

THE SHOPPES
AT MANDALAY PLACE

Your Future Retail Space in Paradise is Calling.



SORRENTINO
RETAIL GROUP
A DIVISION OF ROI COMMERCIAL REAL ESTATE



CONTENTS

3

A DISTINCTIVE RETAIL DESTINATION

4

BE PART OF THE ESCAPE

5

THE ESCAPE IS JUST THE BEGINNING

6

FAN DISTRICT TERRITORY

8

SITE PLAN

9

ANCHOR OPPORTUNITIES

10

IN-LINE OPPORTUNITIES

11

NEXT EVOLUTION OF THE MIX

12

LAS VEGAS HIGHLIGHTS

13

BROKERAGE TEAM

14

CONTACT



roicre.com



SORRENTINO
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A DISTINCTIVE RETAIL DESTINATION • ON THE • LAS VEGAS STRIP

Positioned directly on the Las Vegas Strip, The Shoppes at Mandalay Place is a 100,000-square-foot retail, dining, and entertainment destination uniquely situated along a 310-foot sky bridge connecting Mandalay Bay Resort & Casino and Luxor Hotel & Casino.

More than a traditional shopping center, The Shoppes serves as a natural pedestrian gateway between two of the Strip's most recognizable resorts—creating a captive flow of visitors moving between accommodations, conventions, entertainment, dining, and resort amenities.

At the center of the 120-acre Mandalay Bay campus, The Shoppes benefits from a powerful mix of leisure travelers, convention attendees, families, and experience-driven visitors. Its strategic location creates an opportunity to capture guests throughout their stay as they explore the campus and its diverse collection of attractions.

Now entering its next evolution, The Shoppes at Mandalay Place is being thoughtfully re-merchandised to introduce a more compelling mix of retail, dining, services, and experiential concepts—creating a destination that better reflects today's Las Vegas visitor and the energy of the surrounding resort environment.



BE PART OF THE ESCAPE OF ALL ESCAPES *ON THE LAS VEGAS STRIP*

Be part of the next evolution of The Shoppes at Mandalay Place—a distinctive retail, dining, and entertainment destination connecting Mandalay Bay and Luxor in the heart of the Las Vegas Strip.

As The Shoppes enters a new chapter, the property is being thoughtfully re-merchandised with a fresh mix of sought-after brands, elevated dining, unique services, and experiential concepts designed to complement today's Las Vegas visitor.

Join a dynamic collection of more than 40 retailers and destinations, alongside standout experiences including Vinyl Room and Swingers.

With a captive audience of resort guests, convention attendees, families, and experience-driven travelers, The Shoppes offers brands the opportunity to connect with millions of visitors seeking memorable experiences, distinctive products, and exceptional dining—all within one of the world's most iconic destinations.

*A NEW MIX. A CAPTIVE AUDIENCE. AN
UNMISTAKABLY LAS VEGAS OPPORTUNITY.*



— THE ESCAPE — IS JUST THE BEGINNING

9,150+
HOTEL ROOMS

Across Mandalay Bay, W Las Vegas,
Four Seasons and Luxor

2.1M SF
CONVENTION CENTER

The fifth-largest convention center
in the United States.

11 AC

MANDALAY BAY BEACH
Pools, real sand, wave pool, lazy river,
cabanas and Moorea Beach Club.

65K SEAT
ALLEGiant STADIUM

A 15-minute walk from Mandalay Bay
and home to Raider's football, UNLV
football and major global events.

12K SEAT
MICHELOB ULTRA ARENA

Home of the Las Vegas Aces and host
to concerts, UFC fights and major
televised events.

DESTINATION ENTERTAINMENT

SHARK REEF AQUARIUM • MICHAEL JACKSON ONE • HOUSE OF BLUES • SWINGERS – THE CRAZY GOLF CLUB • VINYL ROOM



YOU'RE IN FAN DISTRICT TERRITORY

*SPORTS. MUSIC. ENTERTAINMENT.
ALL WITHIN REACH*

110,000 COMBINED SEATS

The Shoppes at Mandalay Place sits at the center of one of Las Vegas' most dynamic sports and entertainment destinations—surrounded by world-class venues that drive year-round visitation from fans, concertgoers and event attendees.

