

9355 W FLAMINGO RD

LAS VEGAS, NV 89147-6425



AVAILABLE FOR SUBLEASE - 3,696 SF

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CAST

PROPERTY HIGHLIGHTS

- Attractive rental rate in-place and below market NNNs
- \$200,000 Key Money
- Turn Key Restaurant including hoods, grease trap, multiple walk-in coolers, and more
- 62,500 CPD at Intersection
- Additional walk in coolers located outside behind the Premises

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	22,316	166,655	340,876
2025 Households	8,675	67,729	137,951
2025 Avg. HH Income	\$81,690	\$96,517	\$92,433



The map displays a commercial district in Las Vegas, Nevada, centered around the intersection of S Fort Apache Road and Clark County Road 215. A red pin identifies the 'SUBJECT PROPERTY' at this intersection. Surrounding streets include W Flamingo Road to the north, S Buffalo Drive to the east, and Clark County Road 215 running south-southwest. The area is densely packed with commercial buildings and parking lots. Overlaid on the map are numerous business logos, organized into several groups:

- Top Left Group:** Includes logos for Lando's Mexican, Chick-fil-A, Laboy, Dignity Health, Cornerstone, Verizon, PKWY Tavern Flamingo, and Popeyes.
- Top Center Group:** Includes Trek, Wells Fargo, FedEx, Five Guys, NINAOVI, NVFIT, One Nevada, Smith's, H&R Block, State Farm, REBEL, and others.
- Top Right Group:** Includes PT's Pub, Tasty, Amore Chicago, Wendy's, Chinatown, and others.
- Left Side Group:** Includes McDonald's, Chuck E. Cheese, 103, CVS, Floor Decor, and others.
- Center-Left Group:** Includes Starbucks, BR, Eddie's, ZABA's, and others.
- Center-Right Group:** Includes Discount Tire, Auto Zone, 7-Eleven, Dotty's, and others.
- Right Side Group:** Includes Hair, Starbucks, Amy Yun, and others.
- Bottom Left Group:** Includes FAS Training, Skat, and others.
- Bottom Center Group:** Includes The Juice Standard, Arroyo Thai Kitchen, and others.
- Bottom Right Group:** Includes Jack, Ace, and others.

The map also features a yellow line indicating a major thoroughfare or boundary, and a blue line representing a water feature or canal. The overall layout suggests a highly developed commercial area with a wide variety of retail and service businesses.

PROPERTY PHOTOS



PROPERTY PHOTOS





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LAS VEGAS, NV 89147-6425**

Available For Sublease - 3,696 SF

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FOR MORE INFORMATION, PLEASE CONTACT

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