

FOR SALE

3505 E Flamingo Rd
Las Vegas, NV 89121

Owner-User
Income Opportunity

SELLER
FINANCING
AVAILABLE

 **BARASHY
GROUP**

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Prime Owner-User Opportunity with In-Place Income

Investment Highlights

Owner/User: Suite Available

Long-term growth potential

Ancillary revenue possible with
parking and signage

Property Snapshot

\$1.95 MM

Offering Price



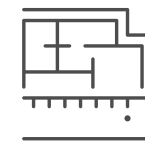
± 12,000 SF

Available SF



\$167

Price Per SF



Investment at a Glance

An exceptional owner-user opportunity offering
±6,000 SF of available space for your business
with stabilized income from existing tenants to
offset ownership costs.



Property

1

6 New HVAC Units (2024)

- Compressor
- Condenser
- Air Handler

2

Controls All of the Parking Area

- 1.74 AC

3

Recently Renovated Unit

- Suite 6

4

Flexible Layout for Demising into Multiple Suites

- 12 units each with restroom and door

5

Multiple Power Meters in Place to Support Flexible Tenancy

- 8 power meters

Financial

Ancillary Revenues from Parking and Signage



SBA Financing Opportunities Available!



~49% Occupied, Well-suited for Owner-Users seeking SBA Financing



Financing - Loan Scenario



Subject Property: 3505 E Flamingo

Square Feet: 12000

Listing Price:	\$	1,950,000	100%
Financial Institution 1st Loan	\$	975,000	50%
SBA 504 2nd Loan	\$	780,000	40%
Buyer's Down Payment	\$	195,000	10%

SBA 504 Loan Fees:

CDC Process Fee	\$	11,700	1.50%
Funding Fee (3rd party)	\$	1,950	0.25%
Underwriter Fee (3rd party)	\$	3,120	0.40%
SBA Guaranty Fee (3rd party)	\$	3,900	0.50%
Flat Fee for SBA closing attorney	\$	3,500	
Round Up (Rebated back)	\$	830	

Total SBA Loan Amount: **\$** **805,000**

Financial Institution (Negotiable)		
1st Deed of Trust	\$	975,000
Interest Rate (estimated)		6.50%
Monthly Payment		\$6,583

SBA 504 Loan Fixed for 25 years:

2nd SBA Loan	\$	805,000
Interest Rate (10/2025) Monthly		5.920%
Payment		\$5,147

Total Payments: **\$11,731**

Monthly Payment per SQ FT: **\$** 0.98
Average Blended Interest Rate **6.238%**

NSDC - a SBA Premier Certified Lender

A Non-Profit Organization
Over 40 years of helping Nevada small business owners

Keeley Mason
kmason@nsdc.com
(c) 702.808.5260

Broker Partner
Barashy Group
Ofir Barashy
702.325.9673

Note: Buyer must have a net worth less than \$20MM and an average net income of less than \$6.5MM after taxes in the last two years. This form provides purely ESTIMATED costs. Final rates will not be locked in until the financing is secured and SBA debenture funds.

This is not a commitment to lend.

Financing - Rent Roll



3505 E Flamingo Rd

<u>Tenant</u>	<u>Suite(s)</u>	<u>Unit Size</u>	<u>Monthly Rent</u>	<u>Rate PSF</u>	<u>Annual Rent</u>	<u>Lease Start</u>	<u>Lease End</u>	<u>Lease Type</u>	<u>Escalation</u>
VACANT	1,2,3	6,000 SF	\$ -	\$ -	\$ -	-	-	-	-
Advanced Neuro Spinal Solutions	4,5	4,000 SF	\$4,249.00	\$1.06	\$50,988.00	12/1/22	12/31/29	MG	5%
*American Fidelity Assurance	6	2,000 SF	\$3,387.00	\$1.69	\$40,644.00	6/2/07	7/31/25	MG	Fixed
Parking			\$467.00		\$5,604.00				
<hr/>									
Total Building Size		12,000 SF	\$8,103.00	Total Rent \$97,236.00					

**Tenant is on a month-to-month lease and may consider signing a longer term lease.*

Disclaimer: The information provided in this rent roll is for general guidance only and is not guaranteed for accuracy or completeness. The Barashy Group and BHHS NV Properties accepts no liability for any errors or omissions, nor for any loss or damage arising from reliance on the information contained herein.

