

FOR LEASE

# FLAMINGO COURTYARD

3085 E. Flamingo Road, Las Vegas, NV 89121



COLDWELL BANKER  
COMMERCIAL  
PREMIER

SUBJECT

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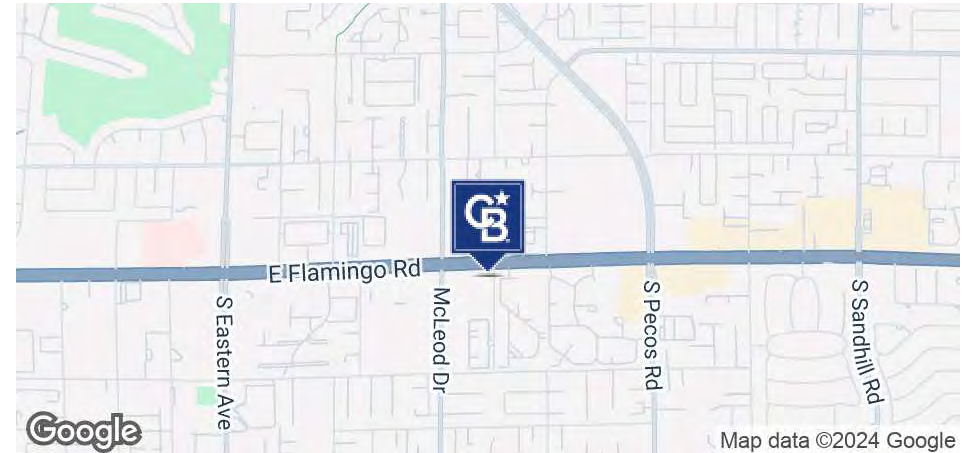
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E. FLAMINGO ROAD  
±43,000 ADT

# PROPERTY SUMMARY

## FLAMINGO COURTYARD

3085 E. Flamingo Road, Las Vegas, NV 89121



### OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (NNN)
Building Size:	±8,334 SF
Lot Size:	0.68 Acres
Year Built:	1992 / 2016
Zoning:	Commercial General (CG)
APN:	162-24-599-002

### PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 3085 East Flamingo Road in Las Vegas, NV. This prime commercial property offers a spacious and versatile layout suitable for a variety of retail and office uses. Anchored by Putter's Bar & Grill and Movement Fitness with close proximity to major roadways ensuring easy access for both customers and tenants. With flexible lease terms available for qualified tenants, this property presents an outstanding opportunity for those seeking a dynamic and affluent location in Las Vegas.

### PROPERTY HIGHLIGHTS

- Lease rate does not include utilities, property expenses or building services
- Fully built-out as standard office
- Flexible lease terms for qualified tenants
- Seeking service providers, professional office users, bakery, desert, coffee shop, sporting goods retailers

