

CBRE



TIVOLI VILLAGE

Restaurant and Retail
Spaces Available



**TIVOLI
VILLAGE**
SHOP • DINE • OFFICE



TIVOLI VILLAGE

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Property
Overview

4

Aerial
Maps

7

Planned
Remodel

18

Vegas
Market

670,000

Total Center
SQ Feet

330,000

Total Retail SQ
Feet

1,500-2,000

Total Employees
on Site

Property Amenities



30+ Retail and Restaurant Offerings



Complimentary Valet Parking



3,000+ Covered Parking Spaces



Center-Wide Public WiFi



24-Hour Security



Tesla Supercharger Stations



On-Property Gym



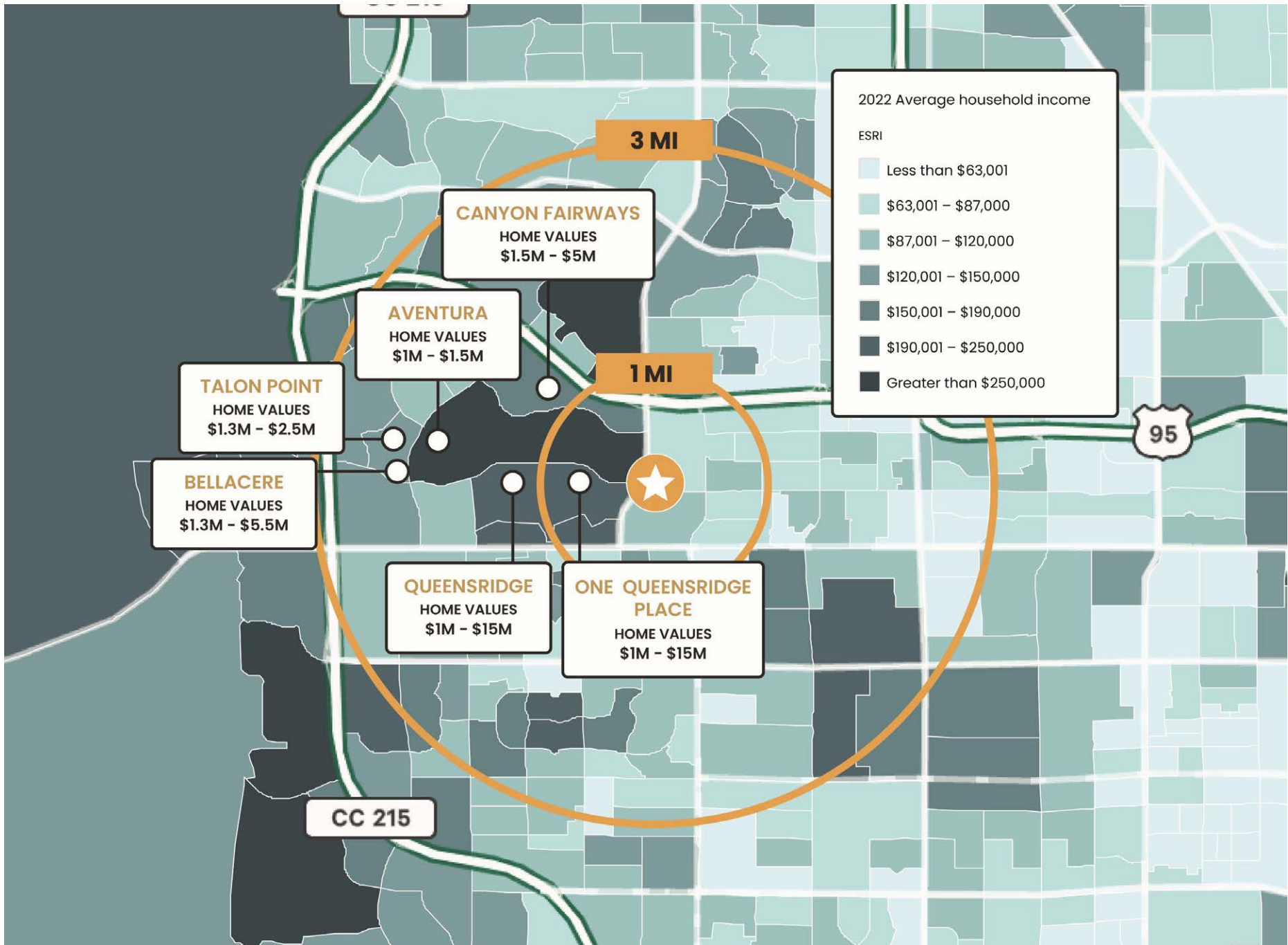
Social Activities



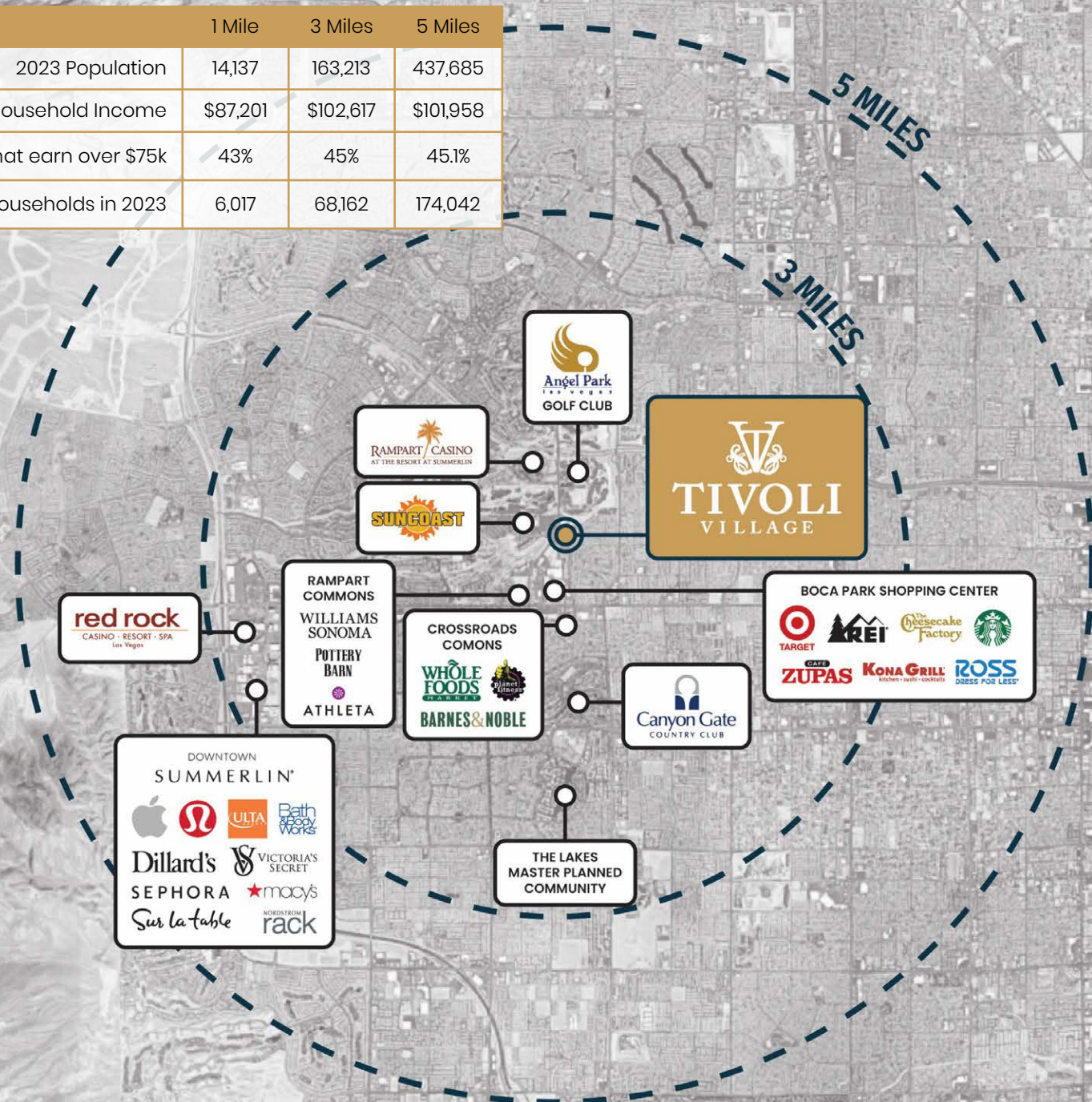
Event Spaces



Pet Friendly



	1 Mile	3 Miles	5 Miles
2023 Population	14,137	163,213	437,685
2023 Avg Household Income	\$87,201	\$102,617	\$101,958
Households that earn over \$75k	43%	45%	45.1%
Households in 2023	6,017	68,162	174,042



red rock
CASINO · RESORT · SPA
Las Vegas

RAMPART COMMONS
WILLIAMS SONOMA
POTTERY BARN
ATHLETA

CROSSROADS COMMONS
WHOLE FOODS MARKET
BARNES & NOBLE

Canyon Gate
COUNTRY CLUB

BOCA PARK SHOPPING CENTER
TARGET
REI
The Cheesecake Factory
Starbucks
ZUPAS
KONA GRILL
ROSS
DRESS FOR LESS

DOWNTOWN SUMMERLIN
Apple
Omega
ULTA
Bath & Body Works
Dillard's
VICTORIA'S SECRET
SEPHORA
macy's
Sur la table
rack

THE LAKES MASTER PLANNED COMMUNITY

TIVOLI VILLAGE

SUNCOAST

RAMPART CASINO
AT THE RESORT AT SUMMERLIN

Angel Park
1875 YARDS
GOLF CLUB

TPC LAS VEGAS
GOLF COURSE

RAMPART CASINO
AT THE RESORT AT SUMMERLIN

Angel Park
Las Vegas
GOLF CLUB

SUNCOAST

TIVOLI
VILLAGE

The Cheesecake
Factory
GRIMALDI'S
and MORE OVER PIZZAS
KONA GRILL
kitchen • sushi • cocktails

