

# 6330 W. FLAMINGO ROAD

Las Vegas, NV 89103

AVAILABLE  
For Sale



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Las Vegas, Nevada 89118  
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## Sale Details



**\$3,250,000**

Sale Price



**±11,700 SF**

Space Available



**West Central**

Submarket

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2024 Population	9,074	187,080	469,644
<b>Average Household Income</b>			
2024 Average Household Income	\$76,976	\$64,380	\$68,228

## Property Highlights

- Northwest / West Central submarket that neighbors the Summerlin Community
- Building Size: ±11,700 SF
- Built in 1986 (renovated 2021)
- Zoning: Commercial Professional (C-P)
- Parking Spaces: 60
- Equidistant proximity to the CC-215 Beltway, the US-95, and the I-15 freeway
- Easy access to retail corridors and shopping centers like Phoenix Plaza, Flamingo Verde, Mountain View Plaza, and Spring Mountain Center that have a multitude of dining options

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## Property Overview

6330 W Flamingo Rd is a versatile commercial office property offering  $\pm 11,700$  square feet of premium space on a spacious 2 acre lot. With 60 parking spaces, this location is ideal for professional and medical uses, providing ample room for clients and staff. Conveniently situated near major highways and just minutes from the Las Vegas Strip, this property combines accessibility with high visibility.

## Area Overview

6330 W Flamingo Rd benefits from a prime Las Vegas location, just minutes from the bustling Strip. The area is well-connected with easy access to major thoroughfares like I-15 and I-215, ensuring convenient transportation for both employees and clients. Surrounded by a mix of retail centers, dining options, and residential neighborhoods, the property offers ample amenities and a steady flow of foot traffic.

## Property Details

+ Parcel Number	163-14-803-006
+ Submarket	West Central
+ Building Size	$\pm 11,700$ SF
+ Land Size	$\pm 2.0$ AC
+ Zoning	Commercial Professional (C-P)
+ Tenancy	Multiple
+ Year Built	1986 (renovated 2021)
+ Parking	60 Spaces
+ Traffic Counts	W. Flamingo Rd. // $\pm 40,000$ VPD S. Rainbow Blvd. // $\pm 49,000$ VPD

