

Fully Improved Retail Pad For Sale or Lease

# NEC FLAMINGO ROAD & UNIVERSITY CENTER

Las Vegas, NV 89119

Listed By:

Colliers

FOR SALE OR LEASE  
±0.44 AC



University Center Dr.  
±21,400 VPD

E. Flamingo Rd. || ±48,500 VPD

CENTRALLY LOCATED NEAR LAS VEGAS STRIP CORRIDOR



# NEC FLAMINGO RD. & UNIVERSITY RD.

Listed By:



## LISTING SNAPSHOT

Sales Price / Ground Lease Rate

Contact Broker

Land Size

±0.44 AC

APN (a portion of)

162-15-803-006



## PROPERTY HIGHLIGHTS

- Fully improved retail pad in build-ready condition – ideal for QSR
- Excellent visibility with 130 feet of frontage on E. Flamingo Rd.
- Located at the high traffic signalized intersection of Flamingo Rd. and University Center Dr. with ±69,900 VPD
- Strong daytime population with ±727,012 consumers and an estimated ±510,213 employees within a 5-mile radius
- Less than 1-mile from the Hughes Center – a ±68-acre mixed use master planned complex, consisting of ±1.5M square feet of class A office space
- The Las Vegas Convention Center, Las Vegas Strip, University of Nevada Las Vegas, and Harry Reid International Airport all located within 2-miles of the site

## Trade Area Demographics

	1-Mile	3-Mile	5-Mile
<b>2025 Population</b>	35,631	141,009	413,005
<b>2025 Average Household Income</b>	\$55,777	\$77,114	\$77,593
<b>2025 Total Households</b>	18,417	64,781	172,887

## Leasing Experts

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## NEARBY TRAFFIC GENERATORS



### **The HC – Howard Hughes Center** (*±1.2 miles from subject*)

Hughes Center is a ±68-acre mixed-use office and retail campus that is located in the heart of Las Vegas. It offers ±1.5MM SF of space, occupied by ±2,791 employees, and is comprised of 10 office buildings, 10 retail buildings and a 3.1-acre development site.



### **MSG Sphere** (*±1.6 miles from subject*)

The MSG Sphere has made global headlines and is home to a wide variety of events including original attractions, residencies, corporate events, e-sports, and more. With ±17,500 seats, the sphere has an outdoor high-resolution LED screen that encompasses ±580,000 SF and surrounds the circular structure.



### **Las Vegas Convention Center** (*±1.8 mile from subject*)

The Las Vegas Convention Center is one of the busiest facilities in the world – hosting nearly 2 million visitors each year. It is comprised of a ±4.6MM SF facility that is home to conventions, meetings, special events and some of world's largest industry tradeshows. The West Hall expansion will add ±1.4MM SF of meeting and exhibit space, with The Las Vegas Loop offering a first-of-its-kind transportation across the 200-acre campus.



### **Formula 1 Headquarters/Race Track** (*±2 miles from subject*)

The Formula 1 Las Vegas Grand Prix is a professional street race around the center of Las Vegas with part of the track incorporating the iconic Strip and is scheduled to bring \$1B in economic value to the city over the next 10 years. 315,000 people attended F1 in the 2023 inaugural year.



### **World-Famous Las Vegas Strip** (*±1.6 miles from subject*)

Lined with upscale casino hotels and ±150,000 hotel rooms, the neon-soaked Strip is quintessential Las Vegas. The Strip offers a variety of gambling floors, shops, restaurants, a variety of attractions and performance venues for music, comedy, and circus-style acts.



### **University of Nevada Las Vegas** (*±0.7 miles from subject*)

UNLV is a premier metropolitan research university. Its 332-acre main campus offers 250+ undergraduate and graduate majors with ±32,911 enrolled students.



### **Harry Reid International Airport** (*±1.6 miles from subject*)

Main airport that services Southern Nevada and welcomed over ±58.4MM passengers in 2024.