REI

LIVING SPACES

WILLIAMS SONOMA ATHLETA
POTTERY BARN chico's
TALBOTS

TARGET
Starbucks

Smith's

THE HOME
DEPOT

CHARLESTON BOULEVARD

ROSS
DRESS FOR LESS

Office
DEPOT

pepperoni

planet
fitness

BONEFISH
GRILL

Walgreens

BARNES & NOBLE

Fleming's

Guitar
Center

WHOLE
FOODS
MARKET

DICK'S
SPORTING GOODS

KOHL'S

CBRE



RAMPART BOULEVARD



TIVOLI VILLAGE PLANNED REMODEL

Starting Q1 2024

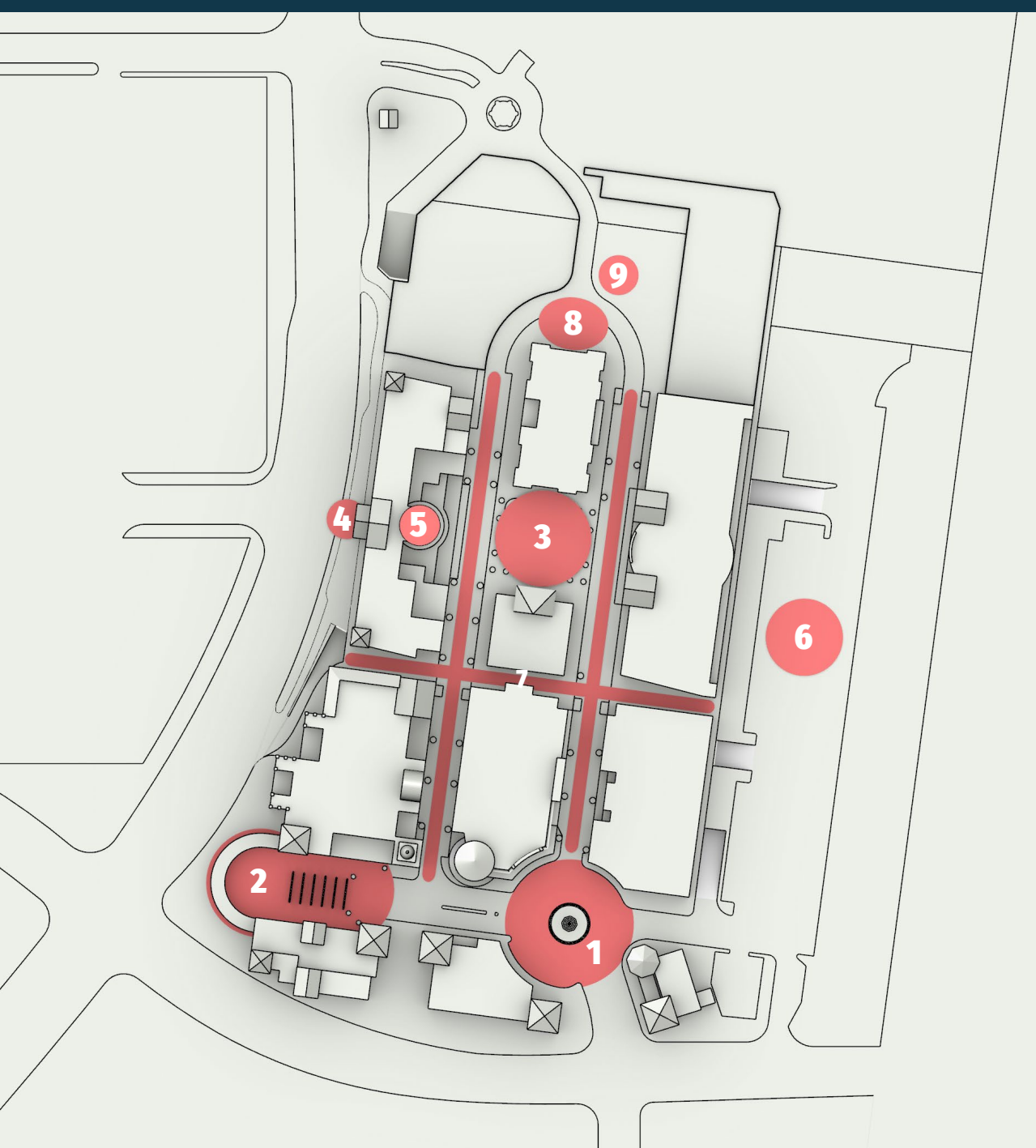




TIVOLI VILLAGE

KEY ZONES

1. Rotunda
2. Pedestrian Street
3. Central Park
4. Valet Arrival
5. Arrival Lobby
6. Parking Garage
7. Dining Alley
8. Garden Connector
9. Dog Park





