

SUITE B

FOR LEASE

8991 WEST FLAMINGO ROAD, LAS VEGAS, NV 89147



OFFICE FOR LEASE

KW COMMERCIAL | KW VIP
6623 Las Vegas Blvd. S., Ste. 250
Las Vegas, NV 89119

PRESENTED BY:

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Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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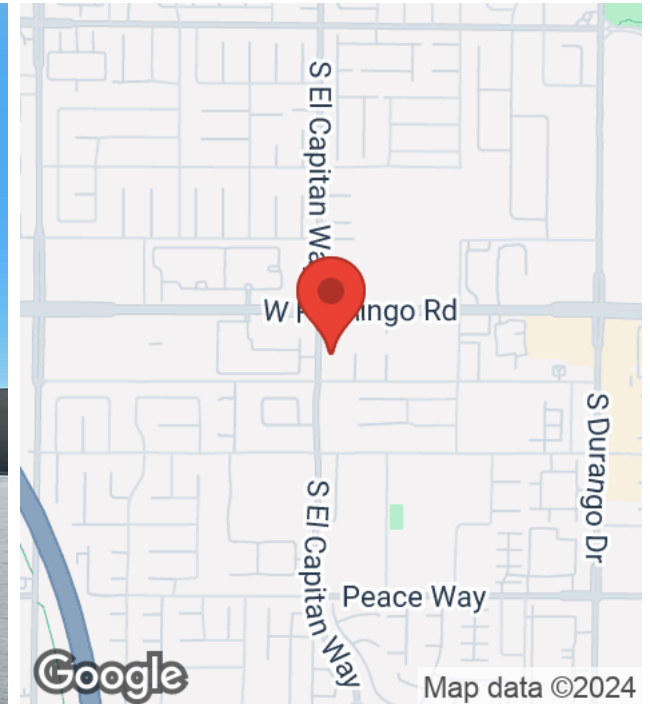
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Las Vegas, NV 89119

EXECUTIVE SUMMARY

8991 WEST FLAMINGO ROAD



OFFERING SUMMARY

LEASE RATE:	\$2.09/SF
BUILDING SF:	4,917
RENTABLE SF:	1,011
AVAILABLE SF:	1,011
YEAR BUILT:	2006

PROPERTY OVERVIEW

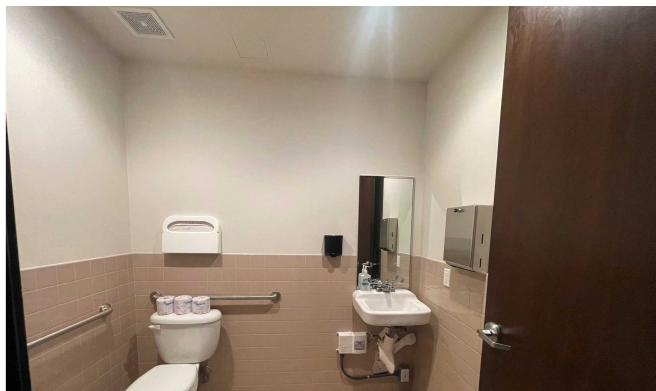
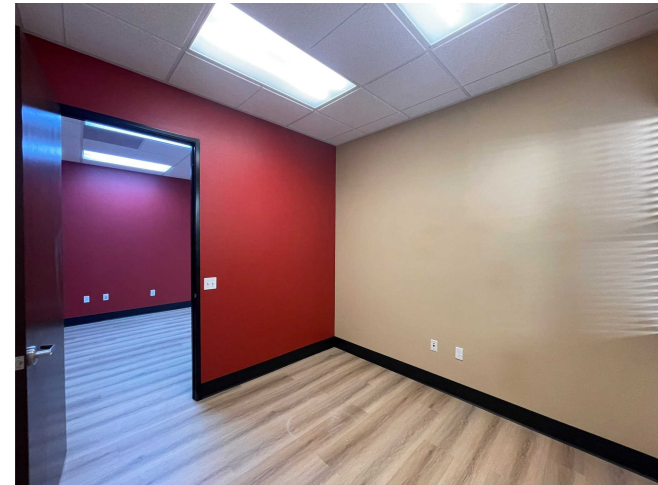
8991 W. Flamingo Road is located in Emerald Business Plaza. This 4,917 SF office building is located on W. Flamingo Road, just west of South Durango Road, both major thoroughfares for the Las Vegas Valley. With ample parking and a professional setting, it's an excellent choice for small businesses seeking a well-connected and accessible workspace.