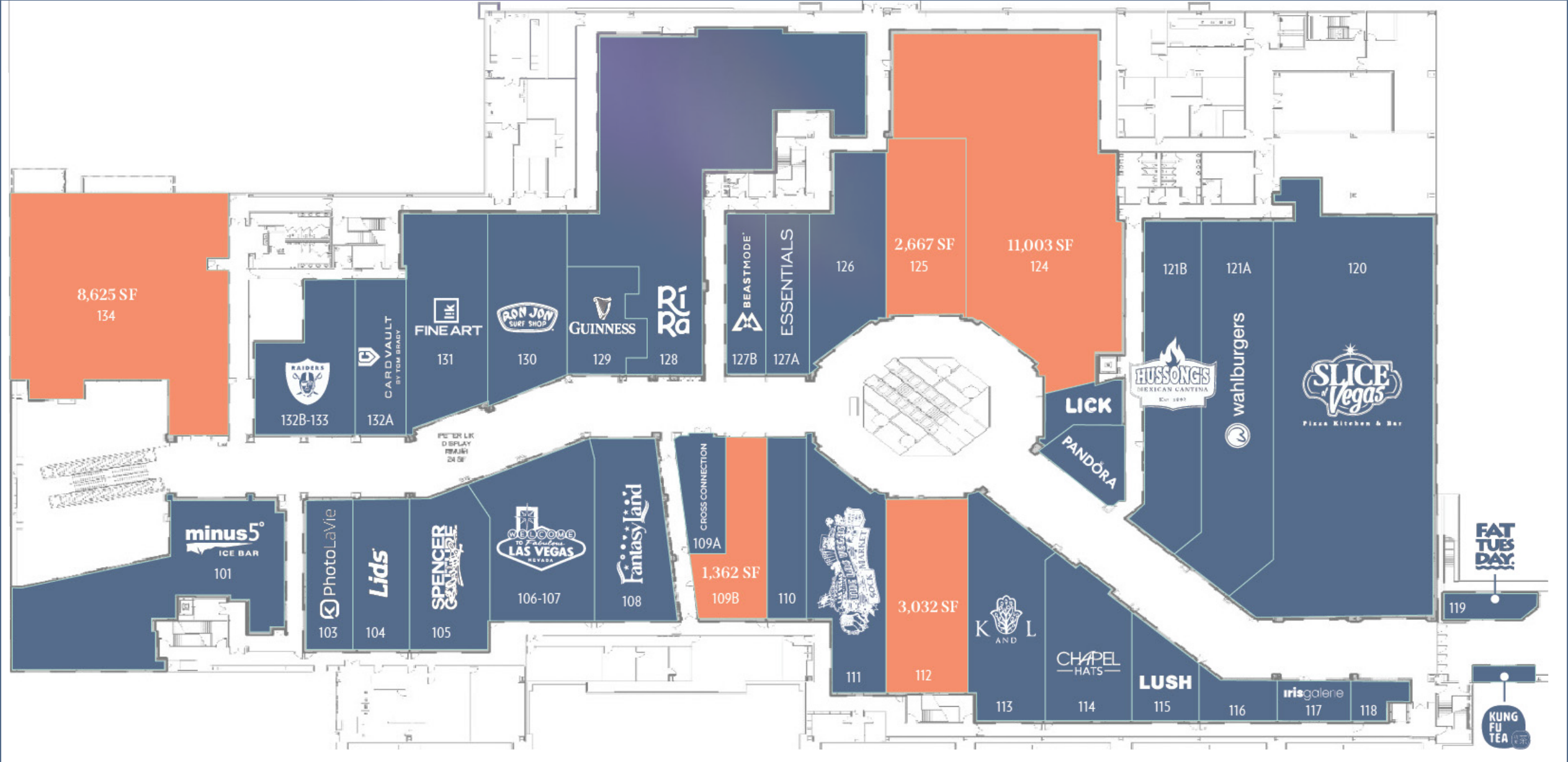
From 3X WNBA Championship Las Vegas Aces and Raiders game days to UFC Fight nights, stadium concerts and the future arrival of Major League Baseball, The Shoppes is positioned to capture the energy before, during and after some of Las Vegas' biggest events.