NEC FLAMINGO RD. & UNIVERSITY CENTER

TRADE AREA MAP

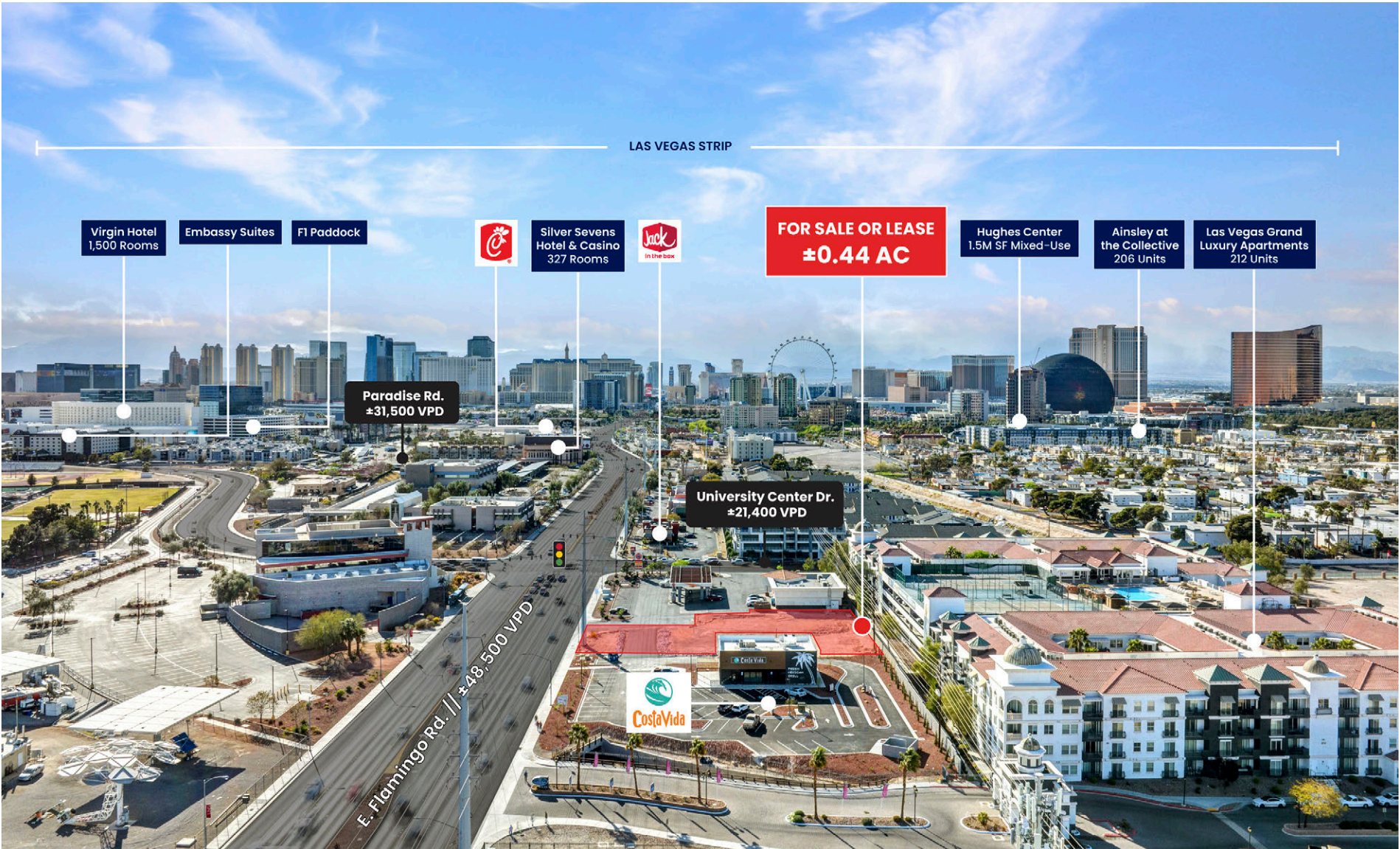


■ = Retail Power Centers ■ = Golf Courses ■ = Hospital ■ = Hotel & Casinos ■ = Airport ■ = Schools



