

TOWN SQUARE

L A S V E G A S

A DIFFERENT SIDE OF LAS VEGAS



CBRE

nuveen

FAIRBOURNE
PROPERTIES

RECENT OPENINGS!

THE GUEST HOUSE

Flecha

BY MARK WAHLBERG

tamba

ACTIVATE



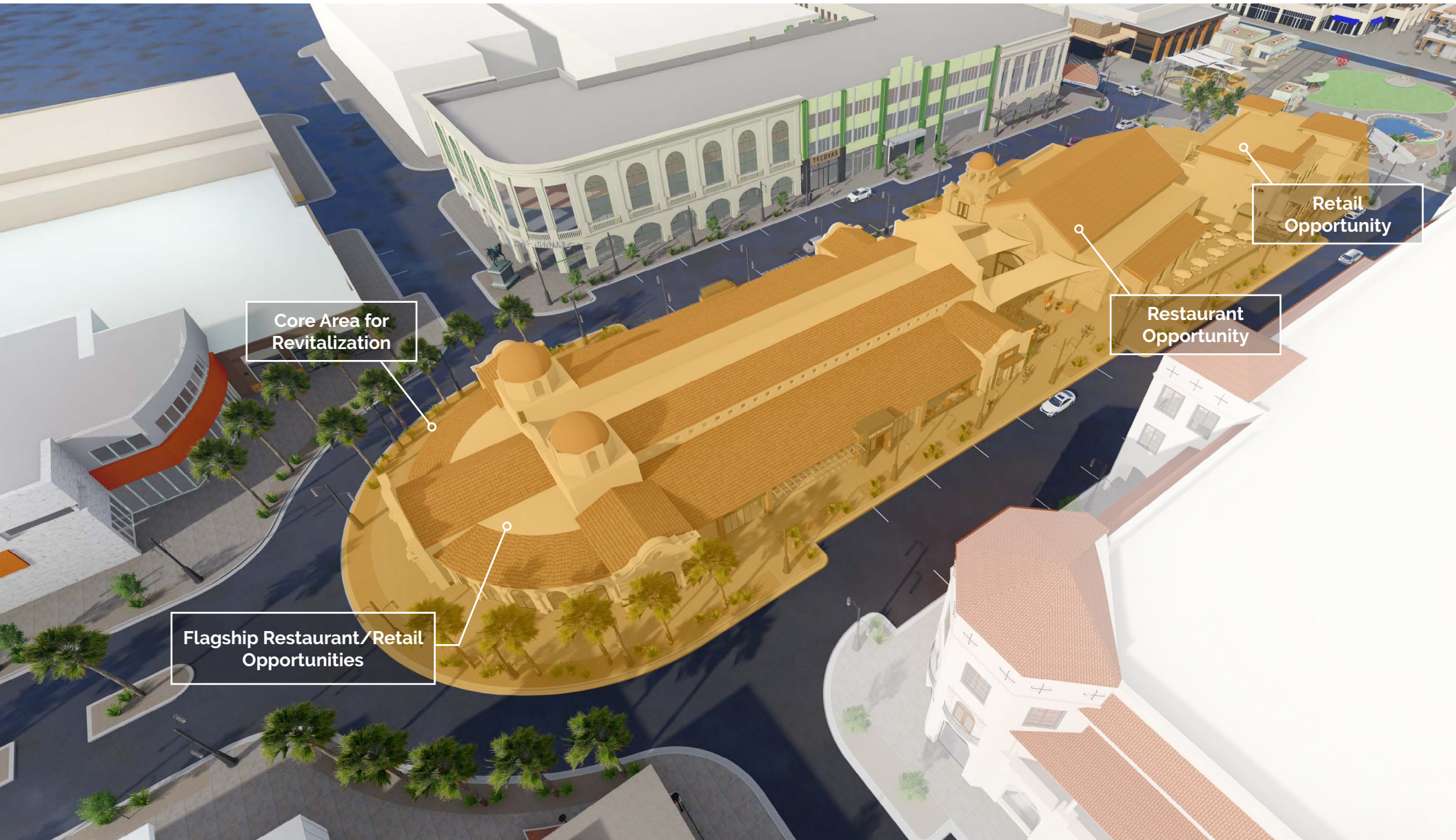


The Future of the Project

CURATED RETAIL

Opportunities Available

±700 - ±17,800 RSF



Core Area for
Revitalization

Flagship Restaurant/Retail
Opportunities

Restaurant
Opportunity

Retail
Opportunity

Executive Summary

Discover Town Square Las Vegas—an open-air destination where shopping, dining, offices, and entertainment come together. Spanning 100 acres just one mile south of the Strip, this vibrant hub offers a dynamic blend of lifestyle, leisure, and convenience