PROPERTY HIGHLIGHTS

- Well maintained property nestled into a beautifully landscaped lot with ample parking.
- Close proximity to Summerlin and the Bruce Woodbury Beltway, allowing easy commutes for tenants and visitors alike.
- Traffic flow at the signalized intersection of Fort Apache and Flamingo, garners over 50,000 vehicles per day.
- Affluent demographics with average annual household income of \$87,590, \$93,771 and \$89,213 within a 1-, 3- and 5-mile radius, respectively.

PROPERTY PHOTOS

8991 WEST FLAMINGO ROAD



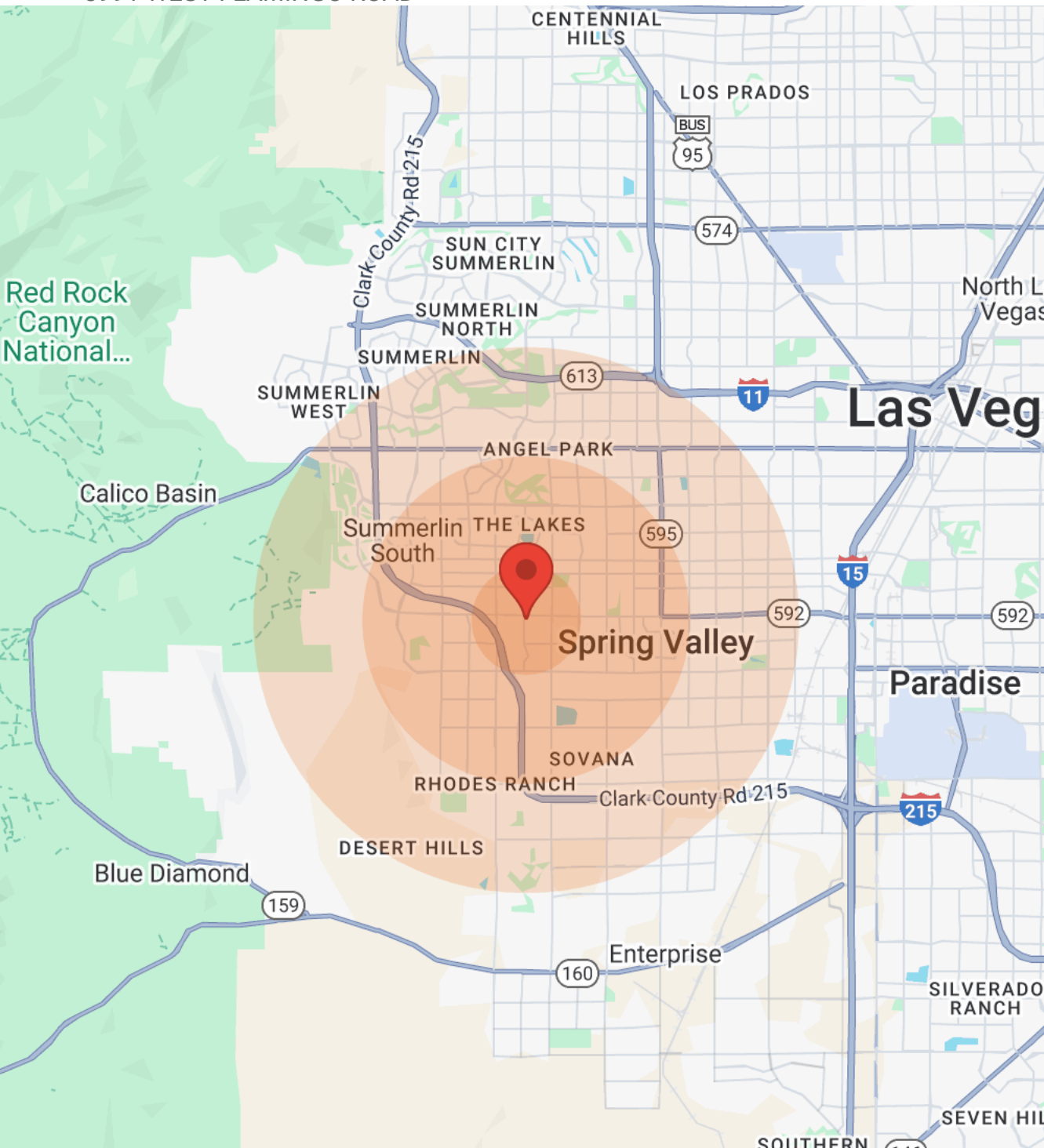
AERIAL MAP

8991 WEST FLAMINGO ROAD



DEMOGRAPHICS

8991 WEST FLAMINGO ROAD



Population	1 Mile	3 Miles	5 Miles
Male	12,612	80,203	169,905
Female	13,178	83,997	177,184
Total Population	25,790	164,200	347,089

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,678	29,610	65,470
Ages 15-24	2,719	18,399	39,607
Ages 25-54	11,528	64,144	136,197
Ages 55-64	3,280	21,904	44,336
Ages 65+	3,585	30,143	61,479

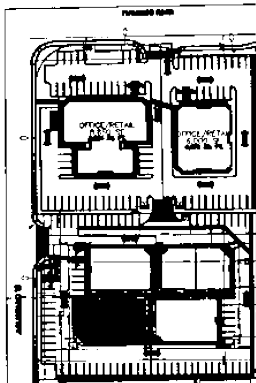
