

RETAIL SPACE
FOR LEASE

ROSEMAR PLAZA



3458 ST. ROSE PARKWAY
LAS VEGAS, NEVADA



ST. ROSE PARKWAY

S. MARYLAND PARKWAY



INLINE RETAIL SPACE AVAILABLE

CBRE

PROPERTY HIGHLIGHTS

New Construction (2023)



Inline Space:
±1,409 SF Available



Lease Rate:
\$3.75/SF/Month NNN



Excellent Visibility



Prime Intersection, Hard Signalized
Corner of Major Thoroughfare



High Growth Corridor with Excellent
Co-Tenants in the Trade Area



RETAILERS IN THE CORRIDOR:



CORRIDOR OVERVIEW



EVOLVE: 426 UNITS

ST. ROSE HOSPITAL CAMPUS

SEVEN HILLS MEDICAL CENTER

THE VILLAGE AT ST. ROSE:
(±300,000 SF MIXED-USE UNDER CONSTRUCTION)

THE PLACE AT SEVEN HILLS

CASHMAN EQUIPMENT COMPANY
(300,000+ SF)

430 UNITS

EMPIRE APARTMENTS:
 563 UNITS

VERITAS: 430 UNITS

S. MARYLAND PARKWAY

CHICKEN N PICKLE

CITY OF HENDERSON
(20.5 ACRES)

3458 ST. ROSE PARKWAY
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FUTURE COMMERCIAL DEVELOPMENT

ST. ROSE PARKWAY

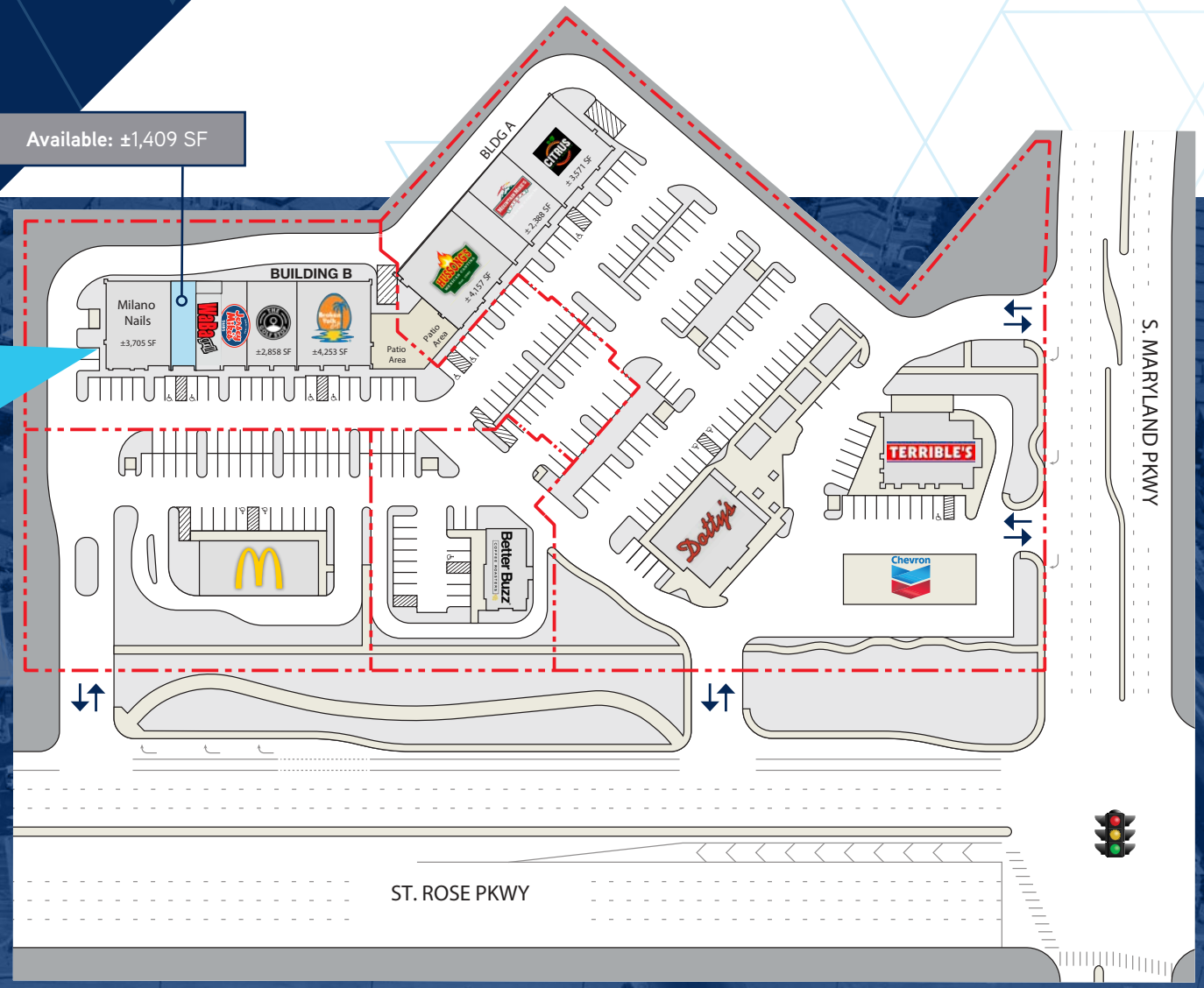
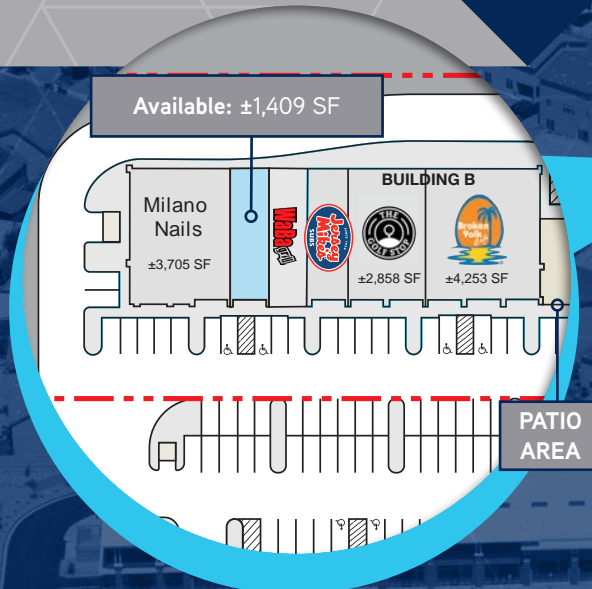
COSTCO ANCHORED CENTER

