

4000 LINQ LANE

NWC Flamingo Road & Linq Lane
Las Vegas, Nevada 89109



PROPERTY HIGHLIGHTS

- ±4,000 SF
- Contact Broker for Pricing
- High Foot Traffic
- Next to World-Famous Battista's Hole in the Wall
- Zoned H1
- Resort Corridor



DEMOGRAPHIC SNAPSHOT



Population

151,616



Average Household Income

\$68,527



Households

66,684



Daytime Population

144,540

Store Visits at Stage Door Casino

Visits 3 Months	Visits 6 Months	Visits 9 Months	Visits 1 Year	Median Daily Visits
289,673	523,275	843,266	1,169,511	3,027

The Mirage Hotel & Casino
FUTURE - Hard Rock Hotel Las Vegas
3,044 Rooms | Meeting Space: 171,959 SF
Mirage Street of Shops Retail: 31,706 SF

The Venetian
Rooms: 4,029

The Venetian Expo
Meeting Space: 510,008 SF

Sphere
Immersive Experience Venue
Opened September 2023
Capacity: 18,600

The Forum Shops at Caesars
Retail: 677,100 SF

Harrah's Las Vegas
Rooms: 2,942 | Meeting Space: 25,000 SF

Caesars Forum Conference Center
550,000 SF | Meeting Space: 300,000 SF
100,000 SF Outdoor Space

Westchester Dr

The Colosseum
Capacity: 4,100

The LINQ Hotel + Experience
Rooms: 2,236 | Meeting Space: 69,000 SF

High Roller
Observation Wheel
28 Cabins | 550 Feet High

Holiday Inn
Club Vacations
at Desert Club Resort
Rooms: 308
Timeshare: 350 Units

The LINQ

Flamingo Las Vegas
Rooms: 3,446 | Meeting Space: 73,000 SF

The Westin
Las Vegas Hotel & Spa
Rooms: 826
Meeting Space: 25,000 SF

Meridian
Luxury Condos
16 Acres | 678 Units

SITE

FLAMINGO ROAD 55,000 VPD

Horseshoe Las Vegas
Rooms: 2,312 | Meeting Space: 175,000 SF

The Platinum
Hotel & Spa
Rooms: 287
Meeting Space: 15,000 SF
Condos: 255 Units

Tuscany
Suites & Casino
Rooms: 716
Meeting Space: 40,000 SF

Bellagio Hotel & Casino
Rooms: 3,938 | Meeting Space: 200,000 SF
Via Bellagio Retail: 100,000 SF

Paris Las Vegas
Rooms: 2,916 | Meeting Space: 140,000 SF

BattleBots
Arena

Formula 1
Las Vegas Track
6.201 km
10 Year Contract

Vdara Hotel & Spa
Rooms: 1,395
Meeting Space: 16,500 SF
Condos: 1,495 Units

The Cosmopolitan of Las Vegas
Rooms: 3,033 | Meeting Space: 200,000 SF
The Shops at The Cosmopolitan Retail: 36,000 SF

Planet Hollywood Las Vegas Resort
Rooms: 2,496 | Meeting Space: 83,000 SF
Miracle Mile Shops Retail: 473,000 SF

F1 Paddock
Zone

F1 East
Harmon Zone

Harmon at 370
Apartments
996 Units

ARIA Resort & Casino
Rooms: 4,002
Meeting Space: 300,000 SF

The Shops
at Crystals
Retail: 500,000 SF

Elara by Hilton Grand Vacations
Rooms: 1,200 | Meeting Space: 3,275 SF

Marriott's
Grand Chateau
Timeshare: 1,114 Units

LSI Resorts
at The Signature
The Signature
Condo Hotel
Condos: 1,728 Units

TopGolf
120 Golf Bays
Two Pools
Concert Venue
Capacity: 900

Marie Antoinette
Condominiums

Club Wyndham
Grand Desert
Timeshare: 700 Units

Year Towers
at Aria Las Vegas
Condos: 670 Units

Hilton Vacation Club
Polo Towers Las Vegas
Timeshare: 668 Units

The Signature
at MGM Grand
Rooms: 770 | Meeting Space: 3,337 SF
Timeshare: 958 Units

Waldorf Astoria Las Vegas
Rooms: 392 | Meeting Space: 12,000 SF
Condos: 227 Units

BLVD
Retail: 400,000 SF



DRONE IMAGES





CO-TENANTS



SITE FROM NORTH



SITE FROM LINQ LN



AREA ATTRACTIONS

THE LINQ

The LINQ Promenade is a shopping, dining and entertainment district located at the center of the Las Vegas Strip which is home to 35+ restaurant and retail stores such as Brooklyn Bowl, Gordon Ramsay Fish and Chips, IN-N-Out Burger, Razer, Yard House, and so much more! You can find exciting attractions at The LINQ Promenade such as The High Roller, North America's Tallest Observation wheel, and Fly LINQ Zipline, the strip's only zipline. There's something for everyone at The LINQ Promenade!