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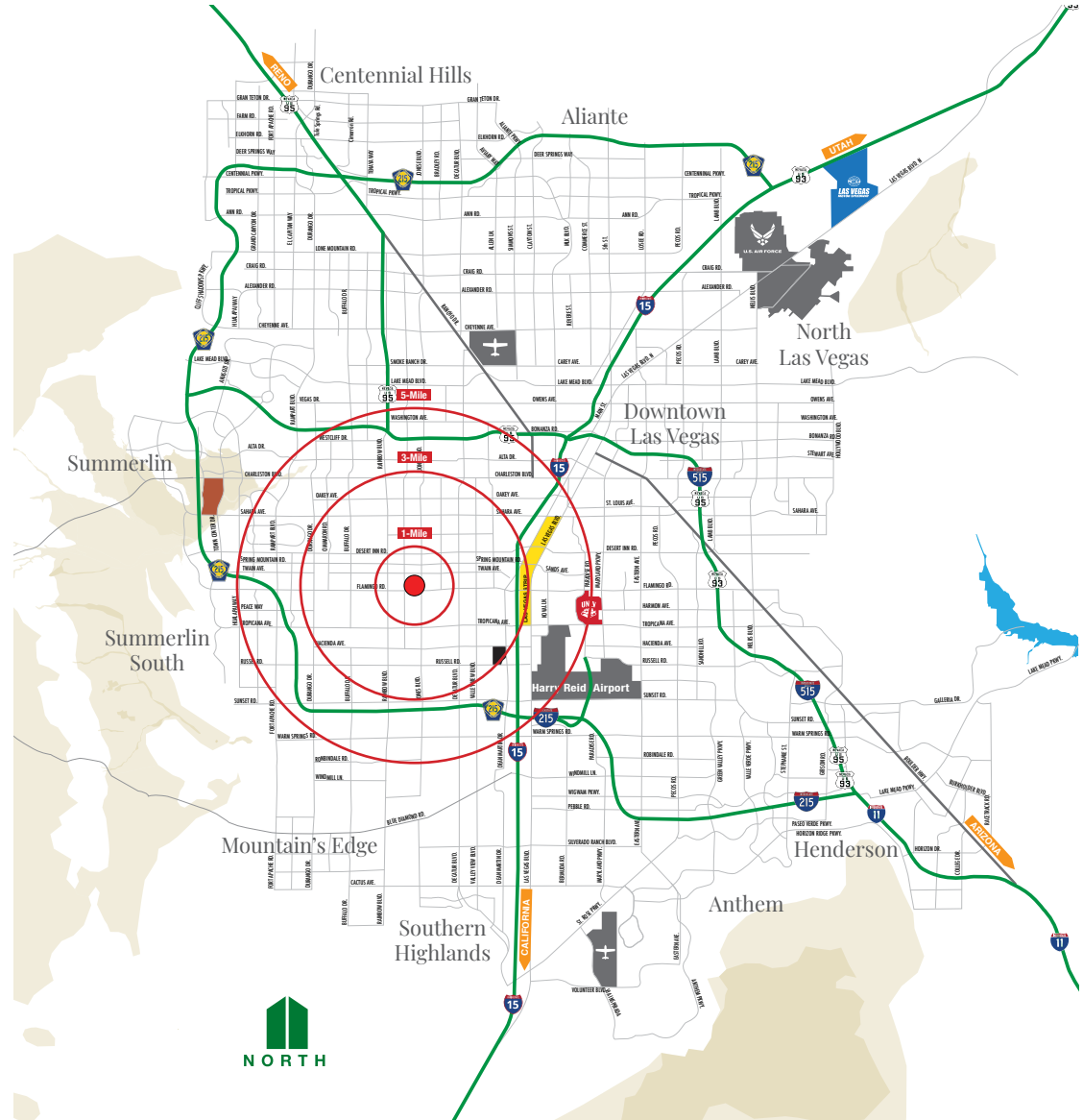
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Population	1 mile	3 miles	5 miles
2010 Population	25,970	152,821	376,169
2020 Population	24,421	158,619	415,052
<b>2024 Population</b>	<b>24,347</b>	<b>160,690</b>	<b>426,372</b>
2029 Population	24,613	164,128	444,140
2010-2020 Annual Rate	-0.61%	0.37%	0.99%
2020-2024 Annual Rate	-0.07%	0.31%	0.64%
2024-2029 Annual Rate	0.22%	0.42%	0.82%
2024 Median Age	41.0	39.9	39.2

Households	1 mile	3 miles	5 miles
2024 Wealth Index	60	64	66
2010 Households	10,210	61,205	150,735
2020 Households	9,456	63,983	169,387
<b>2024 Total Households</b>	<b>9,447</b>	<b>65,456</b>	<b>175,917</b>
2029 Total Households	9,647	67,594	185,562
2010-2020 Annual Rate	-0.76%	0.44%	1.17%
2020-2024 Annual Rate	-0.02%	0.54%	0.89%
2024-2029 Annual Rate	0.42%	0.64%	1.07%

Average Household Income	1 mile	3 miles	5 miles
<b>2024 Average Household Income</b>	<b>\$79,498</b>	<b>\$84,658</b>	<b>\$89,790</b>
2029 Average Household Income	\$93,381	\$98,696	\$104,480
2024-2029 Annual Rate	3.27%	3.12%	3.08%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	11,620	76,053	187,270
2020 Total Housing Units	10,099	72,141	190,450
<b>2024 Total Housing Units</b>	<b>10,003</b>	<b>72,798</b>	<b>195,412</b>
2024 Owner Occupied Housing Units	4,893	28,859	78,687
2024 Renter Occupied Housing Units	4,554	36,597	97,230
2024 Vacant Housing Units	556	7,342	19,495
2029 Total Housing Units	10,217	75,250	205,454
2029 Owner Occupied Housing Units	5,166	30,712	83,804
2029 Renter Occupied Housing Units	4,482	36,882	101,759
2029 Vacant Housing Units	570	7,656	19,892



