

Listed By:

Colliers

For Lease
±1,920 SF Available

Multi-Tenant Retail Center

Grand Flamingo Plaza

6620 W. FLAMINGO ROAD, SUITES 1-2, LAS VEGAS, NV 89103

Grand Flamingo Plaza is a ±26,480 square foot retail strip center located on West Flamingo Road just east of South Rainbow Boulevard.

The Center benefits from a stable mix of regional and local tenants with excellent visibility, street frontage. Other retailers in the surrounding area include:

SPROUTS
FARMERS MARKET

WELLS
FARGO



CVS
pharmacy®

Jack
in the box

La Bonita
SUPERMARKETS



Firestone

Exclusive Listing Agents

Al Twainy, CCIM

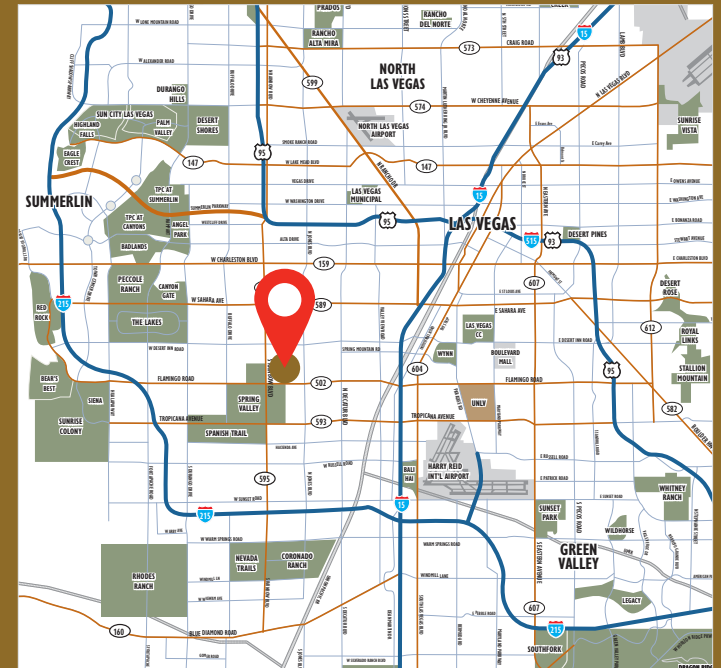
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Property Highlights

- ±1,920 SF 2nd Generation Endcap Retail Available
- Estimated Lot Size: ±2.13 Acres
- Year Built: 1988
- Commercial General (C-G) Zoning
- Traffic Counts:
 - ±43,000 vehicles per day
W. Flamingo east of S. Rainbow
 - ±51,000 vehicles per day
S. Rainbow north of W. Flamingo
- Unobstructed visibility fronting West Flamingo Road and Redwood Street



A stable mix of
regional and local tenants
with excellent visibility



±26,480 SF Multi-Tenant Retail Center

Grand Flamingo Plaza

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Demographics

Population and Income

	2025 Estimated Population	2025 Average Household Income	2030 Estimated Population	2030 Average Household Income
1 Mile	23,204	\$91,835	23,118	\$104,598
3 Miles	167,402	\$89,714	171,292	\$100,350
5 Miles	433,908	\$98,361	451,088	\$109,735

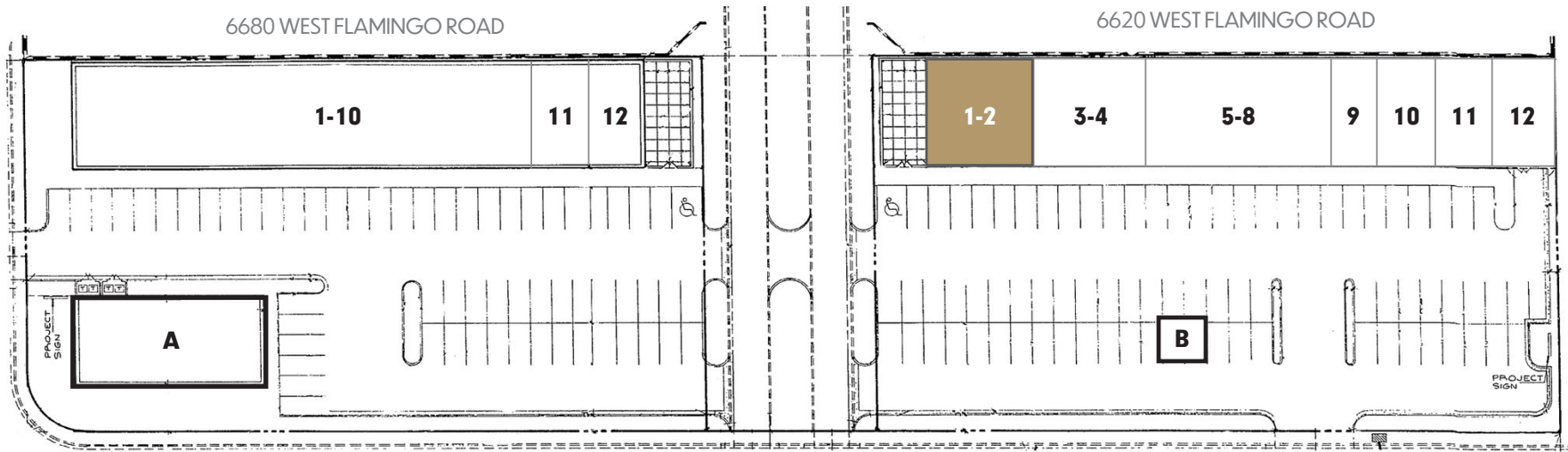
Population by Race 2025

	Caucasian	African American	Hispanic	Asian
1 Mile	8,417	2,229	9,188	3,629
3 Miles	56,699	25,062	55,869	33,810
5 Miles	164,108	60,852	140,796	82,500

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2025 and 2030.

Grand Flamingo Plaza

Site Plan



For illustration purposes only. Not to scale.

6680 West Flamingo Road

Suite	Tenant	SF
PAD A	Boca Dental	±3,200
1-10	Manan Bakery and Pastry	±9,648
11	Speedy Tax	±960
12	Dragon Bowl	±975
PAD B	Water Mill	±225

6620 West Flamingo Road

Suite	Tenant	SF
1-2	Available	±1,920
3-4	Ocean Seafood Market	±1,920
5-8	Shish Kabob	±4,032
9	Jewelry Your Way	±768
10	Ripa Hakobyan Beauty	±960
11	Rainbow Nails	±960
12	Smoke Shop	±960

Grand Flamingo Plaza

TRADE AREA MAP ↗



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Grand Flamingo Plaza

PROPERTY PHOTOS



ABOUT COLLIERS

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

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