Vicinity Map

Owner-User + Income Opportunity

3505 E Flamingo Road offers $\pm 12,000$ SF of total space with $\pm 6,000$ SF available for owner occupancy, plus rental income from two tenants to help offset ownership costs.

Centrally located in Las Vegas—just minutes from the Strip, UNLV, and Sunrise Hospital—the property sees $\pm 30,000$ vehicles per day and serves a dense residential area.

Ideal for professional, medical, or service-based users seeking stability and sustainable long-term growth.

Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



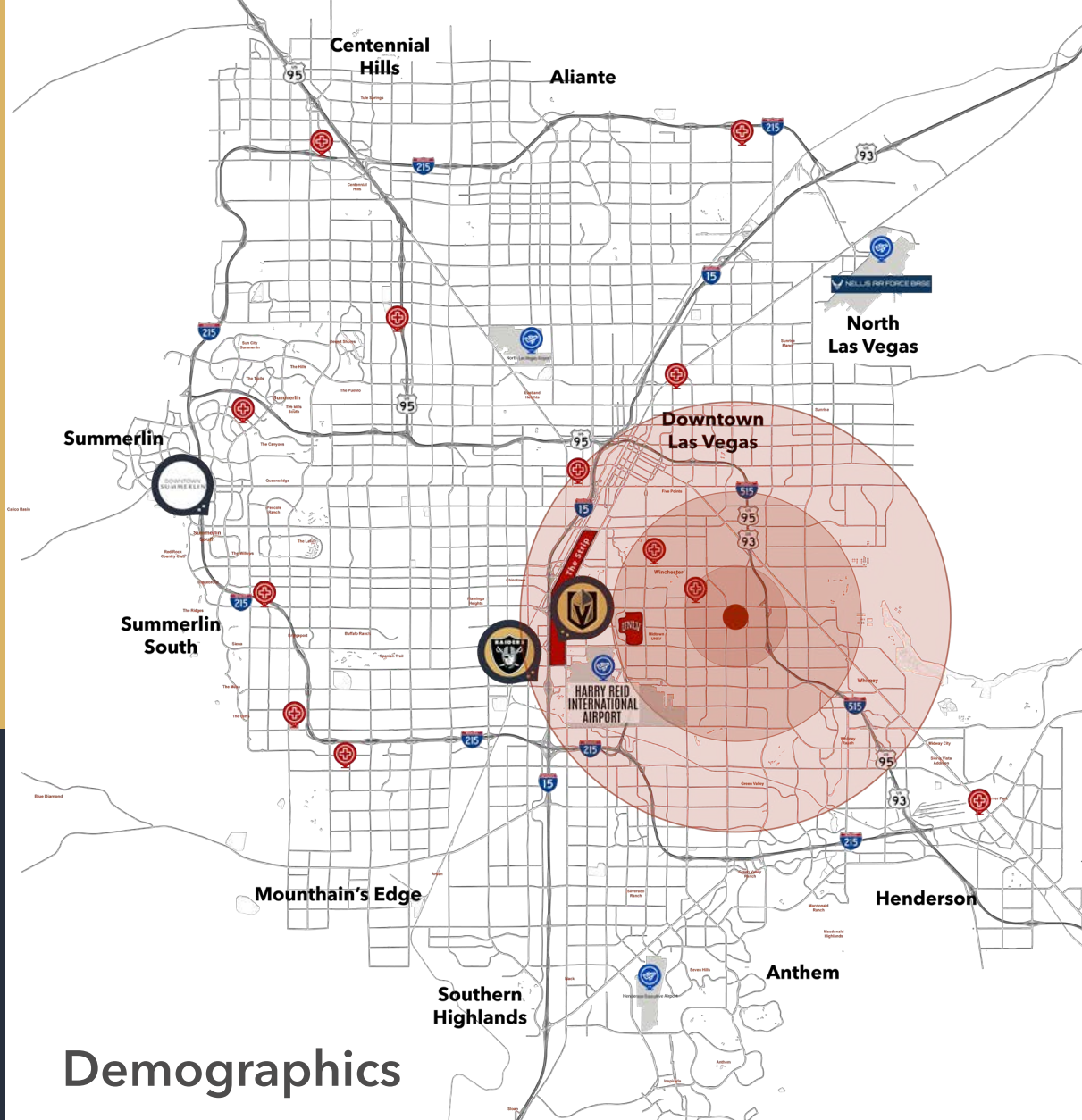
UNLV



Sunrise Hospital



Harry Reid Intl. Airport



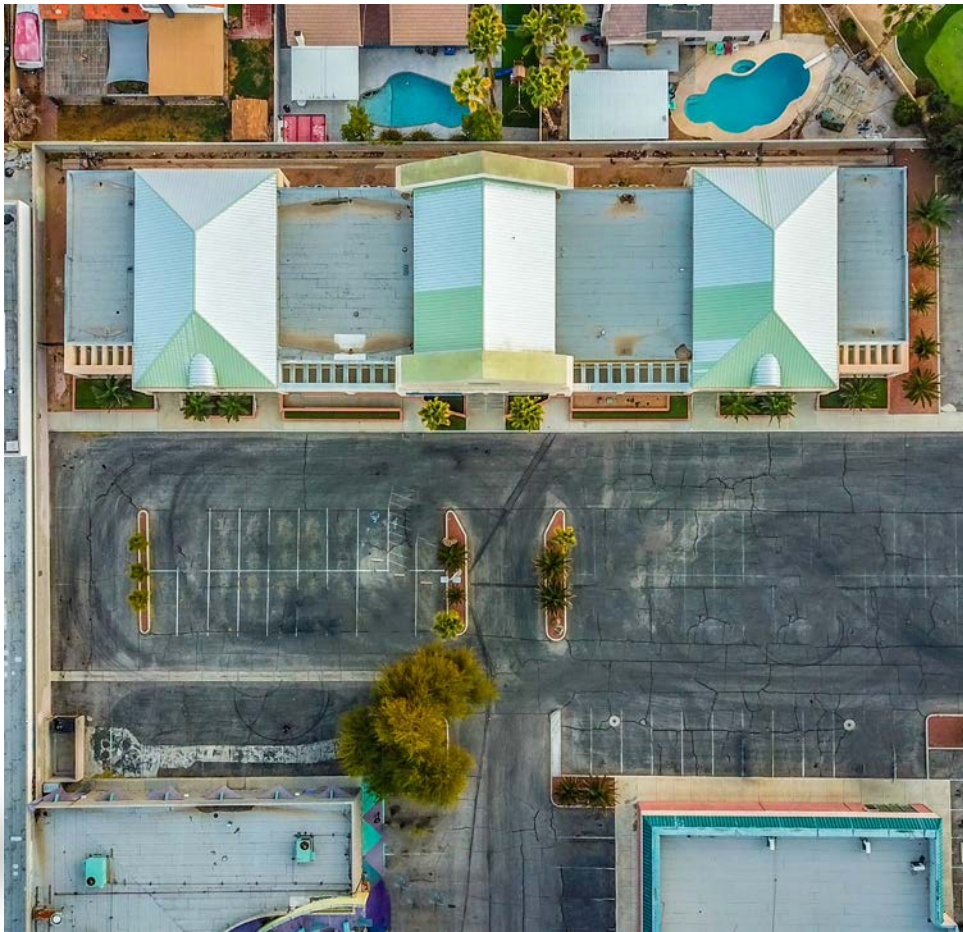
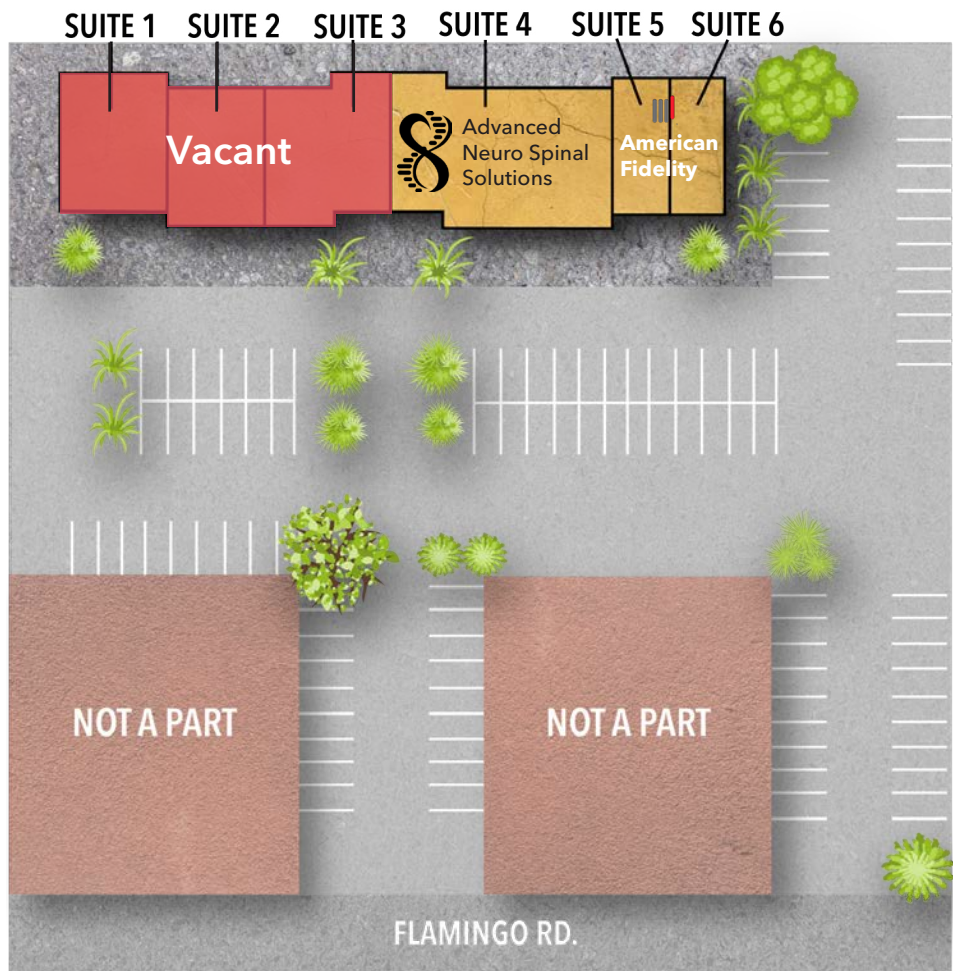
Demographics

