THE BOULEVARD PLAZA
ADJACENT TO SUNRISE HOSPITAL
3528 S. MARYLAND PARKWAY • LAS VEGAS, NV 89169
PRE-LEASING NOW
The Boulevard Plaza will include the redevelopment of approximately 17-acres of land on the southeast corner of Maryland Pkwy. and Desert Inn Rd., adjacent to the Boulevard Mall in Las Vegas, NV. The revitalization will include the transformation of ±190,000 SF former Sears store, along with the construction of 4 new retail pads. The pads along Maryland Pkwy. will range in size from ±3,000 SF to ±6,000 SF.

The Boulevard Plaza is situated less than 2 miles from the Las Vegas Strip, University of Las Vegas-Nevada and the Convention Center, making it a prime location for business owners and shoppers alike. Construction will begin in the summer of 2020, with an anticipated completion set for the summer of 2021.

- Property to be redeveloped in 2020
- Less than 2 miles from the Strip/UNLV
- Rates and terms to be negotiated
- Connected to 3,000 employees in the mall
- Traffic count: 90,000 vehicles per day
- State of the art safety/security
- Strong local growth and development

HIGHLIGHTS

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DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Population</td>
<td>32,506</td>
<td>166,581</td>
<td>469,117</td>
</tr>
<tr>
<td>2024 Population</td>
<td>33,628</td>
<td>175,544</td>
<td>495,772</td>
</tr>
<tr>
<td>Employees</td>
<td>19,863</td>
<td>263,162</td>
<td>480,597</td>
</tr>
<tr>
<td>Total Businesses</td>
<td>1,532</td>
<td>13,509</td>
<td>29,469</td>
</tr>
<tr>
<td>Avg. HH Income</td>
<td>$47,614</td>
<td>$54,584</td>
<td>$54,693</td>
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<tr>
<td>Med. HH Income</td>
<td>$34,163</td>
<td>$36,305</td>
<td>$38,672</td>
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<tr>
<td>Households</td>
<td>14,263</td>
<td>68,876</td>
<td>174,720</td>
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<tr>
<td>Avg. Housing Value</td>
<td>$294,728</td>
<td>$289,608</td>
<td>$249,056</td>
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With its strategic proximity to the Strip, UNLV, and the Las Vegas Convention Center, The Boulevard Plaza redevelopment is in a perfect position to serve as an economic catalyst for the Central Las Vegas community. The Plaza will join an already established complex of family-oriented attractions and shops including Galaxy Theatre, SeaQuest Interactive Aquarium, John’s Incredible Pizza Co. and much more.

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SITE PLAN/AREA