*FROM TIP-OFF, TO KICKOFF, TO FIRST PITCH
THE ENERGY STARTS HERE*

FIND YOUR PLACE IN THE ESCAPE

A curated collection of retail, dining, services and experiences connecting Mandalay Bay and Luxor.

SITE PLAN



← **MANDALAY BAY**
LAS VEGAS

LUXOR →
LAS VEGAS

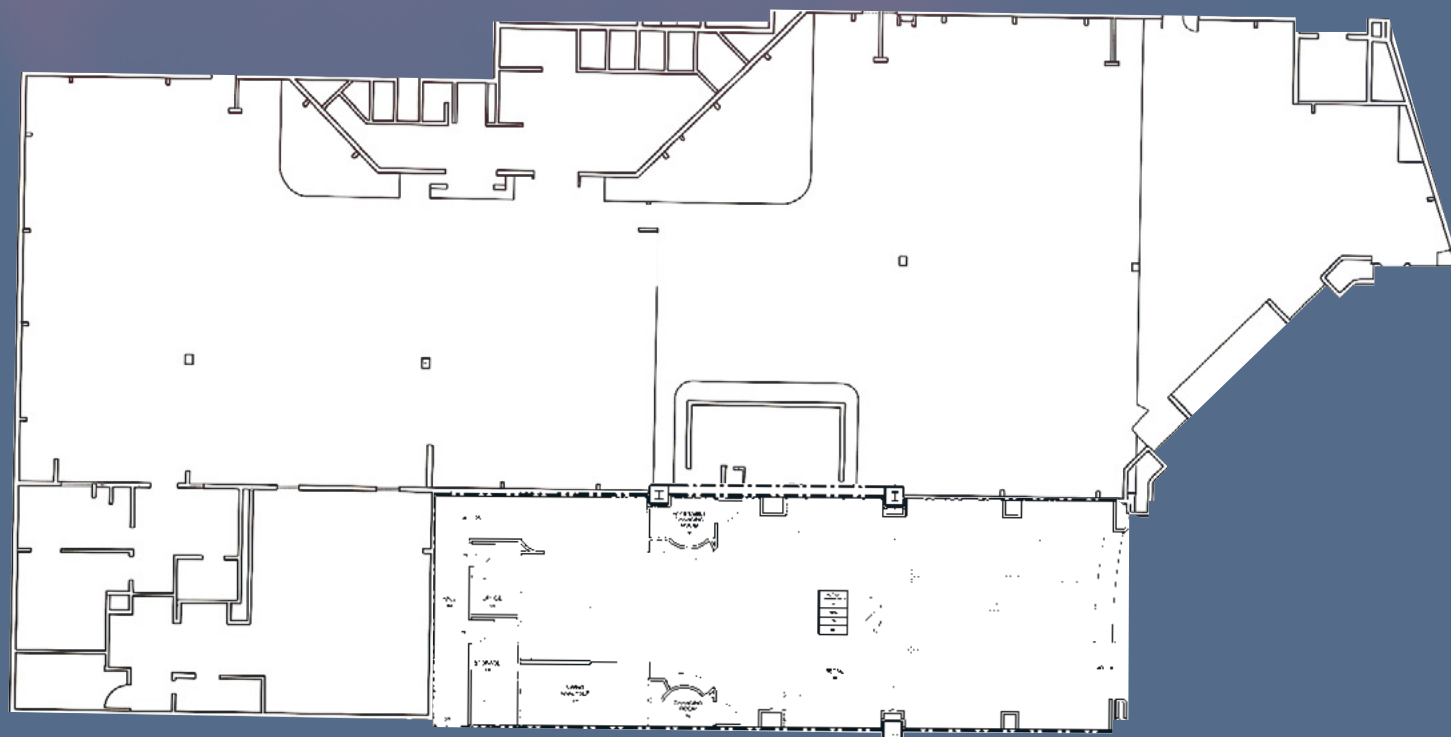
● AVAILABLE

ANCHOR OPPORTUNITIES

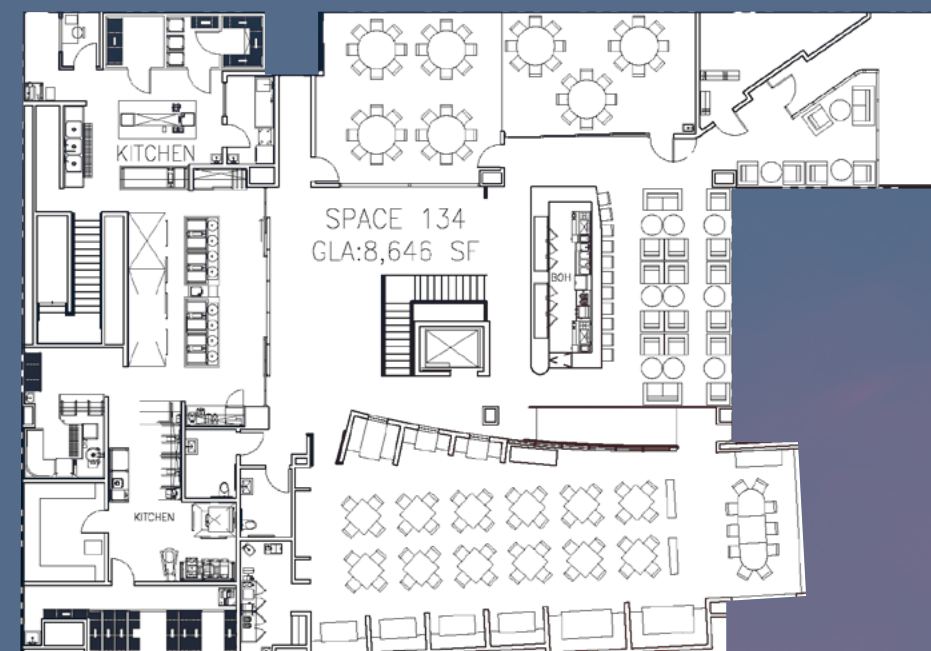