Pedestrian Street Overview



Pedestrian Street Overview

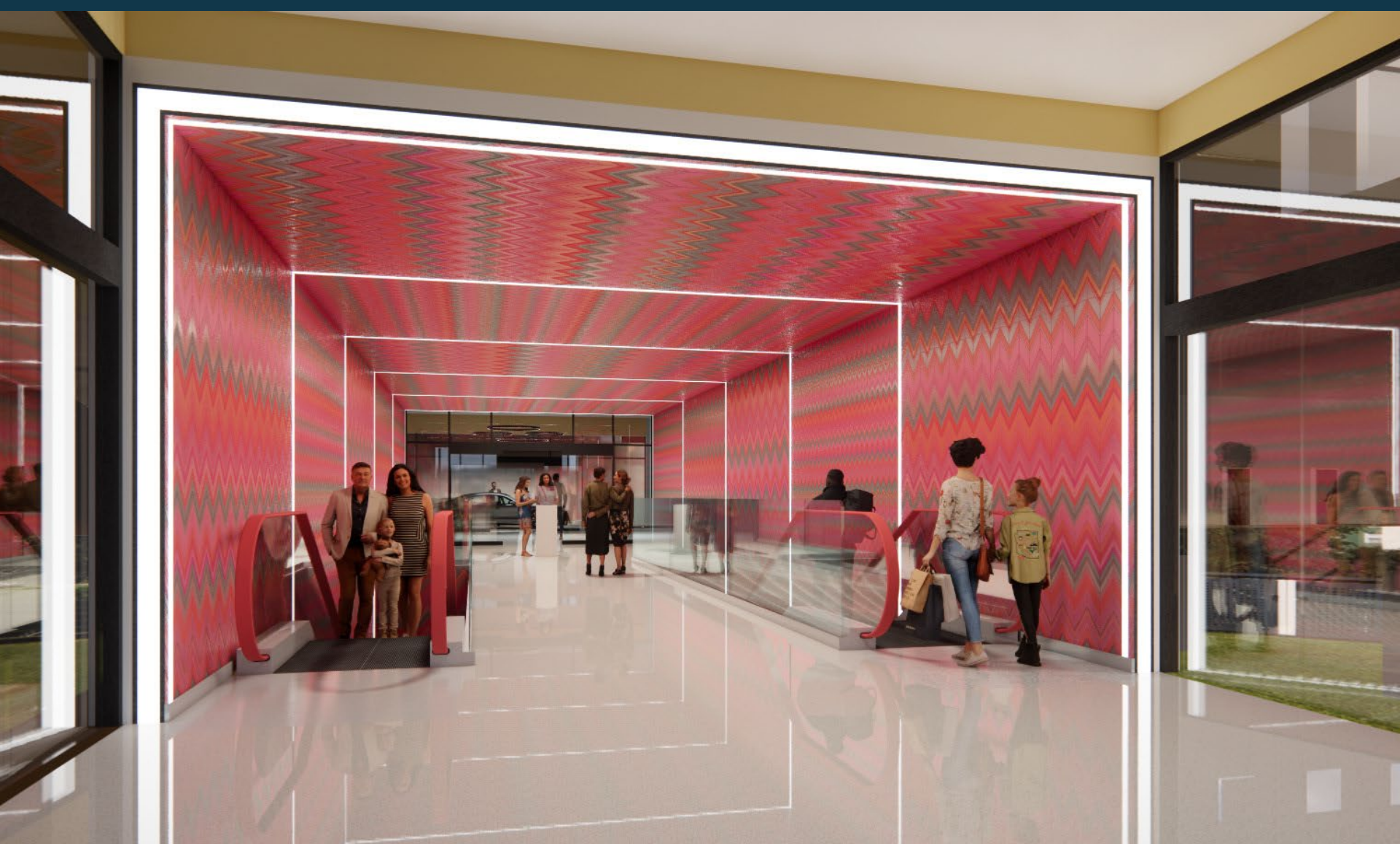


Central Park Overview

A large format video wall will animate the park with art, movies, music and dynamic content. Vibrantly colored, oversized, moveable umbrellas, along with tree lined edges and playful fountains provide shade, scale and entertainment between regularly scheduled gatherings and activities on the event lawn.