The Area

VISITOR ORIGIN

LAS VEGAS



41.7M
Visitors
in 2024

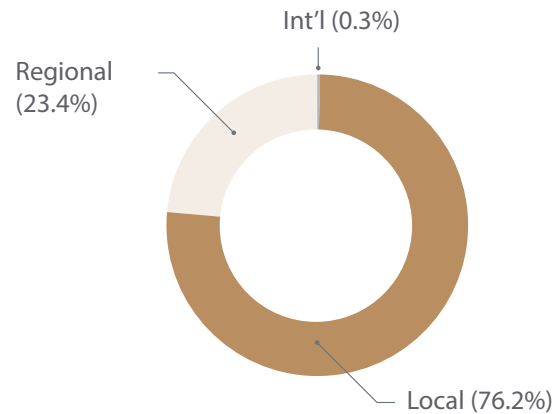


83.6%



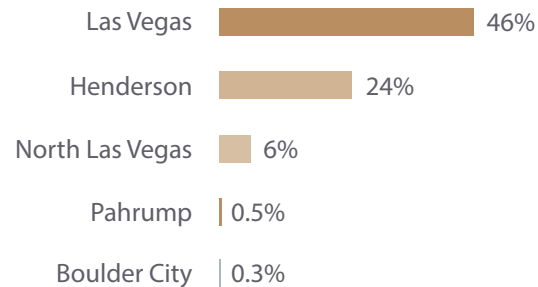
\$193
Average Daily
Room Rate

TOURISM

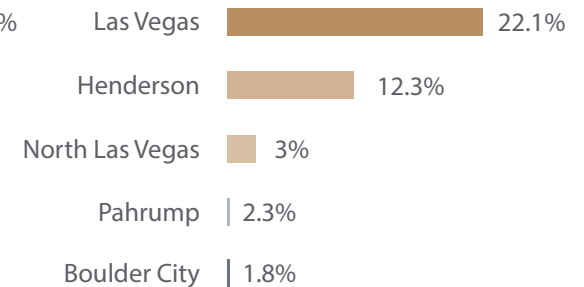


COMMON LOCATION

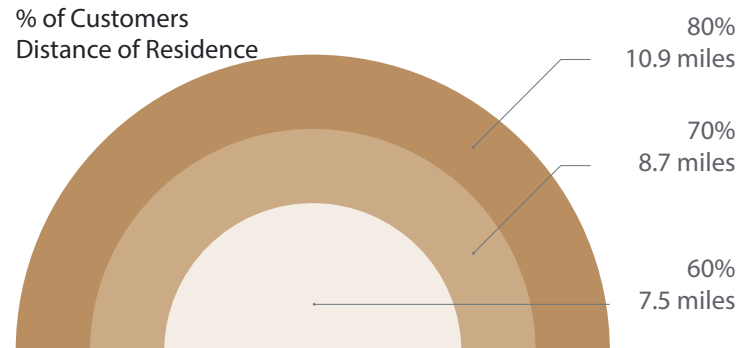
DAYTIME



EVENING



LOCALE DISTANCE



CUSTOMER SEASONALITY



17.4%
Spring



26.0%
Summer



36.2%
Fall



20.3%
Winter

Local Visitors includes visitors living within 75 miles of the analyzed location. Regional/U.S. tourists includes visitors originating within the U.S., 75 miles or more from the analyzed location. International tourists includes visitors origination outside U.S. borders.

Site Plan



Aerial



DOWNTOWN SUMMERLIN

LAS VEGAS STRIP

MCCARRAN INT'L AIRPORT

GALLERIA AT HENDERSON

THE DISTRICT

TOWN SQUARE
LAS VEGAS

INTERSECTION OF
THE 15 AND 215
189,000 CPD

N

Count Breakdown

13.6M

Extrapolated Visitor
Estimate

37.2 K

Visitor/Day Ratio

65%

Weekday

51.8%

One-Time Visitors

Demographics 3 Mile Radius

\$2.6B

Consumer Spending

\$112,595

Avg Household Income

65,529

Total Population

\$519,568

Avg Home Value

Source: ESRI 2025



Highlight Tenants

Whole Foods, Flecha Cantina, Popstroke, Ulta, Barnes & Noble, The Guesthouse, Apple, AMC, Laseraway, Element Hotel, The Container Store, Victoria's Secret, Tamba Indian Cuisine, Sephora, Pressed Juicery, Abercrombie & Fitch, MAC, Saks Off Fifth



THE GUEST HOUSE

The Guesthouse offers a warm, welcoming space for those who love great food and good company. Its menu blends elevated classics with global flavors. Whether it's a casual night out or a special occasion, it's the perfect spot to share memorable meals with friends and family.



Flecha Cantina

Flecha redefines Modern Mexican with bold flavors and a vibrant vibe, curated by Mark Wahlberg and a team of world-class chefs and mixologists. From tacos and tequila Tuesdays to live entertainment, happy hour, and a brunch worth waking up for. Every visit is a reason to celebrate.



One of the Highest Performing Apple stores in Nevada

A wide-angle photograph of the interior of an Apple Store. The space is bright and minimalist, with a high ceiling and large glass windows. Several long, light-colored wooden tables are arranged throughout the store, displaying various Apple products. Numerous customers and staff members are visible, some standing and looking at the products, others walking through the aisles. The overall atmosphere is clean, modern, and professional.

Apple

Discover the latest in cutting-edge technology and sleek design at Apple. From the latest iPhone models to powerful MacBooks and innovative accessories, Apple offers a wide range of products to meet your tech needs. Explore their state of-the-art store and experience firsthand the seamless integration and user-friendly

Pop Stroke

PopStroke combines mini-golf and gourmet dining for an unforgettable experience. Play through beautifully designed courses, enjoy craft food and drinks, and soak in the vibrant atmosphere. Backed by Tiger Woods and TaylorMade, PopStroke takes the game to the next level.



The Details

Year Built / Renovated

2007 / Ongoing

Specialty Retailers

115

Parking Stalls

5,800

Total Retail GLA

1,010,000 SF

Total Office GLA

250,000 SF

Element Hotel

118 Keys

Leasing Opportunities

Restaurant / Retail

±700 - ±17,800SF

Extras

Easy access to I-15 and 215 freeways

0.8 miles from the Welcome to Las Vegas sign and the Strip

McCarran International Airport and visible from the I-15 freeways



CBRE

nuveen

FAIRBOURNE
PROPERTIES

TOWN SQUARE

L A S V E G A S



Contact

FRANK VOLK

Lic. BS. 0012288

+1 702 369 4880

frank.volk@cbre.com

GREG BRIEST

Lic. S. 0188319

+1 818 800 4492

greg.briest@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.