



For Lease

## College Town Plaza I & II

4800-4808 S. Maryland Parkway, Las Vegas, NV 89119

**HILLARY STEINBERG**

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**AVISON  
YOUNG**

# Property Highlights

4800-4808 S. Maryland Parkway, Las Vegas, NV 89119

- Suite H-I-J: 3,200 sf available (salon/barbershop suite)
- Suite F-1: 600 sf available (former tattoo studio)
- Suite F-2: 1,600 sf available (2nd generation retail with mezzanine)
- Suite F-1 & F-2 can be combined for a total of 2,200 sf
- Zoning: C-2 (General Commercial)
- Pylon signage
- Pad tenant Tacos Del Julio
- Inline tenants include Jimmy John's, AA Printing, Yesterday's Fits and Stake-Out
- High traffic counts ±27,600 vehicles per day via Maryland Parkway
- Less than 2.5 miles to the Las Vegas Strip
- Minutes from Harry Reid International Airport
- Part of the UNLV University District on Maryland Parkway near Tropicana
- Asking Rate: \$1.99 PSF NNN
- \$0.65 PSF CAM's

## Demographics

 <b>Total Population</b>	1-mile <b>28,377</b>	3-miles <b>124,774</b>	5-miles <b>425,624</b>
 <b>Median HH Income</b>	1-mile <b>\$38,471</b>	3-miles <b>\$47,138</b>	5-miles <b>\$50,785</b>
 <b>Median Home Value</b>	1-mile <b>\$279,509</b>	3-miles <b>\$292,407</b>	5-miles <b>\$290,290</b>
 <b>Total Households</b>	1-mile <b>11,973</b>	3-miles <b>54,318</b>	5-miles <b>174,677</b>
 <b>Average Size Household</b>	1-mile <b>2.3</b>	3-miles <b>2.3</b>	5-miles <b>2.4</b>

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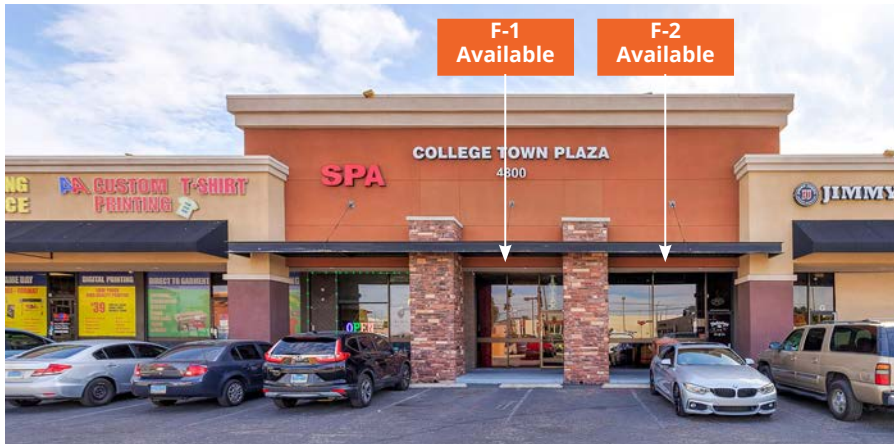
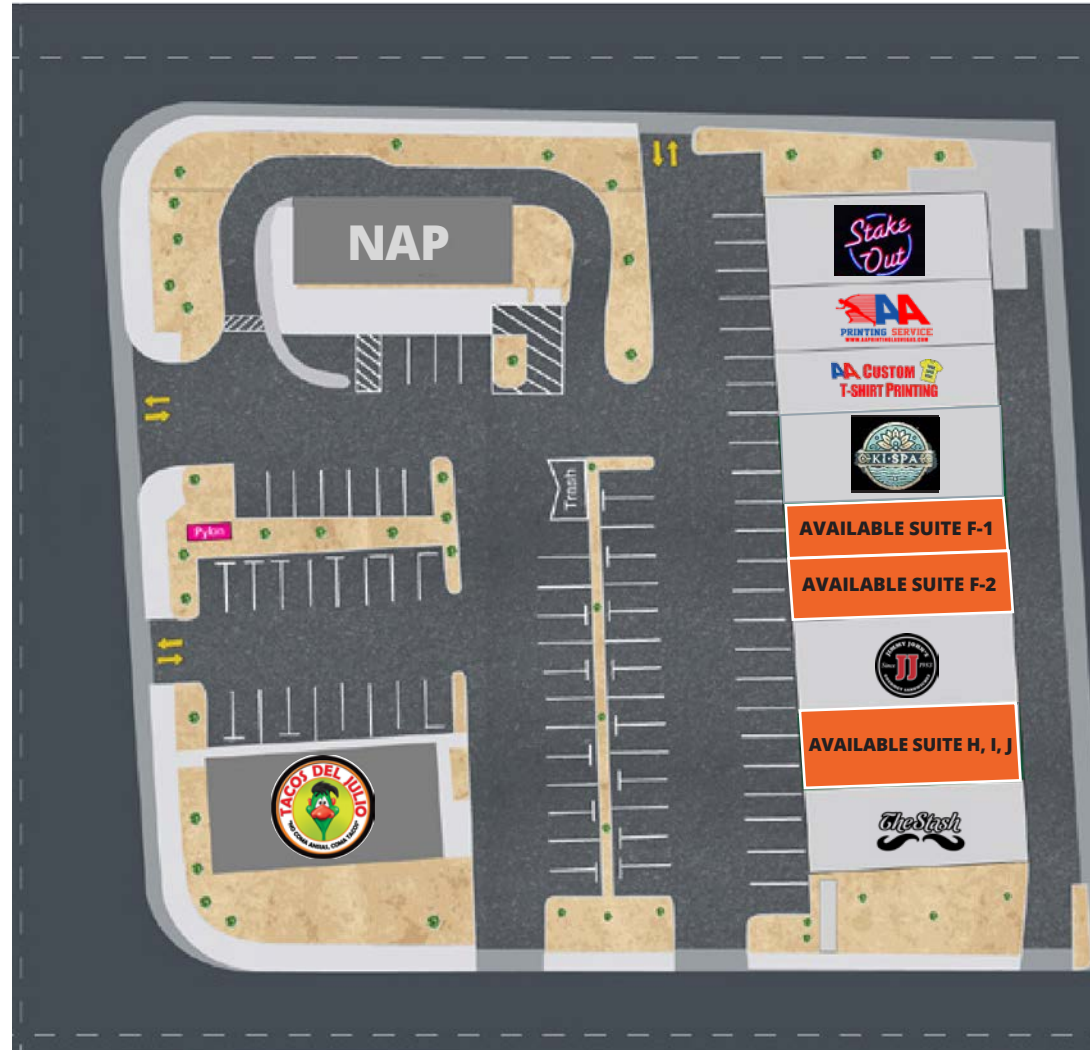
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# Site Plan

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Tenant	Suite	Sq. Ft.	Lease Rate
Stake Out Bar & Restaurant	A-B		
Advertising Advantage Printing	C		
AA Custom T-Shirt Printing	D		
Ki Spa	E		
<b>AVAILABLE</b>	F-1	±600 sf	\$1.99 psf
<b>AVAILABLE</b>	F-2	±1,600 sf	\$1.99 psf
Jimmy John's	G		
<b>AVAILABLE</b>	H/I/J	±3,200 sf	\$1.99 psf
The Stash Smoke Shop	K		



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