

FOR LEASE > \$2.25 PSF NNN (3,000 SF)

# RUNNIN' REBEL PLAZA

4550 South Maryland Parkway, Las Vegas, NV 89119

Colliers  
INTERNATIONAL



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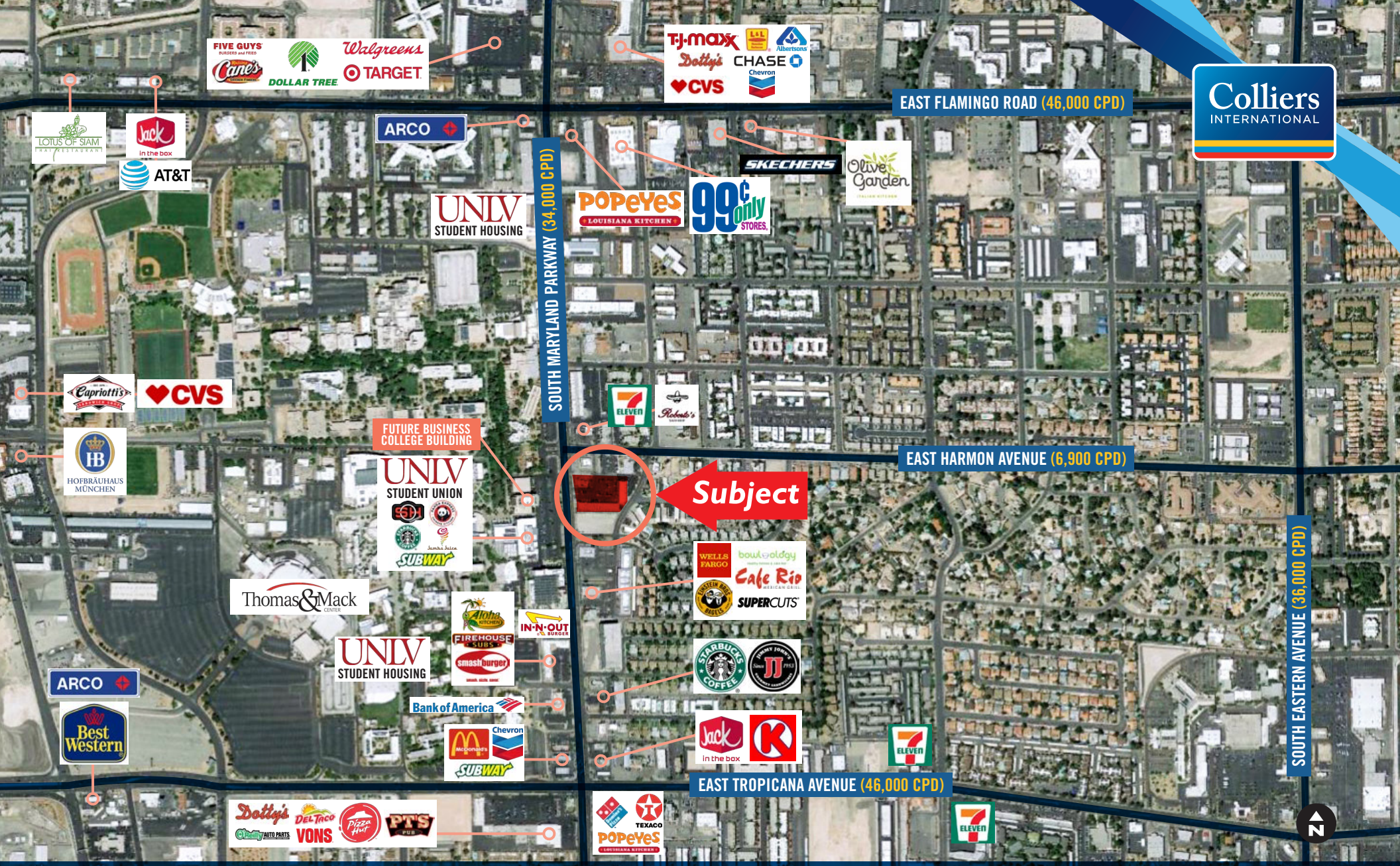
3960 Howard Hughes Parkway, Suite 150

