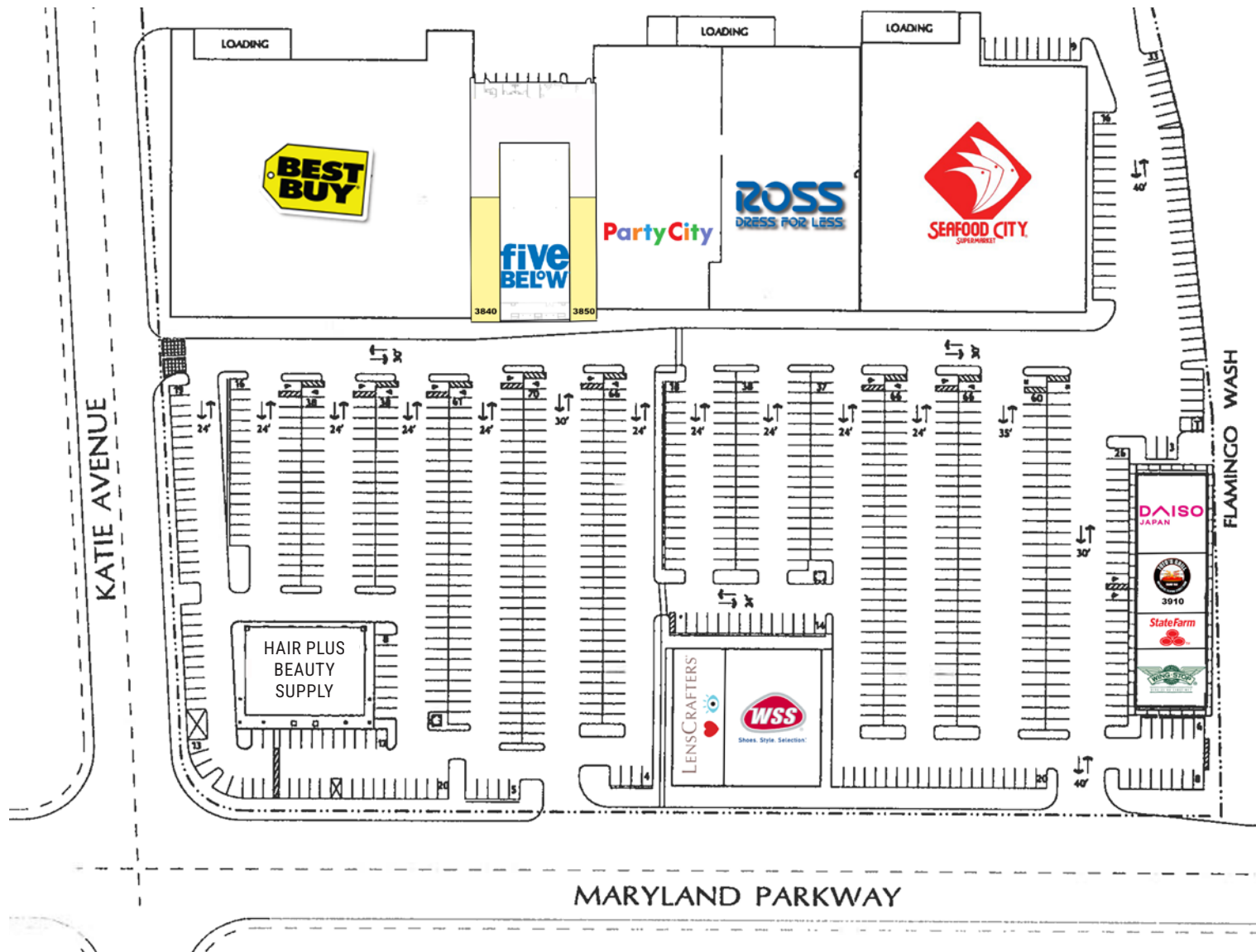
LENSCRAFTERS<sup>®</sup>



# SITE PLAN

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Available

Suite	Square Feet
3840	± 1,600 - 2,400 sf.
3850	± 1,600 - 2,400 sf.

# TRADE AREA AERIAL

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# AREA DEMOGRAPHICS

## POPULATION



1 MILE	3 MILES	5 MILES
35,378	160,385	453,928

## AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILES	5 MILES
\$54,328	\$65,225	\$66,163

## TRAFFIC COUNTS



E FLAMINGO RD	S MARYLAND PKWY
53,500 VPD	35,700 VPD



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Source:  
SitesUSA 2024  
TRINA, NV DOT 2022

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