

TIVOLI VILLAGE

400 S. RAMPART BLVD
LAS VEGAS, NV 89145



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 **CUSHMAN &
WAKEFIELD**

TIVOLI VILLAGE

THE PREMIER LAS VEGAS LIFESTYLE DESTINATION



670,000 SQUARE-FEET
OF CAREFULLY CURATED RETAILERS,
ENTERTAINMENT, RESTAURANTS, AND
CLASS A OFFICE SPACE

LOCATED NEAR
THE SPRAWLING &
SPECTACULARLY POPULAR
MASTER-PLANNED COMMUNITIES
OF SUMMERLIN & QUEENSRIDGE

OVER 1,400
EMPLOYEES ONSITE
DAILY

NEW MULTIFAMILY
DEVELOPMENT OF 359 LUXURY
APARTMENTS



TIVOLI VILLAGE

PROPERTY HIGHLIGHTS & AMENITIES

PROPERTY AMENITIES

OVER 30 RETAIL AND RESTAURANT OFFERINGS

COMPLIMENTARY VALET

OVER 3,000 COVERED PARKING SPACES

CENTER-WIDE PUBLIC WIFI

24-HOUR SECURITY

TESLA EV SUPECHARGER STATIONS

LUXURY GYM

SOCIAL ACTIVITIES

EVENTS SPACE

PET FRIENDLY

DRY CLEANING SERVICES

RETAIL SPACE HIGHLIGHTS

FIRST & SECOND GENERATION SPACES AVAILABLE.

SUBSTANTIAL RESIDENTIAL GROWTH DIRECTLY SOUTH ON ALTA DRIVE, ELYSIAN AT TIVOLI.

NEW PROPOSED INTERMOUNTAIN HEALTHCARE FACILITY (HOSPITAL) PLANNED ADJACENT.

HIGHEST MEDIAN INCOME WITHIN A 3-MILE RADIUS.

AMONG GOOD COMPANY

JOIN THESE EXISTING APPAREL, ENTERTAINMENT & RESTAURANT TENANTS



Restoration Hardware is a luxury brand in the home furnishings marketplace offering furniture, lighting, textiles, bathware, décor, outdoor and garden, as well as baby & child products. RH operates an integrated business with multiple channels of distribution including Galleries, Source Books and websites.



Take a culinary tour across the regions of Mexico without leaving Las Vegas at the award-winning El Dorado Cantina. Unwind in the welcoming atmosphere and enjoy a specialty margarita, tableside guacamole and much more at one of the only Mexican restaurants featuring authentic cuisine made with organic, non-GMO ingredients when available. El Dorado Cantina's culinary team believes in using sustainably-raised products, which means that all the beef, chicken, pork, shrimp, fish and produce used in the dishes originate from carefully-selected farms in the U.S. and are free from antibiotics, pesticides, and steroids.



Vasari has the luxury lifestyle look for women and men that you are looking for with exclusive brands for Her like DVF, JBrand, Alice and Olivia, Young Fabulous & Broke and shoe collections that match! Also pick up your favorite fragrance for your home while there! Vasari is truly Las Vegas' luxury apparel lifestyle store!



When Exclusivity and High Quality matters, we are here for you. With a wide variety of modern and luxurious finishes like ultra-mate or high gloss (glass or lacquered finish) or textured, combined with high end appliances, your kitchen will be Sumptuous.



Leone Café was created by coffee lovers for coffee lovers. It is based on a traditional Italian coffee shop concept. This new concept combines the essential Italian espresso-based drinks along with a new twist on fresh baked goods and specialty homemade breakfasts. Quality and uniqueness is our promise.



PKWY Tavern originated as a new kind of restaurant and bar experience. A place to grab a beer and hang out with family and friends in a fun and casual environment - a real neighborhood bar.



Echo & Rig Butcher and Steakhouse is acclaimed chef and restaurateur Sam Marvin's new venture in Las Vegas. It is a new hybrid restaurant and butcher shop experience that transforms the steakhouse and re-imagines it with a menu boasting over 90 items. Echo & Rig delivers a mixology program that invites guests to enjoy creative and fresh ingredient-based cocktails and an expansive, modern day butcher shop serving both the restaurant and its guests.