● Power Retail ● Hotel & Casino ● Airport ● Golf & Recreation ● Academia







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## Rent Roll

October 2024

Tenant Name	Suite	Deposit	Lease Start	Lease Exp.	Rent	Rent/SF	CAM Charges	CAM per SF	Other Rent	Total Monthly Rent	SF	
Vacant	102/103										4,300	
Vacant	105										1,640	
iHealth Medical Clinic	106	\$2,555.00	2/1/23	2/1/28	\$2,362.50	\$1.39	\$833.00	\$0.49	\$100.00	\$3,295.50	1,700	
Primary Care Providers of Southern Nevada	107	\$1,800.00	2/1/23	2/1/25	\$945.00	\$1.58	\$294.00	\$0.49	\$100.00	\$1,339.00	600	
Vacant	108										1,850	
Common Lobby											1,610	
		\$4,355.00			\$3,307.50	\$1.44	\$1,127.00	\$0.49	\$200.00	\$4,634.50	11,700	
											<b>Total SF % Occupied</b>	22.79%
											<b>Total SF % Vacant</b>	77.21%

# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts

 **±7,892**

Land Area  
(Square Miles)

 **2,265,461**

Population

 **298**

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Nevada Tax Advantages

## NEVADA

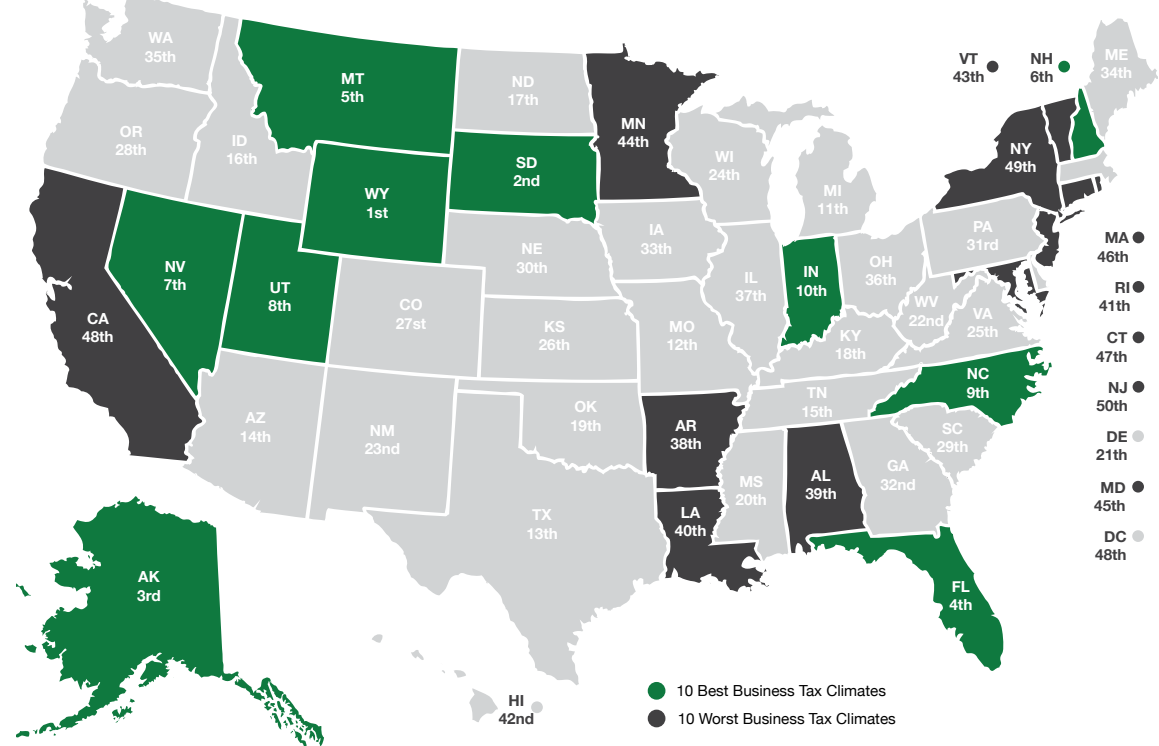
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)



### Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

**Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

**The College of Southern Nevada (CSN)** was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

## Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

*Source: Las Vegas Global Economic Alliance (LVGEA)*

# Professional Sports



## Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: [www.wikipedia.com](http://www.wikipedia.com)



## Disclaimer

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You should understand and be advised that the owner of the Property expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with you or any other party at any time with or without notice which may arise as a result of this package. The owner shall have no legal commitment or obligation to you or any other party reviewing this package, nor shall the owner be required to accept an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the property manager.

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