AVAILABLE OPPORTUNITIES

BE PART OF WHAT'S NEXT

SUITE
124 & 125
13,670 SF
(Combined)



SUITE
134
Former Restaurant
8,625 SF



IN-LINE OPPORTUNITIES

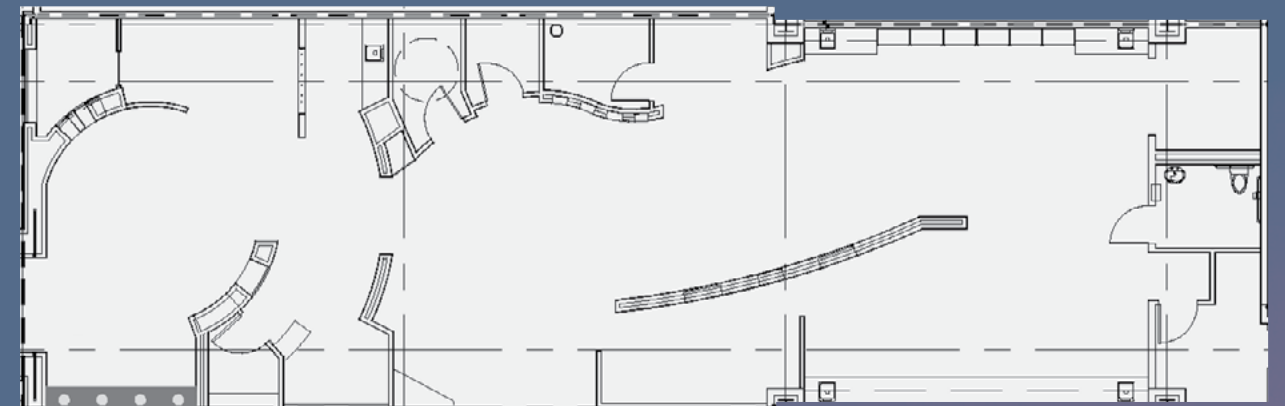
AVAILABLE OPPORTUNITIES

BE PART OF WHAT'S NEXT

SUITES
109B
1,362 SF



SUITE
112
Former Salon
3,032 SF



MORE REASONS TO DISCOVER. MORE REASONS TO STAY. MORE REASONS TO RETURN.



