



For Lease | ±1,920 SF Available

Grand Flamingo Plaza

6620 W. Flamingo Road, Suites 1-2, Las Vegas, NV 89103

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Accelerating success.

Grand Flamingo Plaza



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.

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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.

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Colliers Las Vegas

6795 Agilysys Way, Suite 210
Las Vegas, NV 89113
www.colliers.com/lasvegas

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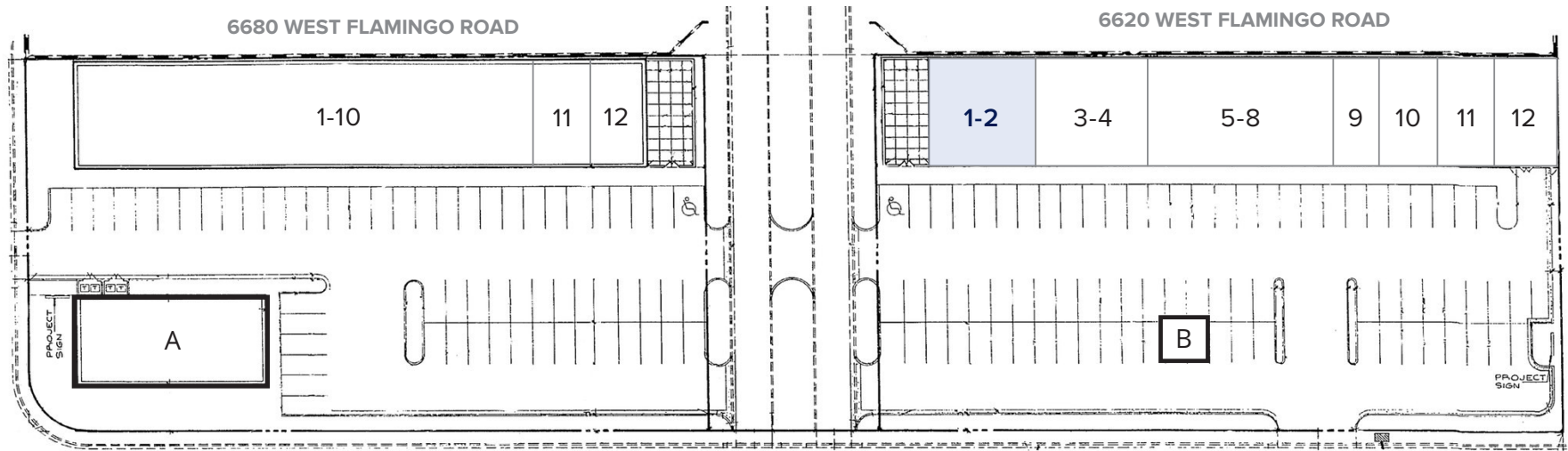


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For illustration purposes only. Not to scale. 

Site Plan



6680 West Flamingo Road

Suite	Tenant	SF
PAD A	Boca Dental	±3,200
1-10	Manan Bakery & Bakery	±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

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Property Photos



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The map shows the proposed site (red square) at the intersection of W. Flamingo Road and S. Torrey Pines Dr. Key features include:

- Streets:** S. Tenaya Way, S. Rainbow Blvd, S. Torrey Pines Dr, Twain Avenue, Desert Inn Road, E. Camino Rd, Jones Boulevard.
- Schools:** Decker Elementary School, Kenny C. Guinn Middle School.
- Businesses:** Walmart, Sam's Club, Applebee's, ACE Hardware, Petco, IHOP, Dollar Tree, Target, Dunkin', Jack in the Box, Wella Pargo, CVS Pharmacy, Sprouts, Wendy's, Arco, United States Postal Service, Firestone, Starbucks, 7-Eleven, Lee's Discount Liquor, La Bonita, Bank of America, Arby's, Pop-Devs.
- Other:** Senior Living facility, Fire Station.

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\$5.0B+ Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$100B+ Assets under management

24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With over \$5.0 billion in annual revenues, a team of 24,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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