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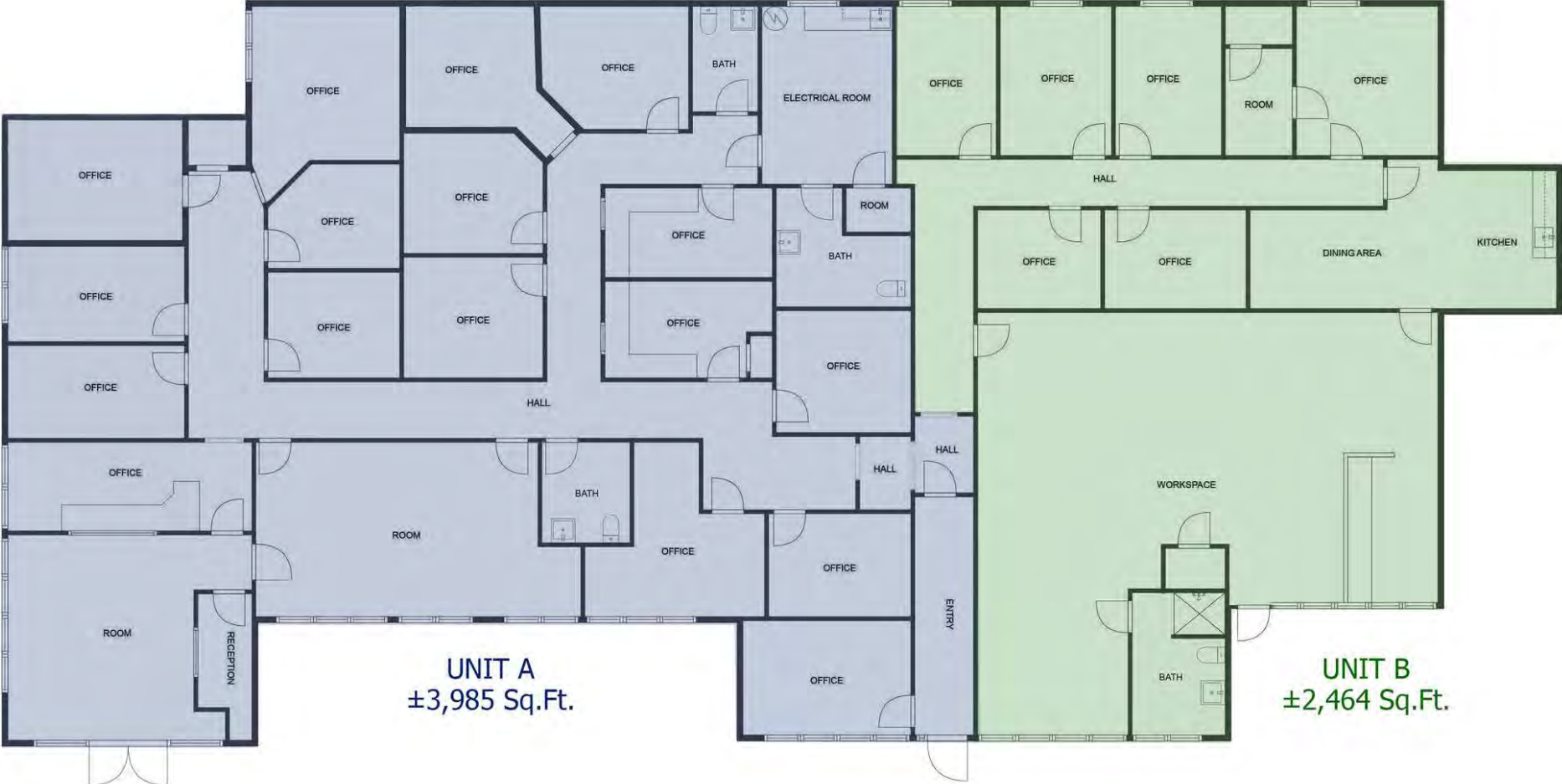


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# FLOOR PLAN

## FLAMINGO COURTYARD

3085 E. Flamingo Road, Las Vegas, NV 89121



**UNIT A**  
±3,985 Sq.Ft.

**UNIT B**  
±2,464 Sq.Ft.

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# 3D MOCK-UP

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# EXTERIOR PHOTOS

## FLAMINGO COURTYARD

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# INTERIOR PHOTOS

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# RETAILER MAP

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# LOCATION MAP

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# DEMOGRAPHICS

## FLAMINGO COURTYARD

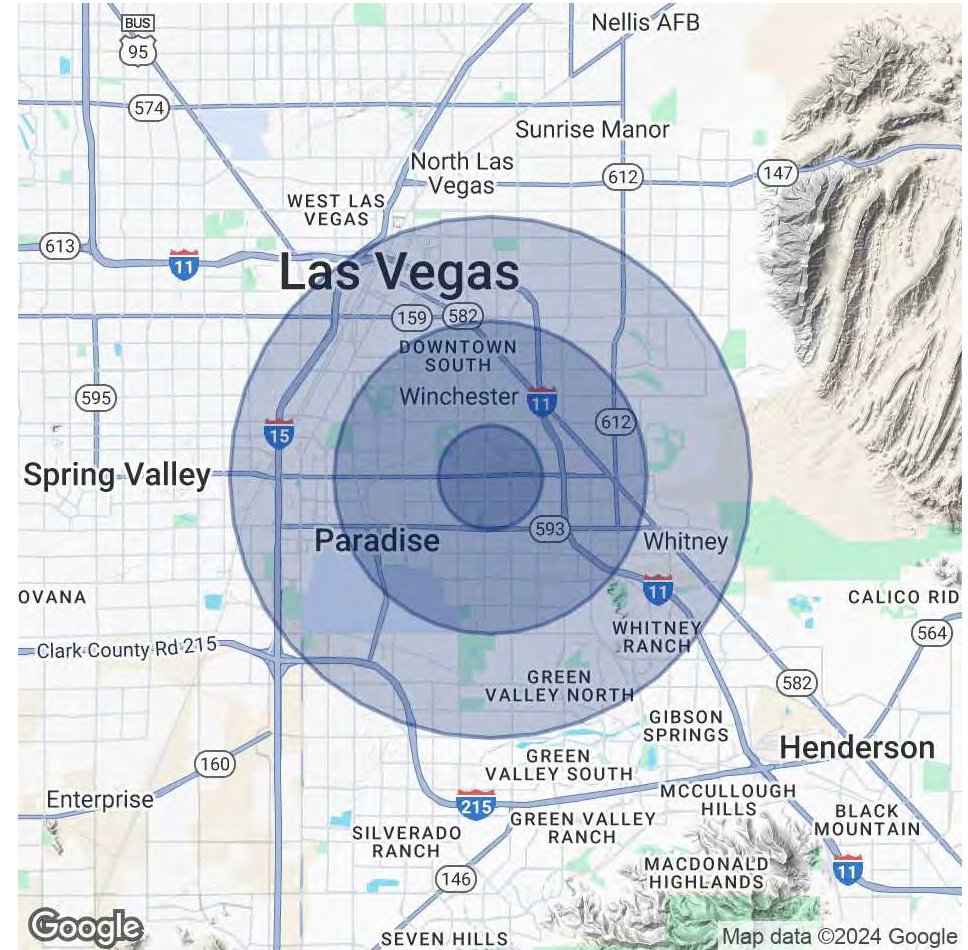
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,352	198,245	445,209
Average Age	46	40	39
Average Age (Male)	45	40	39
Average Age (Female)	47	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,640	81,709	175,782
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$78,250	\$64,302	\$69,123
Average House Value	\$431,432	\$335,978	\$365,175