Pressed Juicery was created with one goal in mind, to bring delicious, premium, and nutritious juice to everyone. Today, Pressed Juicery is the leading cold-pressed juice chain, selling thousands of bottles every day. They ship their delicious juices and customizable cleanse programs nationwide, delivering the benefits of nutritious cold-pressed juice to your door.



At Lexicon Bank, we're all about innovation. By offering products that put our clients first and using cutting-edge technology, we've taken a new-school approach to financial services in community banking. Not only do we offer incredible service, but our goal is for YOU to be successful.



Paper Source is a premier paperie and online retailer offering a unique selection of fine and artisanal papers, invitations and announcements, personalized and distinctive gifts, gift wrap, greeting cards, custom stamps and a custom collection of envelope and cards. Paper Source was founded in 1983 and inspired by the traditional paper making artistry in Japan as an outlet to showcase beautifully handcrafted paper designs. At Paper Source, our mission is to inspire you to "Do Something Creative Every Day," to spark ideas and provide materials to celebrate life's moments with beauty, humor, originality and personal expression.



Inspired by the spirit of legendary bar woman Ada Coleman of the Savoy Hotel, Ada's is driven by the idea that hospitality begins with offering every guest the best ingredients, preparation, and service possible. With Italian-inspired fresh pastas, artisanal American style pizza, seafood, meat and vegan selections at lunch, dinner and weekend brunch, Ada's offers the best quality version of "something for everyone" in an elegant but casual setting amongst the Italianate streets of Las Vegas' Tivoli Village.