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[www.colliers.com/lasvegas](http://www.colliers.com/lasvegas)





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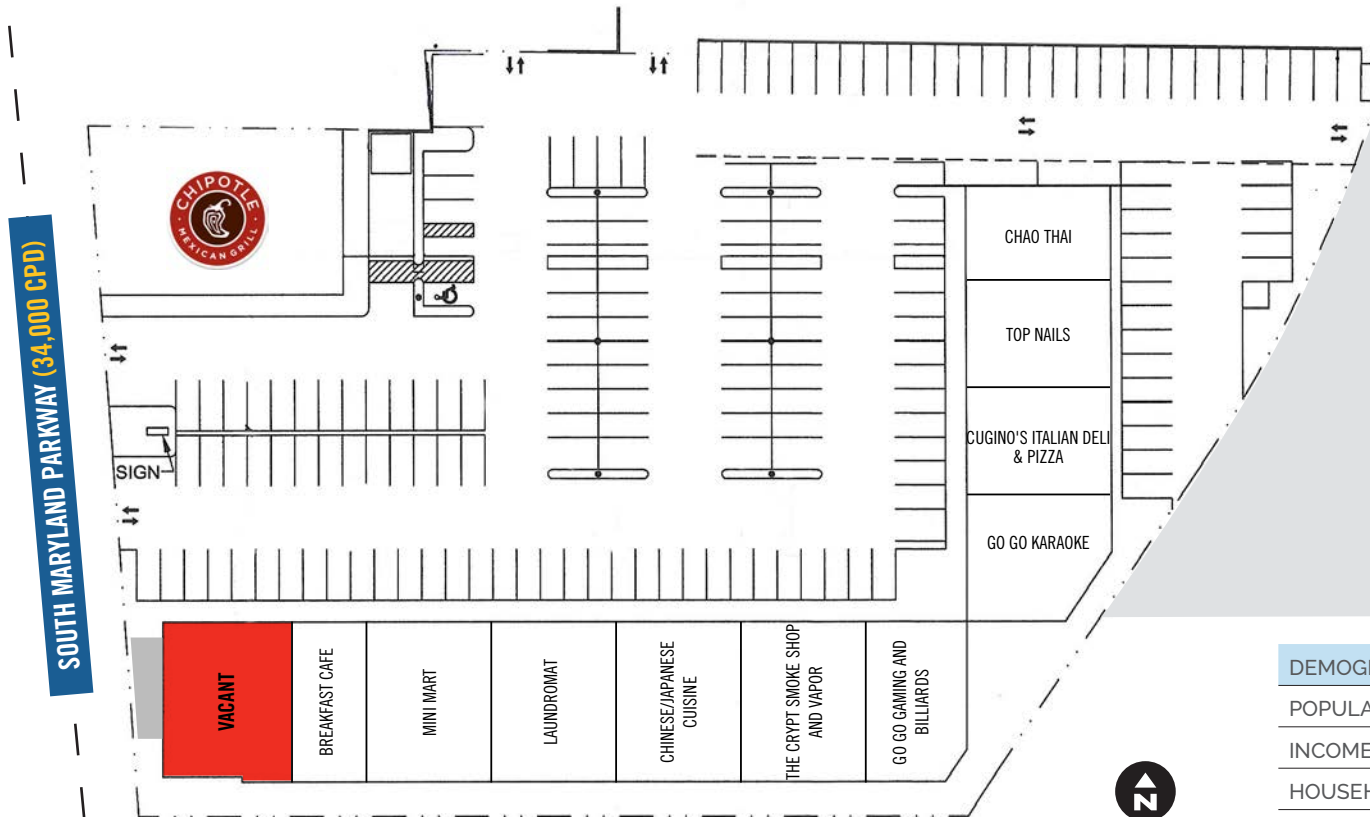


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- **PLEASE DO NOT DISTURB TENANT -**  
The Coffee Bean & Tea Leaf
- End Cap with Patio Fronting  
Maryland Pkwy (3,000 SF)
- Zoned C2 - Ample Parking
- Situated directly across from the  
University of Nevada Las Vegas  
Student Union

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	32,562	128,719	425,431
INCOME	\$43,158	\$58,761	\$55,950
HOUSEHOLDS	13,903	56,025	171,082

Claritas 2017

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