MSG SPHERE

The MSG Sphere at The Venetian is the first music and entertainment venue of its kind in Las Vegas. The sphere-shaped arena features 17,500 seats and showcase the world's largest LED screen. It also includes state-of-the-art acoustic technology.

The arena will welcome musical artists, award shows and sporting events. The project is a partnership between Madison Square Garden Company (MSG) and Las Vegas Sands Corporation.

AREA ATTRACTIONS

GRAND PRIX

The 300,000 square-foot, four-level paddock building is the central feature of the Las Vegas Grand Prix, with the race's start-finish line and grandstands lining several locations along the track area. The building includes VIP luxury suites, a wedding chapel, a rooftop viewing platform, and the offices for F1's new US headquarters, which are currently situated in New York.



FONTAINEBLEAU

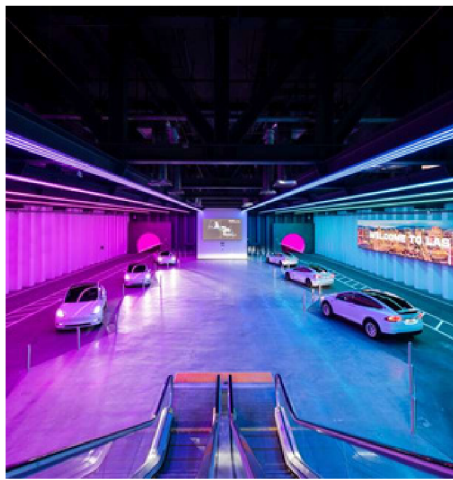
This \$2.5B project features 3,644 hotel rooms and suites and 550,000 SF of Convention Space. It includes the 3,800-seat BleuLive Theater, LIV Nightclub and LIV Beach dayclub and Lapis Spa. The pool complex measures 6 acres in total, and features seven pools. The tower's top floor will boast a private club overlooking the Strip. The resort will host 36 restaurants and bars and also feature a food hall. Fontainebleau Las Vegas is the newest chapter in the 70-year history of the iconic Fontainebleau brand. (Opening December 2023)

UPCOMING PROJECTS



Brightline West High-Speed Rail

Brightline West will build on Florida's award-winning service by connecting Las Vegas and Southern California with the first true high-speed passenger rail system in the nation. This 218-mile, all-electric high-speed rail service will include a flagship station in Las Vegas, with additional stations in Apple Valley, Hesperia, and Rancho Cucamonga. At speeds of 186+ miles per hour, trains will take passengers from Las Vegas to Rancho Cucamonga in just 2 hours and 10 minutes, twice as fast as the normal drive time. The Rancho Cucamonga Station will connect to Southern California's regional Metrolink service, allowing for seamless connectivity into downtown Los Angeles and beyond.



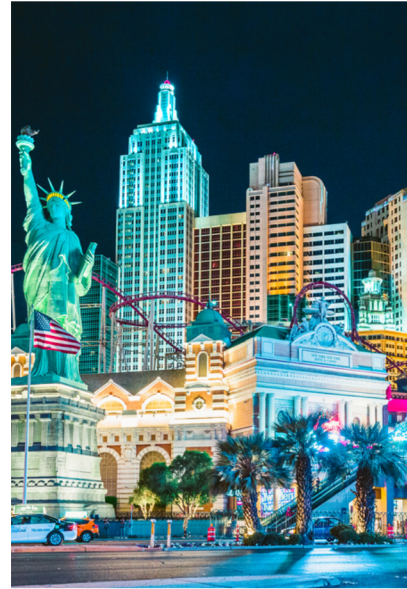
Vegas Loop

4,400 - Passenger Count Per Hour

Elon Musk's innovative underground transportation system known as the Vegas Loop at Las Vegas Convention Center serves as a fun and quick transportation solution to move thousands of convention attendees throughout the more than 200-acre Las Vegas Convention Center (LVCC) campus, all 40 feet beneath the ground. Future expansion includes 69 planned stations and a 65-mile underground tunnel system stretching from Downtown Las Vegas through the resort corridor and eventually to Harry Reid International Airport.



LAS VEGAS OVERVIEW



Las Vegas is a unique suburban community with an emphasis in tourism, entertainment, casinos and gambling, business, warehousing, and innovation. It is the only major city in the American West to have been founded in the 20th century. It has grown significantly each year and has been one of the most desirable cities to move to.

Beyond its glittering facade, Las Vegas boasts a wealth of opportunities, from the absence of state income tax to a booming tech industry, featuring giants like Zappos and Switch, the origin of innovative companies like Solarcity and BrightSource, home of the UFC, and five professional sports teams - the Golden Knights NHL Team, the Henderson Silver Knights AHL Team, the Raiders NFL Team, the Las Vegas ACES WBNA Team, and the Las Vegas Aviators MiLB Team.

The population of the Las Vegas Valley currently sits at 2.3 million and has steadily increased by 50,000 people each year. Las Vegas holds majority of the population for Nevada at 75% and the state is projected to reach 3 million. This city has grown immensely in a short amount of time and does not show signs of stopping any time soon.

