RETAIL SPACE NEAR UNLV AVAILABLE

N/NWC Tropicana Ave & Maryland Pkwy | 4855 S Maryland Parkway | Las Vegas, NV 89199

AVAILABLE	0.69 Acres ±2,752 SF
JURISDICTION	CC Paradise - 89119
ZONING	Commercial General (CG)
APN	16222801008

PROPERTY HIGHLIGHTS

- Available for Purchase or Possible Ground Lease
- NO fast food allowed, other restaurants on a case-by-case basis
- Prefer non-food uses
- In University District

NEARBY TENANTS

UNLV · Chevron · Jack in the box · VONS · Firehouse Subs · Bank of America

2025 DEMOGRAPHIC SNAPSHOT

Population: 3-mile radius	**129,710**
Average HH Income:	**$87,473**
Traffic Counts: Tropicana & Maryland	**79,598 vpd**

newmarket COMMERCIAL REAL ESTATE ADVISORS

Contact: Laurie Norkus • o: 702.221.2500 ext. 304 • lnorkus@newmarketadvisors.com

ICSC CHAIN LINKS RETAIL ADVISORS

NewMarket Advisors
5245 South Durango Drive • Las Vegas, Nevada 89113 • newmarketadvisors.com

The information contained herein has been given to us by the owner of the property or other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Site plan subject to change without prior notice.

License: Laurie Norkus, NV S.0061906

February 25, 2026

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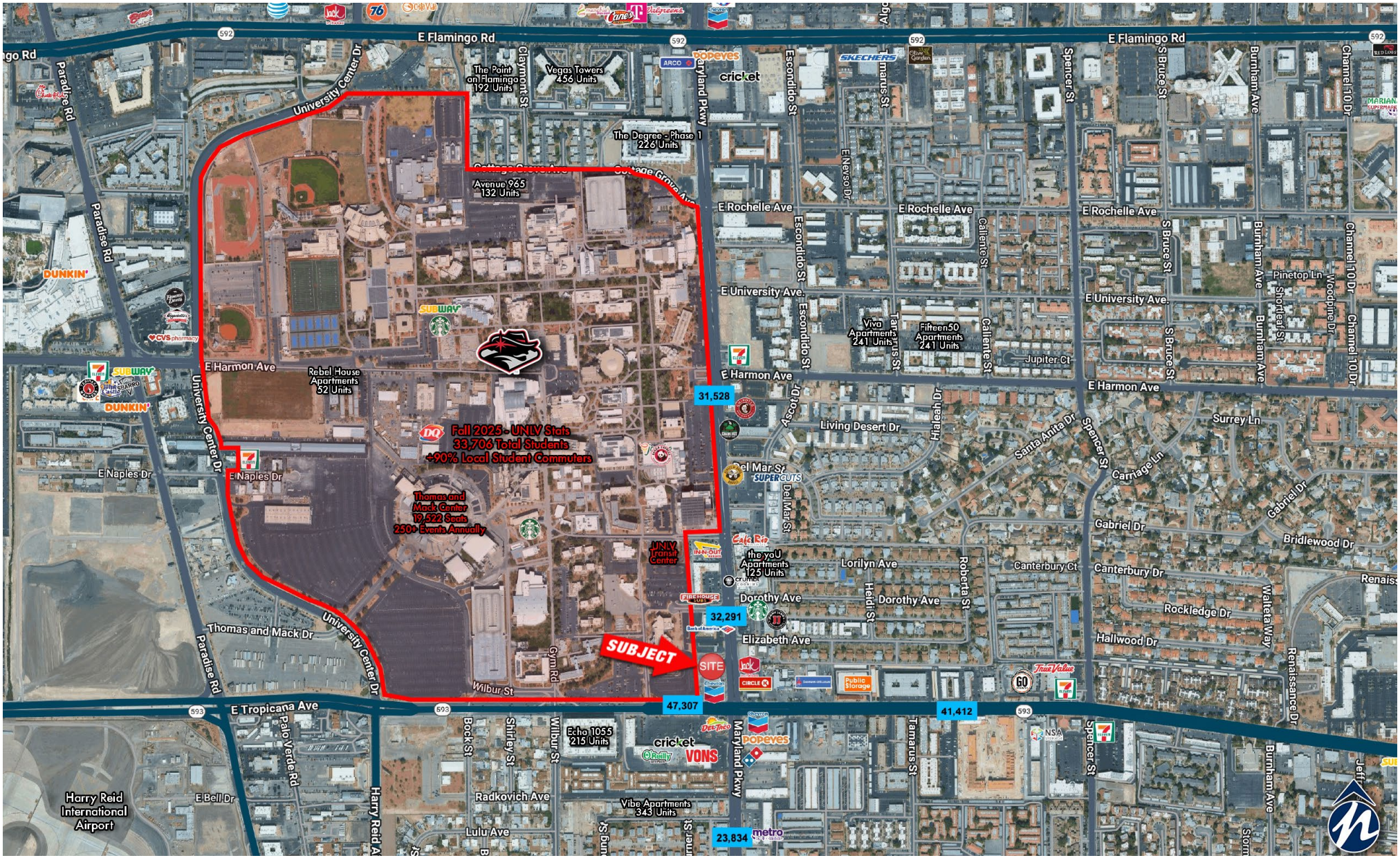

