

FOR LEASE

I-15 & Flamingo - Tourism Corridor Land

± 0.86 ACRE RETAIL PAD SITE

3715 WEST FLAMINGO ROAD, LAS VEGAS, NV 89103



SITE

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Property Type: Retail / Hotel / Entertainment Land

APN: 162-20-110-007

Parcel Size: ± 0.86 acres

Existing Utilities: To be verified

Zoning: (EM) Entertainment Mixed-Use (Clark County)

Lease Structure: Ground lease or traditional lease

Amazing opportunity to lease an irreplaceable pad within the Las Vegas tourism corridor. The property is situated on West Flamingo Road just off the I-15 freeway, with approximately 175 linear feet of frontage on Flamingo Road.

The site is located directly across from The Rio Hotel & Casino with 2,520 rooms. The Rio is currently undergoing a \$350 million renovation after announcing its partnership with Hyatt Hotels. Additionally, the 766-room Palms Casino Resort is located to the west, and recently completed a \$690 million renovation.

The property is positioned across the I-15 from the world famous Las Vegas Strip. Iconic resorts nearby include Caesar's Palace, Bellagio, ARIA, Mirage and The Cosmopolitan. Allegiant Stadium, home of the Las Vegas Raiders, is a short drive to the south as well as T-Mobile Arena, home to the Vegas Golden Knights.

Adjacent to a new mixed-use development across Valley View Blvd. anchored by the Elysian luxury apartments, a 24-floor, 280+ room Delta Hotel by Marriott, and retail and restaurants include Walgreens, Chick-fil-a, Wahoo's Fish Tacos, Denny's and Del Taco.

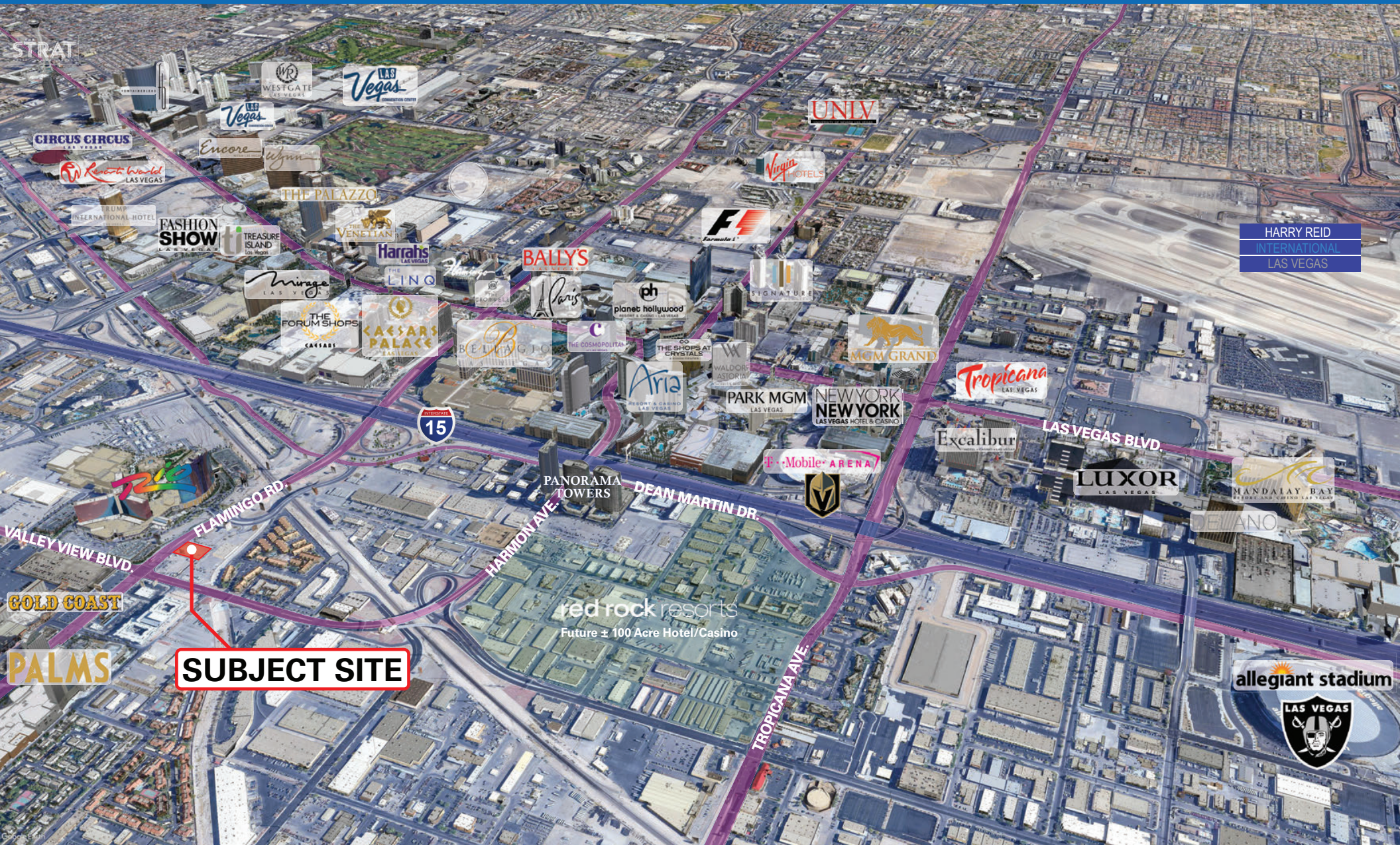


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HARRY REID
INTERNATIONAL
LAS VEGAS

SUBJECT SITE

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FLAMINGO RD.

To Dean Martin Dr.



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