LAS VEGAS HIGHLIGHTS



The Las Vegas Strip was visited by a record 42.2 million visitors in 2017. Many of the largest hotel, casino, and resort properties in the world are located on the Strip. Its hotels, casinos, restaurants, residential high-rises, entertainment offerings, and skyline have established the Strip as one of the most popular and iconic tourist destinations in the world.



Las Vegas is becoming a sports-team mecca with five official sports teams:

- National Hockey League - Golden Knights
- Major League Baseball - Aviators
- WNBA - Aces (Two-time Champions!)
- United Soccer League - Lights FC
- National Football League - Raiders

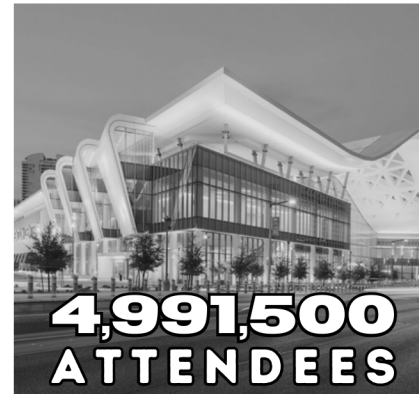
Las Vegas is also home to Formula 1 Racing, NASCAR, National Finals Rodeo, and UFC. It will also host the 2024 Super Bowl LVIII in February.



Home to the Las Vegas Golden Knights, the T-Mobile Arena also hosts concerts, awards shows and sporting events including the 2018 Stanley Cup finals, the Academy of Country Music Awards, the Billboard Music Awards, the iHeartRadio Music Festival, the Latin Grammys, the Miss USA beauty pageant, and WWE professional wrestling events.



Harry Reid International Airport (LAS) is the primary commercial airport in Las Vegas and serves as the initial visitor gateway to one of the most exciting resort destinations in the world. It is ranked the 5th busiest airport in the US. In addition to LAS, Henderson Executive Airport and North Las Vegas Airport accounted for an estimated 254,000 flights.



The Las Vegas Convention Center is one of the busiest facilities in the world with a 3.2M SF facility located within a short distance of more than 100,000 guest rooms.

Biggest Trade Shows:

- CES
- SEMA
- CONEXPO-CON/AGG
- NAB Show



Las Vegas is home to the University of Nevada Las Vegas (UNLV), the College of Southern Nevada (CSN), and Nevada State College. In 2022, UNLV enrolled 30,660 students, CSN enrolled 30,177 students, and Nevada State College enrolled 7,162 students. The Kirk Kerkorian School of Medicine at UNLV has 246 medical students and more than 320 medical residents and fellows.

UPCOMING PROJECTS



Majestic Las Vegas and Majestic Plaza

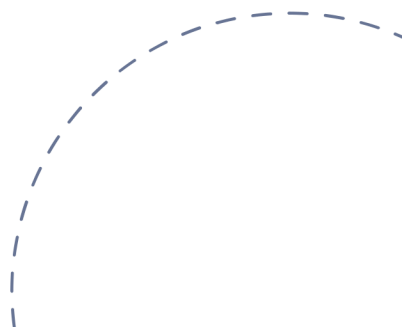
The first-of-its-kind non-gaming, non-smoking, ultra luxury resort, will feature a branded 720 suite five star hotel, six extraordinary freestanding restaurants, 270,000 square feet of Corporate Sky Suites, and an all encompassing medical wellness spa and fitness facility that will be amongst the finest of its kind anywhere in the world. Estimated to open in 2027.

Majestic Plaza is a planned restaurant and entertainment venue attached to the Majestic Las Vegas. Estimated to open in 2025.



Project 63

Situated amid some of the most coveted property in the world and within the mixed-use CityCenter campus, this high design retail complex – comprised of rare Las Vegas Strip flagship retail and restaurant opportunities – reimagines the iconic intersection of Las Vegas Boulevard and Harmon Avenue.



SPORTS & STADIUMS



Allegiant Stadium

The technologically advanced Allegiant Stadium is the home of the Las Vegas Raiders NFL team and hosts world-class entertainment including concerts and special events. It's fully enclosed and climate-controlled with a capacity of 65,000. It's also the home to the UNLV Football team.



T-Mobile Arena

T-Mobile Arena is home to the Las Vegas Golden Knights NHL Team and is the destination in Las Vegas for live events. From amazing music acts to thrilling sporting events, it sets a new standard for entertainment in the city that does it best and hosts over 150 different events each year.



Las Vegas Aces

The Las Vegas Aces are two-time WNBA National Champions (2022 and 2023). The Aces compete in the Western Conference of the WNBA and play their home games at Michelob Ultra Arena in the Mandalay Bay Resort and Casino.



Dollar Loan Center

The Dollar Loan Center is the home of the Henderson Silver Knights AHL Team and the Vegas Knight Hawks of the Indoor Football League. The 5,567-seat Modern Medieval theme arena opened its doors in March 2022.



Las Vegas A's

The owners of the Major League Baseball teams recently approved moving the Oakland A's to Las Vegas. A proposed Stadium would be built on the current site of the Tropicana Hotel. On June 15 a MLB stadium funding bill signed worth \$380 million was signed.

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