TIVOLI VILLAGE

NEIGHBORHOOD DEMOGRAPHICS



165,910

DAYTIME
POPULATION WITHIN
A 3 MILE RADIUS



69,889

EMPLOYEES WITHIN
A 3 MILE RADIUS

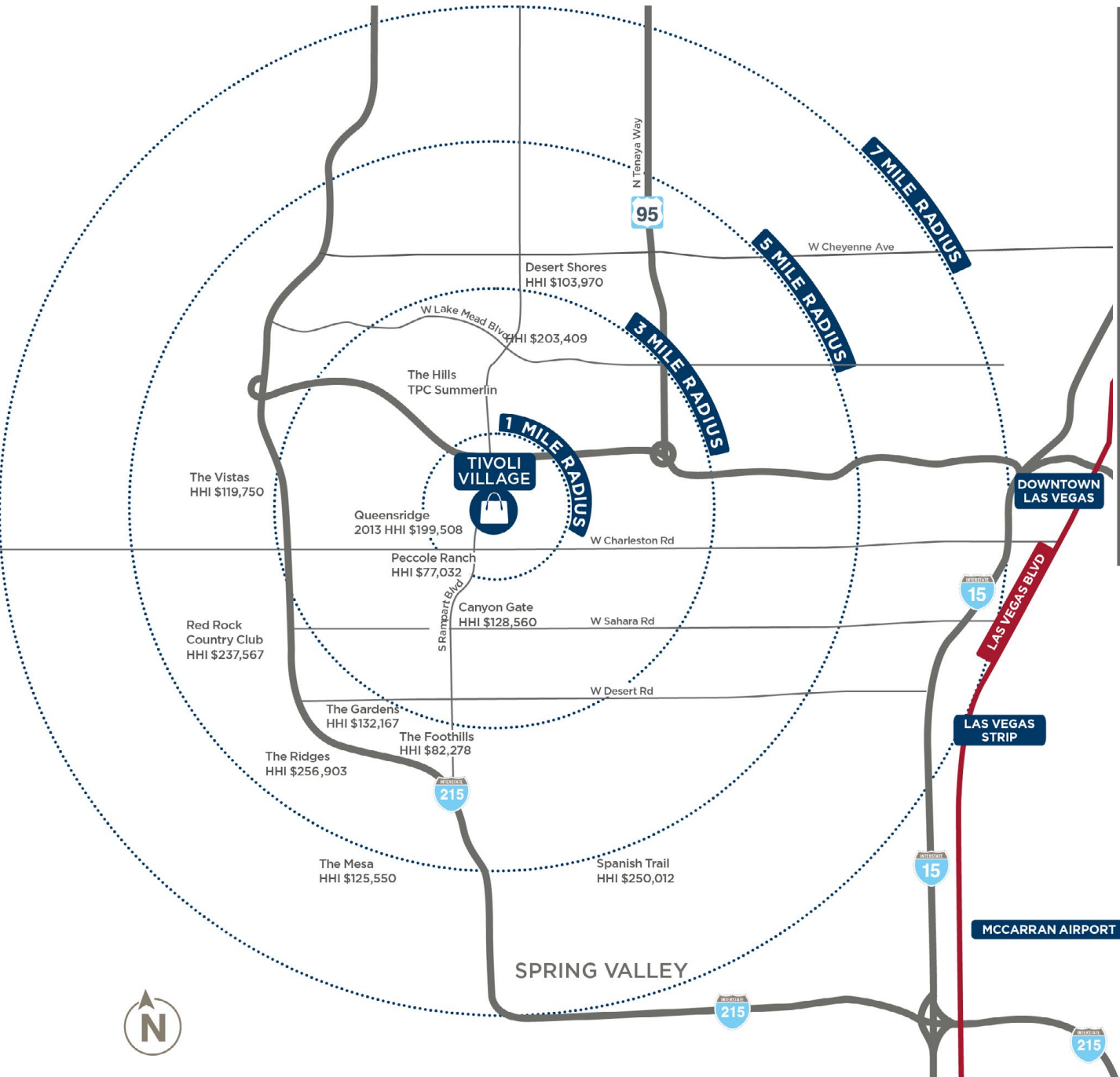


\$91,171

AVERAGE
HOUSEHOLD INCOME
WITHIN A 3 MILE
RADIUS

TIVOLI VILLAGE

DRIVING DISTANCE



DRIVING DISTANCES

(From Tivoli Village)

DOWNTOWN: 9 mi / 10 min

MCCARRAN AIRPORT: 16 mi / 22 n

LAS VEGAS STRIP: 11 mi / 15 min

7 MILE RADIUS

TRADE AREA: 262,395

POPULATION: 631,991

TIVOLI VILLAGE

AREA OVERVIEW



TIVOLI VILLAGE

SITE PLAN



Unit	Tenant Name	SF
330-110	VACANT	4,972
330-120	VACANT	2,520
330-130	Ninush Design Studio + Furniture	2,706
330-150	Lexicon Bank	5,611
330-160	VACANT	6,355
330-180	Bauteam	2,061
330-185	VACANT	2,578
330-190	VACANT (Restaurant Space W/1623sf Patio)	2,583
340-110	Restoration Hardware	77,601
350-110	Shade Store	1,466
350-115	VACANT	2,801
350-120	VACANT	11,768
350-150	VACANT	1,435

Unit	Tenant Name	SF
350-160	VACANT	8,794
350-170	VACANT	1,469
350-175	VACANT	4,038
350-180	VACANT	1,469
350-190	(Restaurant Space W/1755sf Patio)	3,479
360-110A	Mr. Galbi Korean BBQ	5,010
360-110B	(Restaurant Space W/multiple patios)	5,957
400-120	Art 2 Art II	9,585
400-130	Cupkates	477
400-140	VACANT	803
400-150	Mario Basner	3,708
400-160	D'Annata	1,361
400-165	Leone Café	2,009
400-180	VACANT	4,967

Unit	Tenant Name	SF
400-190	Seabream	5,906
410-120	Ada's Wine Bar	1,832
410-130	Paper Source	3,181
410-135	Pressed Juicery	632
410-140	Diamanti	1,875
410-145	River North	1,149
410-150	Vasari	3,000
410-155	Stitched	3,130
410-160	JW Jewelry	2,113
410-165	Ooh La La	1,924
410-170	Char Lux	1,448
410-175	Matriarch By R+D Emporium	1,700
410-180	VACANT	1,209
410-190	KS Kitchen	1,246

Unit	Tenant Name	SF
420-120	Hub Modern Home	2,310
420-130	Dance With Me	2,104
420-140	Regus	8,937
420-180	Scuoula Vecchia	8,228
430-LL	VACANT	13,229
430-110	El Dorado	6,266
430-150	LOOK Style Society	4,245
430-170	La Casa De La Habana	2,566
430-190	Hop Nuts Brewing, LLC	1,669
440-120	Echo & Rig	2,929
440-130 (LL)	L'MAKEUP	
440-150	MBF Photography	3,680
440-180	The Lounge at El Dorado	3,196
450-120	PKWY Summerlin	4,770



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