Demographics data derived from AlphaMap



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# SBA 504(B) LOAN SCENARIO

## FLAMINGO COURTYARD

3085 E. Flamingo Road, Las Vegas, NV 89121

### Own vs. Lease Comparison

3085 E. Flamingo Road, Las Vegas, NV 89121 As of 11/15/2024



For more information contact us.

Your SBA 504 Expert  
Chris Hunter  
SVP, Business Development  
702.469.6077  
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Property Square Footage 8,334 sf

#### Forecasted Ownership Benefits

Monthly Mortgage Payment in 10 years	\$13,710
Cash Savings After 10 Years	\$2,214,047
Equity After 10 Years	\$1,096,199

Assumptions: Depreciation est. at 80% allocation of purchase price. Future mortgage rate assumes fixed-rate 1st mortgage. Cash savings est. based on fixed mortgage payments vs. appreciated lease payments less additional start up costs to purchase. Equity assumes 2% annual building appreciation.

Own	
Building Shell Price (\$344.58 psf)	\$2,222,222
Interior Improvements (\$0 psf-estimate)	\$0
Total Project Cost	\$2,222,222

#### Start-Up Costs

Cash Down Payment	10%	\$222,222
Estimated Bank Fees	1.50%	\$16,667
Estimated Appraisal & Environmental		\$4,800
<b>Total Cash Required</b>		<b>\$243,689</b>

#### Monthly Costs

Mortgage Payment (monthly)	\$1.65	\$13,710
Association Fees	(\$2.65)	(\$5,000)
<b>Total Monthly Payment</b>	<b>\$1.05 PSF</b>	<b>\$8,710</b>

#### Total Adjusted Monthly Costs

Total Monthly Payment	\$1.05	\$8,710
Less Depreciation	(\$0.46)	-\$3,799

**\$4,911.23**      **\$0.59 PSF**

Lease	
Monthly Lease Rate	\$11,286
Interior Improvements (\$0 psf-estimate)**	\$0
Lease Rate per Sq. Ft.*	\$1.75 PSF

\*Increases to \$2.94 PSF in Year 10 \*\* Paying at 10.25% interest over 10 year

#### Start-Up Costs

Prepaid Lease	2 Months Rent	\$22,572
Security Deposit	1 Months Rent	\$11,286
		\$0
<b>Total Cash Required</b>		<b>\$33,857</b>

#### Monthly Costs

Lease Payment	\$1.75	\$11,286
Cam Fees	\$0.00	\$0
Improvement Loan	\$0.00	\$0
<b>Total Monthly Payment</b>	<b>\$1.75 PSF</b>	<b>\$11,286</b>

#### Total Adjusted Monthly Costs

Total Monthly Payment	\$1.75	\$11,286
Less Depreciation	\$0.00	\$0

**\$11,285.75**      **\$1.75 PSF**

#### Forecasted Cost of Continuing to Lease

Monthly Lease Payment in 10 years	\$29,903
Cash Savings After 10 Years	
Equity in 10 Years	\$0

Assumptions: Assumes lease rate increase of 3% each year.

#### 90% Financing Example

Financing Package	%	Loan Size	Term	Rate	Monthly Pymt
Bank 1st Mortgage	50%	\$1,111,111	25 Years	6.75%	\$ 7,676.79
SBA 504 2nd Mortgage	40%	\$912,000	25 Years	6.28%	\$ 6,033.11
<b>Total Financing</b>		<b>\$2,023,111</b>		<b>6.52%</b>	<b>\$ 13,709.90</b>

Bank interest rate and terms are estimated. Actual rate negotiated with Lender  
SBA loan includes SBA fees of \$23,000 (2.15% plus \$3,500 in closing Costs)

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