Population	1-mile	3-mile	5-mile
2023 Population	17,497	201,859	449,139
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$91,144	\$68,987	\$75,856
Households	1-mile	3-mile	5-mile
2023 Total Households	6,743	76,976	169,252

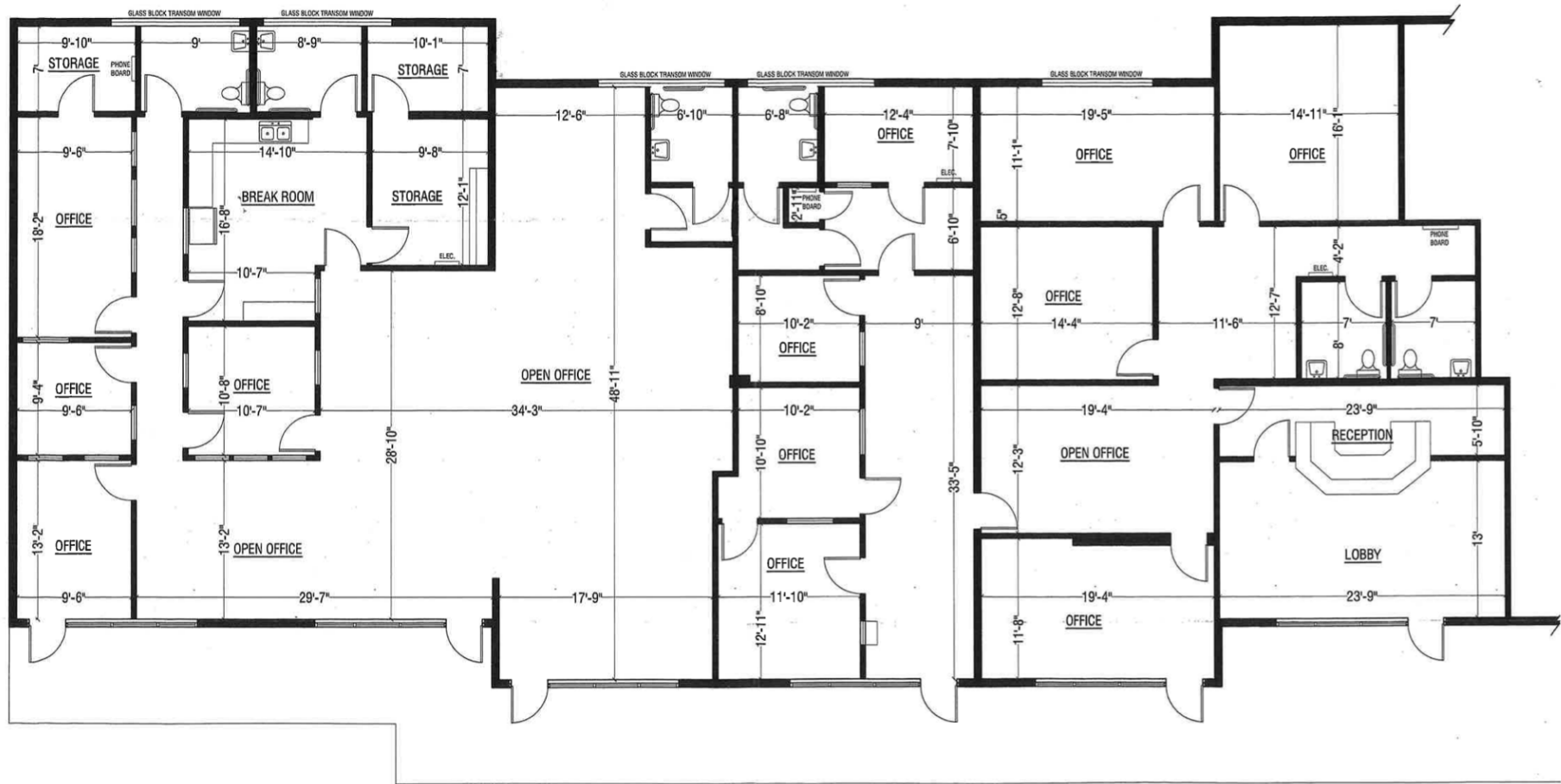
Retail Map



Site Plan



Floor Plan for Vacant Suites (East)



3505 E. FLAMINGO RD.
east side building layout

DATE 3-15-17
SCALE 1/8" = 1'-0"

atwood
DESIGN

BARASHY GROUP

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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americanfidelity.com

Advanced Neuro Spinal Solutions

Reconnecting the brain, so you can connect with others!

At Advanced Neuro - Spinal Solutions, we take a comprehensive approach to healthcare, focusing on the whole person rather than just the symptoms. Our goal is to identify the root cause of your pain and provide effective, long-term solutions.

thebuildabrainprogram.com

Why Las Vegas Metro Area?

(Las Vegas/Henderson/North Las Vegas)



HOSPITALITY

One of the Fastest Growing US Cities

2000 Population: **1,375,765** | 2023 Population: **2,336,573**

No State Income Tax

- **Gaming Revenue:** \$15.5 billion in 2023, continuing three years of record-breaking revenue growth.
- **Visits:** 40.8 million visitors and 83.5% hotel occupancy.
- **Construction:** The Sphere, Fontainebleau, and Resorts World all opened in the last three years.

SPORTS

- **Golden Knights:** joined the NHL in 2017, at the 20,000 seat **T-Mobile Arena**. We won the Stanley Cup in 2023!
- **Raiders:** moved to **Allegiant Stadium** in 2020, seating >70,000 people and hosted Super Bowl LVIII in 2024.
- **Oakland A's:** launching Las Vegas into the MLB in 2028!

OUTDOORS

Las Vegas is a short distance from epic natural wonders:

- **Red Rock Canyon:** majestic hiking just 20 minutes away.
- **Mt. Charleston:** grab a cabin and go skiing/snowboarding in **Lee Canyon**, just 40 minutes away.
- **Grand Canyon:** a day trip! Kayak the **Colorado River**.



Contact us today:
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