DISCOVER



INDULGE



EXPERIENCE

THE NEXT EVOLUTION OF THE MIX

CURATED FOR HOW LAS VEGAS SHOPS, DINES & PLAYS TODAY



REFRESH



CONNECT



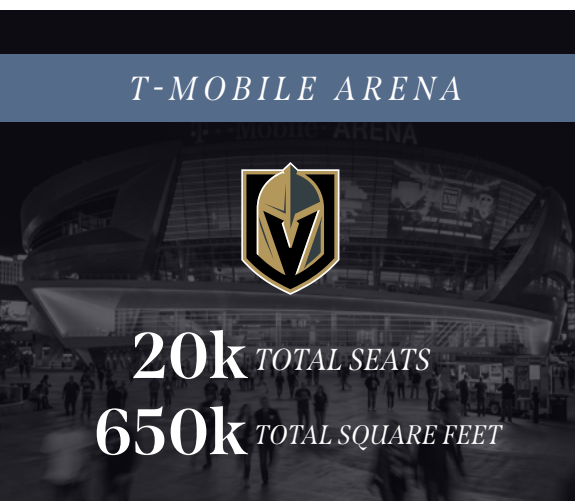
CELEBRATE



LAS VEGAS CONVENTION CENTER

The premier Las Vegas Convention Center offers **4.6 million square feet of space**. In January 2026, it completed a **\$600 million renovation**, building upon the 2021 West Hall expansion. Supported by **150,000 hotel rooms**, Las Vegas hosted **6 million attendees** in 2025, boasting a nationally leading **15 million square feet of meeting space**.

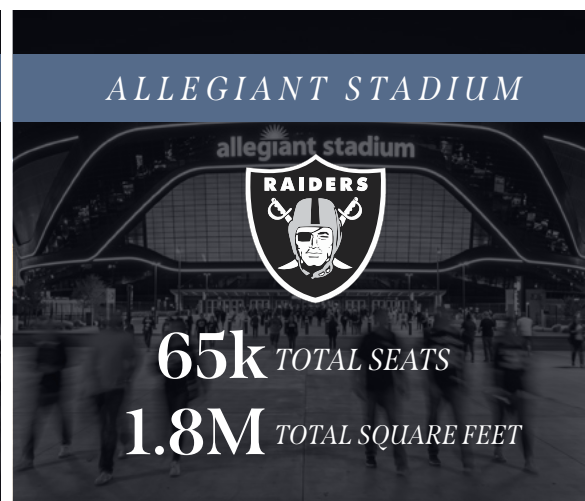
(Source: LVCVA)



T-MOBILE ARENA



20k TOTAL SEATS
650k TOTAL SQUARE FEET



ALLEGiant STADIUM



65k TOTAL SEATS
1.8M TOTAL SQUARE FEET



LAS VEGAS ACES



+10k FAN ATTENDANCE
3x WNBA CHAMPIONS



LAS VEGAS A'S STADIUM

The future Athletics ballpark is under construction on the former Tropicana site at Las Vegas Boulevard and Tropicana Avenue. Designed by BIG and HNTB, the \$2 billion, 33,000-seat climate-controlled stadium will feature dramatic roof panels and skyline views. Opening for the 2028 MLB season, it anchors a major entertainment district on the Las Vegas Strip.

(Source: Athletics / MLB)

LAS VEGAS

2025 TOURISM & TRAVEL HIGHLIGHTS

38.5 Million
ANNUAL VISITOR

2.39 Million
TOTAL RESIDENTS

6 Million
CONVENTION ATTENDANCE

55.1 Billion
DIRECT VISITOR SPENDING

Las Vegas is one of the nation's fastest-evolving metropolitan areas, globally recognized for tourism, entertainment, hospitality, and gaming while continuing to expand its presence in professional sports, technology, healthcare, logistics, advanced manufacturing, and business.