CACTUS VALLEY RETIREMENT RESORT: 130 UNITS

PROPERTY SITE PLAN

Available: ±1,409 SF

Available: ±1,409 SF









Bldg	Suite	SF	Tenant
A	7	3,571	Citrus Grill & Lounge
A	5	2,388	Mountain Mike's Pizza
A	4	1,175	Poké King
A	1	4,040	Hussong's Mexican Cantina
B	10	4,253	Broken York Café
B	6	2,858	The Gold Shop
B	5	1,400	Jersey Mike's
B	4	1,409	WaBa Grill
B	3	1,409	AVAILABLE
B	1	3,705	Milano Nails

SURROUNDING AREA OVERVIEW



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION			
2025 Population	25,653	146,852	307,556
2020-2025 Annual Population Growth Rate	1.80%	1.19%	1.13%
 HOUSEHOLDS			
2025 Households	9,910	58,861	123,711
2025 Average Household Size	2.58	2.49	2.48
 HOUSEHOLD INCOME			
2025 Average Household Income	\$113,051	\$127,277	\$138,569
 HOUSING UNITS			
2025 Housing Units	10,803	63,892	134,065
 EDUCATION			
2025 Population 25 and Over	17,1767	105,709	224,891
HS and Associates Degrees	59.6%	55.7%	53.4%
Bachelor's Degree or Higher	36.3%	39.7%	42.0%
 PLACE OF WORK			
2025 Businesses	272	3,945	8,304
2025 Employees	3,732	43,274	83,772

LEASING CONTACTS:

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