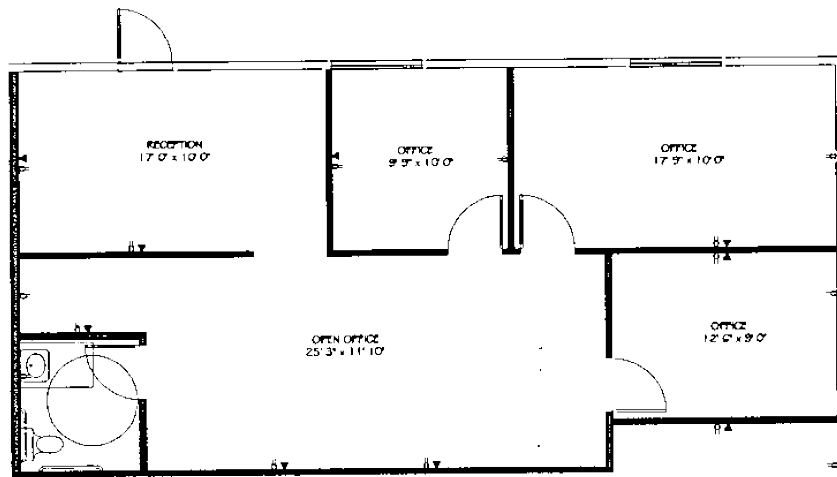
Race	1 Mile	3 Miles	5 Miles
White	15,257	104,941	216,302
Black	2,723	12,432	29,101
Am In/AK Nat	11	202	584
Hawaiian	121	531	1,093
Hispanic	4,652	29,088	78,042
Multi-Racial	5,740	36,336	94,708

Income	1 Mile	3 Miles	5 Miles
Median	\$58,068	\$64,823	\$62,293
< \$15,000	846	4,932	11,292
\$15,000-\$24,999	945	4,346	10,947
\$25,000-\$34,999	1,147	7,018	15,497
\$35,000-\$49,999	1,922	9,332	20,950
\$50,000-\$74,999	2,834	14,865	30,112
\$75,000-\$99,999	1,403	9,970	19,478
\$100,000-\$149,999	1,174	9,503	17,619
\$150,000-\$199,999	319	3,037	6,370
> \$200,000	312	3,058	7,007

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,668	75,192	163,165
Occupied	11,069	66,478	140,819
Owner Occupied	4,969	37,736	74,731
Renter Occupied	6,100	28,742	66,088
Vacant	1,599	8,714	22,346

FLOOR PLAN

8991 WEST FLAMINGO ROAD



El Capitan Spec. Suites

**8991 W. Flamingo
Suite B
Las Vegas, Nevada
1011 sf.**



**Commercial
Design
Group**

8127 W. Flamingo Rd.
Suite 100
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