

MARYLAND PARK PLACE

FOR LEASE



PROPERTY DETAILS

1155 - 1185 E. TWAIN AVE., LAS VEGAS, NV 89169

- Rent: \$1.75-\$2.50
- Space Available $\pm$ 570 - 6,014 SF
- **Vons Anchored Shopping Center**
- Tenant Improvement Allowance Available for Qualified Deals and Tenants
- Join Vons, Little Caesar's, Men's Warehouse, Taco Bell, and More National/Regional Tenants
- Over 44,500 Vehicles Per Day in Intersection
- Close proximity to UNLV, Harry Reid International Airport, and Las Vegas Strip
- Located in Highly Populated Residential Area

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DRONE VIDEO

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GOOGLE MAPS

2023 DEMOS



EST. POPULATION

1 MILE » 30,891
3 MILE » 152,481
5 MILE » 439,632



EST. HOUSEHOLDS

1 MILE » 15,105
3 MILE » 72,450
5 MILE » 180,576



EST. AVERAGE HH INCOME

1 MILE » \$56,777
3 MILE » \$68,507
5 MILE » \$71,137



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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SUITE	TENANT	SQUARE FOOTAGE
1155-109	AVAILABLE	1,526
1155-108	AAA Mail Box, LLC	1,106
1155-107	Barber & Salon	1,118
1155-106	Smoke 4 Less	1,000
1155-105	AVAILABLE	1,158
1155-104	Adobe Insurance	1,269
1155-103	AVAILABLE	570
1155-102	Little Caesars	873
1155-101	LV Nails	780
1155	Von's	60,523
1159-101	AVAILABLE*	6,014
1159-104	Men's Wearhouse	7,499
1159-108	H&R Block	1,611
1159-109	Lux Beauty Supply	7,581
1185	Von's Fuel	0
1109	Taco Bell	2,200

*Do not disturb current tenant



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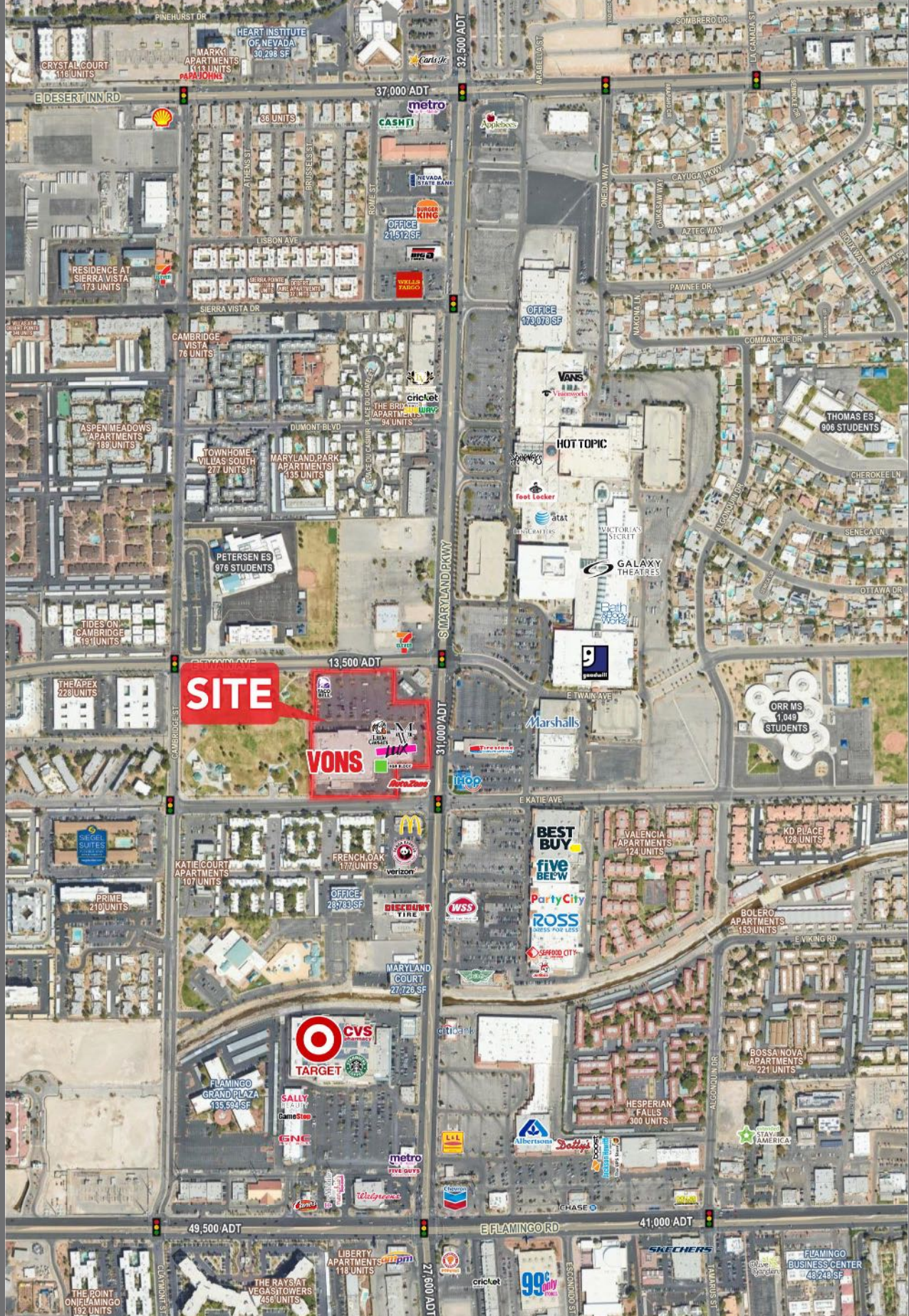


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