



cricket
wireless

31,500 CPD



SMITH

MARYLAND PARKWAY

Dotty's

DUNKIN'

CIRCLE K

SUBJECT
PROPERTY



SAHARA AVENUE

49,500 CPD

ALMOND GROVE

2380 S. MARYLAND PARKWAY,
LAS VEGAS, NV 89104

SHELL BUILDING COMPLETE AND
READY FOR TENANT IMPROVEMENTS

AVAILABLE FOR LEASE - 2,611 SF
10 STACK DRIVE THRU!

JOIN THE FOLLOWING TENANTS:
Circle K, Dotty's, and DUNKIN'

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PROPERTY HIGHLIGHTS

2,611 SF Available

- 10 Stack Drive Thru!
- ±4.34 Acre Redevelopment
- Zoned C1
- Tenant Improvement Allowance Available
- Grease Trap Installed
- Tommy's Express Car Wash to be built directly next to subject building

2026 Demographics

	1 Mile	3 Miles	5 Miles
Population	24,257	180,311	515,542
Household Income	\$61,432	\$55,599	\$57,113
Households	9,968	77,696	194,224



Join the following tenants:

DUNKIN'



Dotty's

SITE PLAN

Tenant	SF	Price
Dotty's	4,565	Leased
Circle K	5,200	Leased
Dunkin'	1,500	Leased
AVAILABLE	2,611	\$5 NNN

Parking Analysis

Dotty's	79 Spaces
Circle K	30 Spaces
Dunkin'	15 Spaces
AVAILABLE	28 Spaces
Total Parking Provided	*152

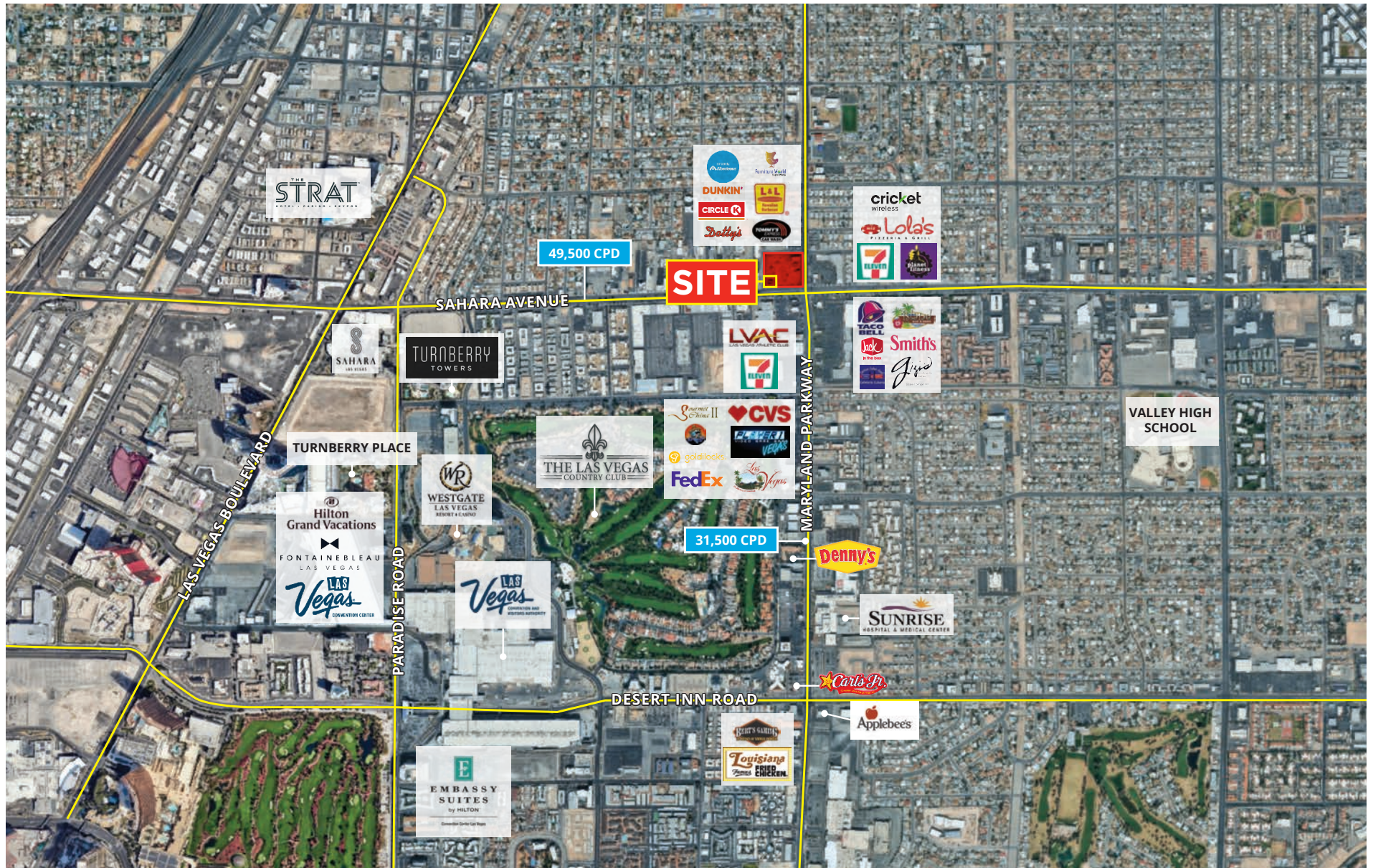
*Subject to Change

= Available

Drawings not so scale. For illustration purposes only.



AERIAL MAP



PROPERTY IMAGES



2380 S. MARYLAND PARKWAY, LAS VEGAS, NV 89104

2380 S. Maryland Parkway, Las Vegas, NV 89104

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