Central Park Overview



Arrival Lobby Overview



Parking Garage Overview



Dining Alley

Overview

The Dining Alley at Tivoli Village is among the most experientially rich places in the entire village. Near the geographic center of the property, yet largely obscured from the view of approaching vehicles, the Dining Alley is a striking, highly artistic, discovery space only accessible to pedestrians. Its tall, narrow, urban proportions make a dramatic setting for suspended artwork, colorful murals, unexpected auditory experiences and exquisite dining.



Dining Alley Overview



Dog Park Overview

A wide-angle photograph of the Las Vegas skyline at dusk. The Bellagio Hotel is prominent in the center, with its iconic fountains spraying water high into the air. To the left, a modern glass-walled building is visible. The sky is a mix of blue and orange from the setting sun. The overall scene is vibrant and captures the energy of the city.

#1

State for
Job Growth
in the US

U.S. Bureau of Labor Statistics
(June 2020 vs June 2022)

#5

Fastest
Growing
State

State Census Bureau (2020)

#6

State for
Economy

US News State Rankings
(2021)

#1

Best State for
Infrastructure

U.S. News & World Report
(2021)

#5

Most Tax
Friendly
State

Kiplinger (2021)

Las Vegas Area Overview

Clark County is home to more than 2.3 million residents. The city of Las Vegas sits at the heart of Clark County and is internationally renowned as the world capital of entertainment. Las Vegas' gaming, dining, shopping, and business conventions are major attractions for national and international visitors. Las Vegas has approximately 149,422 hotel rooms.

Las Vegas is on the tail end of significant long-term growth. The region has benefited from billions of dollars of public and private investment, large-scale infrastructure projects, new casino and venue developments, and record-breaking visitation levels. In addition to the recently completed expansions of the Mandalay Bay Convention Center and the Las Vegas Convention Center, McCarran International Airport recently underwent a \$2.4 billion expansion to increase the airport's annual capacity by 11 million passengers.

The T-Mobile Arena is home to the NHL Vegas Golden Knights and hosts over 150 events annually, including hockey games, concerts, boxing, UFC matches, and major award shows. The T-Mobile Arena is the highest grossing arena in the world.

The Allegiant Arena is a 72,000-seat stadium completed in August of 2020, is the home of the NFL's Raiders, and the UNLV Football team. The venue will also host many other world-class events and concerts throughout the year.



The Las Vegas Raiders

Opened August 2020, the relocation of the Oakland Raiders is anticipated to make a \$600M+ economic impact, add 450,000+ incremental visitors, and host 45+ events annually.



T-Mobile Arena

20K Seats, a multi-use indoor arena on the Las Vegas Strip opened in April 2016. It's the highest grossing arena in the world.



Las Vegas Convention Center Expansion

Recently completed 800,000 square foot expansion with a \$2.5B budget that included renovation of previous meeting spaces



Resorts World

Globally inspired cuisine & mixology, star-studded residency performances and engagements with 5k capacity theatre and retail boutiques. Opened June 2021.



MSG Sphere

Revolutionary new \$2.1B, 19k seat venue for concerts, sports and live entertainment that opened in 2023.



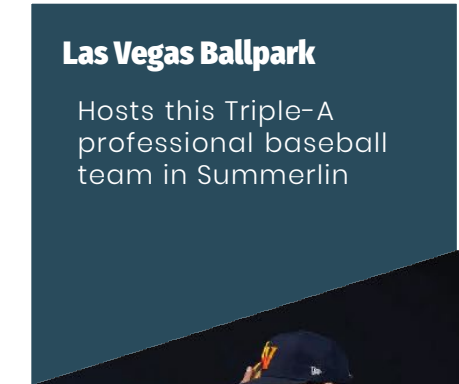
Fontainebleau

New \$3B Hotel and Casino with 3,700 – 3,800 rooms. Scheduled to open December 2023.



Las Vegas Aces

Women's professional basketball team based in Las Vegas and part of the WNBA



Las Vegas Ballpark

Hosts this Triple-A professional baseball team in Summerlin



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