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2025 ESTIMATED DEMOGRAPHICS

Population

1-Mile	**28,046**
3-Mile	**129,710**
5-Mile	**429,515**

Average Household Income

1-Mile	**$62,538**
3-Mile	**$87,473**
5-Mile	**$85,628**

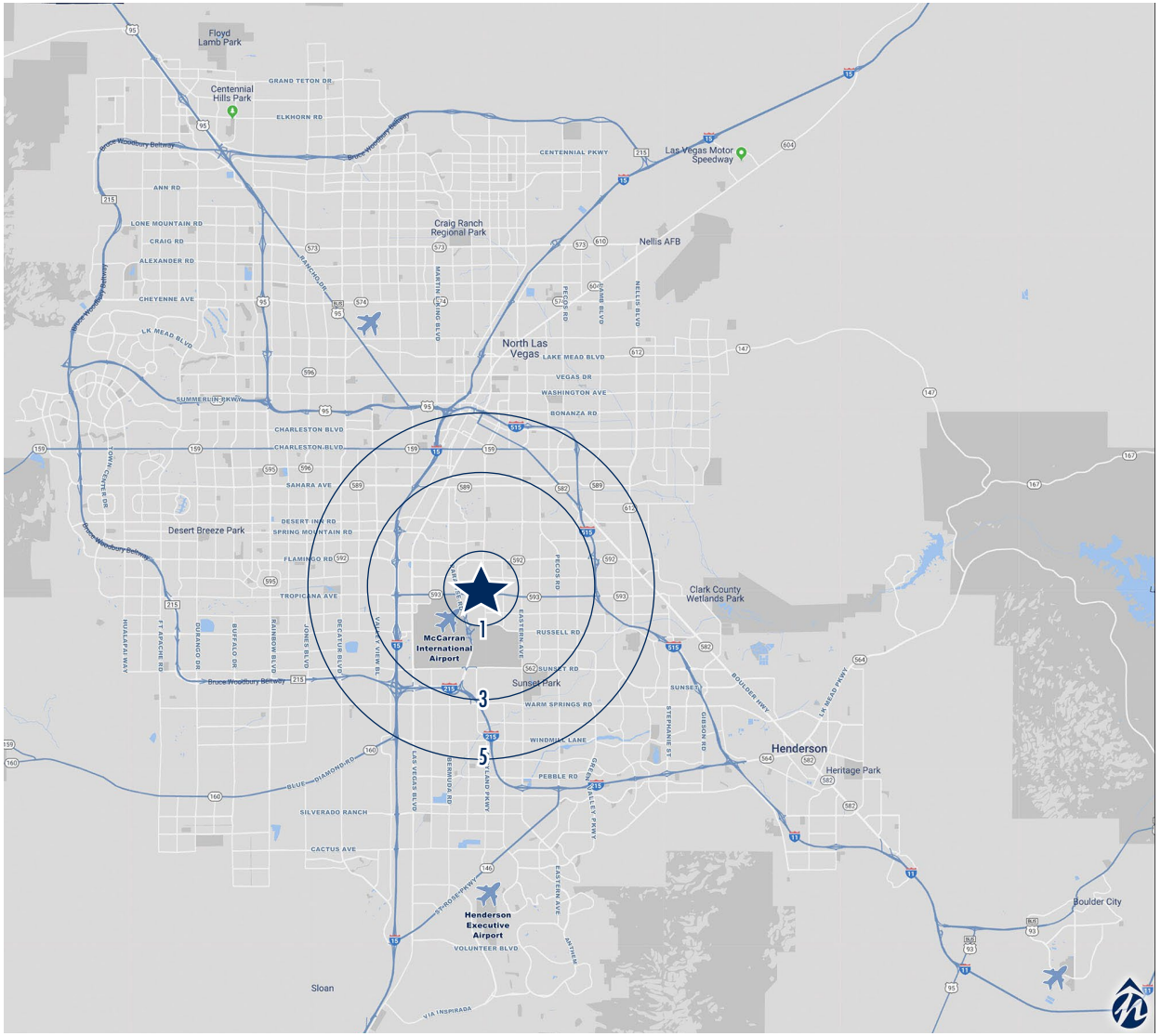
Number of Households

1-Mile	**13,202**
3-Mile	**61,097**
5-Mile	**185,475**

Daytime Population (Employees)

1-Mile	**8,480**
3-Mile	**132,478**
5-Mile	**292,817**

LAS VEGAS VALLEY



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