The Las Vegas Valley is home to more than 2.4 million residents and continues to benefit from strong population growth, a favorable tax environment with no individual state income tax, and a business-friendly climate. The region's continued investment in infrastructure, housing, employment centers, and major developments has further strengthened Southern Nevada as both a business destination and a desirable place to live.

Las Vegas has also emerged as a major professional sports and entertainment market. Home to the NFL's Las Vegas Raiders, NHL's Vegas Golden Knights, WNBA's Las Vegas Aces, UFC, and numerous professional and collegiate sporting events, the market continues to build its reputation as the "Sports and Entertainment Capital of the World." The arrival of Major League Baseball's Athletics will further expand the city's professional sports presence.

With world-class resorts, convention facilities, entertainment venues, professional sports, and nearly 40 million annual visitors, Las Vegas combines a rapidly growing local population with an unparalleled tourism economy. This unique combination continues to drive development, investment, and long-term opportunities across the Las Vegas Valley.

BROKERAGE TEAM

ROI Commercial Real Estate is a boutique commercial real estate brokerage firm. Specializing primarily in the Retail sector, ROI services buyers, sellers, tenants, and landlords in all areas of commercial real estate transactions. As a market leader in retail space, ROI handles commercial retail leases, land development, and brokerage sales, as well as tenant representation throughout Las Vegas. With over 120 years of combined knowledge and real estate experience, ROI is an industry leader in the Las Vegas market.

Our team is on the leading edge of experiential retail trends here in Las Vegas. We possess a strong background working in retail on “The Strip,” the resort corridor, and throughout the rest of the beautiful Las Vegas Valley.

We understand the importance of the tourist’s spending dollar, as well as tapping into our local market, and have been successfully repositioning properties to create the greatest value for our clients with over 74 years of combined team experience. This experience has allowed us to build a substantial database of popular and qualified concepts which are looking for placement and expansion. In addition, all of our team members hold a CCIM designation. The CCIM designation represents proven expertise in financial, market, and investment analysis, in addition to negotiation.

We are a dynamic and cohesive three-member team with specialized experience in both traditional and emerging experiential retail. Each team member is highly creative and strategic in their own right, and our diverse experiences bring different strengths to a project – a combination that allows us to meet and exceed goals for clients and sets us apart from our competition.



3.8M SF

LEASED AND SOLD
in the past 5 years



185

TRANSACTIONS COMPLETED
in the past 5 years



\$630M

TOTAL VOLUME COMPLETED
in the past 5 years



74 YEARS

COMBINED RETAIL
EXPERIENCE



ANGELICA M. CLEMMER, CCIM
EXECUTIVE VICE PRESIDENT

- 18 years in the Commercial Real Estate industry
- Specializing in retail, leasing, tenant representation, repositioning, development, investment sales and Experiential Retail and The Resort Corridor.
- ICSC Member
- CCIM Southern Nevada Chapter – Member and Committee Member
- Former Food & Beverage Professional



ISABELLA J. SORRENTINO, CCIM
VICE PRESIDENT

- 8 years in the Commercial Real Estate Industry
- Specializing in leasing and marketing primarily in Southern Nevada
- CCIM Southern NV Board of Directors
- Retail brokers Network co-Chair Restaurant Council
- ICSC Las Vegas Next Generation Chair
- BSBA (Marketing) – University of San Diego



BRIAN SORRENTINO, CCIM
DIRECTOR

- 48 years in Commercial Real Estate Industry
- CCIM Southern Nevada Chapter – Past President
- ICSC Nevada – Past Alliance Chair
- Retail Brokers Network (RBN) – Past President and Board of Directors
- Specializing in retail, leasing, tenant representation, disposition, and site acquisition
- Former national fast food and national casual dining franchisee
- BA (Advertising) – San Jose State University

THE SHOPPES AT MANDALAY PLACE

Your Future Retail Space in Paradise is Calling.

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