NEC FLAMINGO RD. & UNIVERSITY CENTER

WEST FACING AERIAL





NEC FLAMINGO RD. & UNIVERSITY CENTER

SOUTH FACING AERIAL





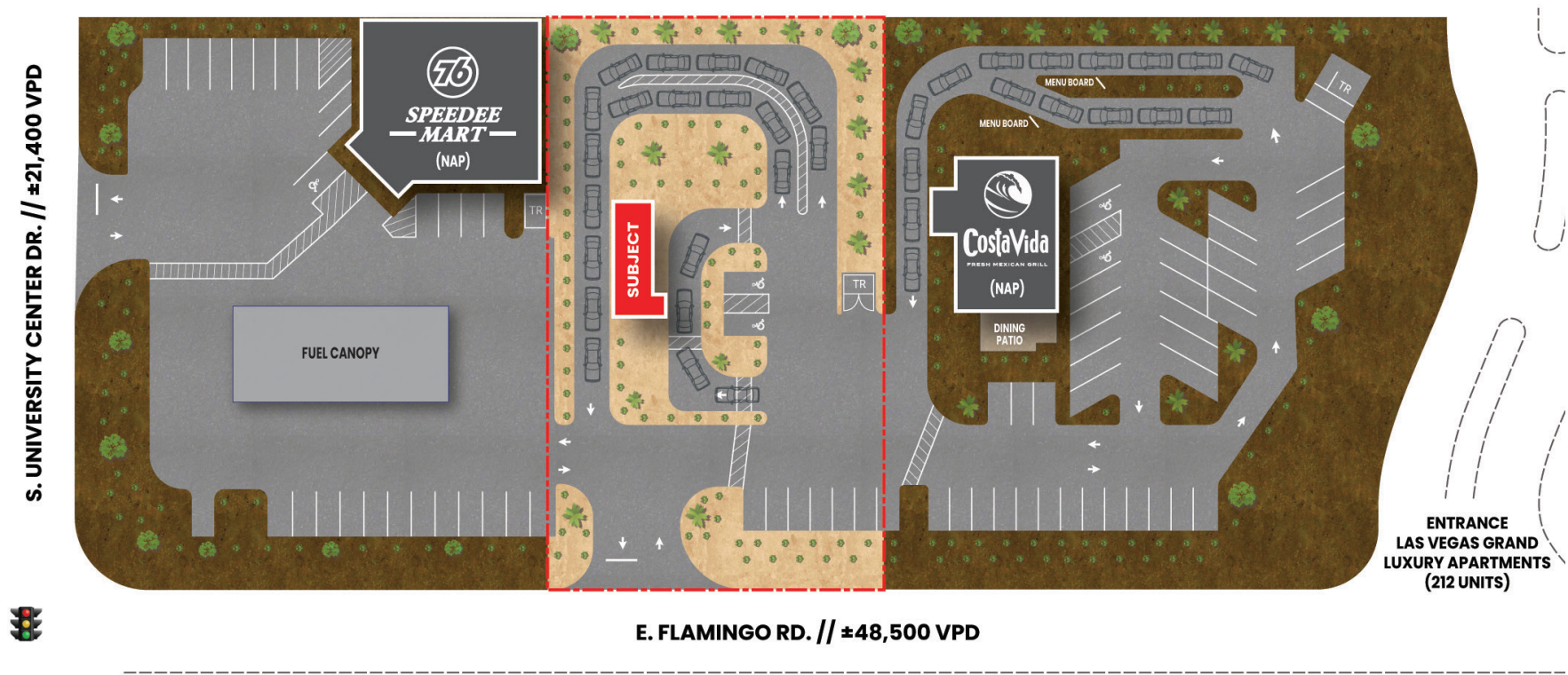
NEC FLAMINGO RD. & UNIVERSITY CENTER

EAST FACING AERIAL





SITE PLAN



NEC FLAMINGO RD. & UNIVERSITY CENTER

Legend: = Available = Not A Part



NEC FLAMINGO RD. & UNIVERSITY CENTER

PROPERTY PHOTOS





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## Malan + Marcello Investment Team

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