

# CAMERON CORNER

4551 - 4583 W. Flamingo Rd., Las Vegas, NV 89103

AVAILABLE  
For Lease

**SUBWAY**

**DA LAT**  
VIETNAMESE CUISINE

**RAINBOW MASSAGE**

**SMOKE SHOP**

VAPE · HOOKAH · PIPE

**TATTOO**

**MDL Group**

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### Leasing Details



**\$1.60 - \$1.70 PSF NNN**

Lease Rate



**\$0.52 PSF**

Estimated CAM



**±1,400 - ±1,680 SF**

Space Available

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2024 Population	20,513	142,151	383,123
<b>Average Household Income</b>			
2024 Average Household Income	\$60,888	\$69,035	\$74,399

### Property Highlights

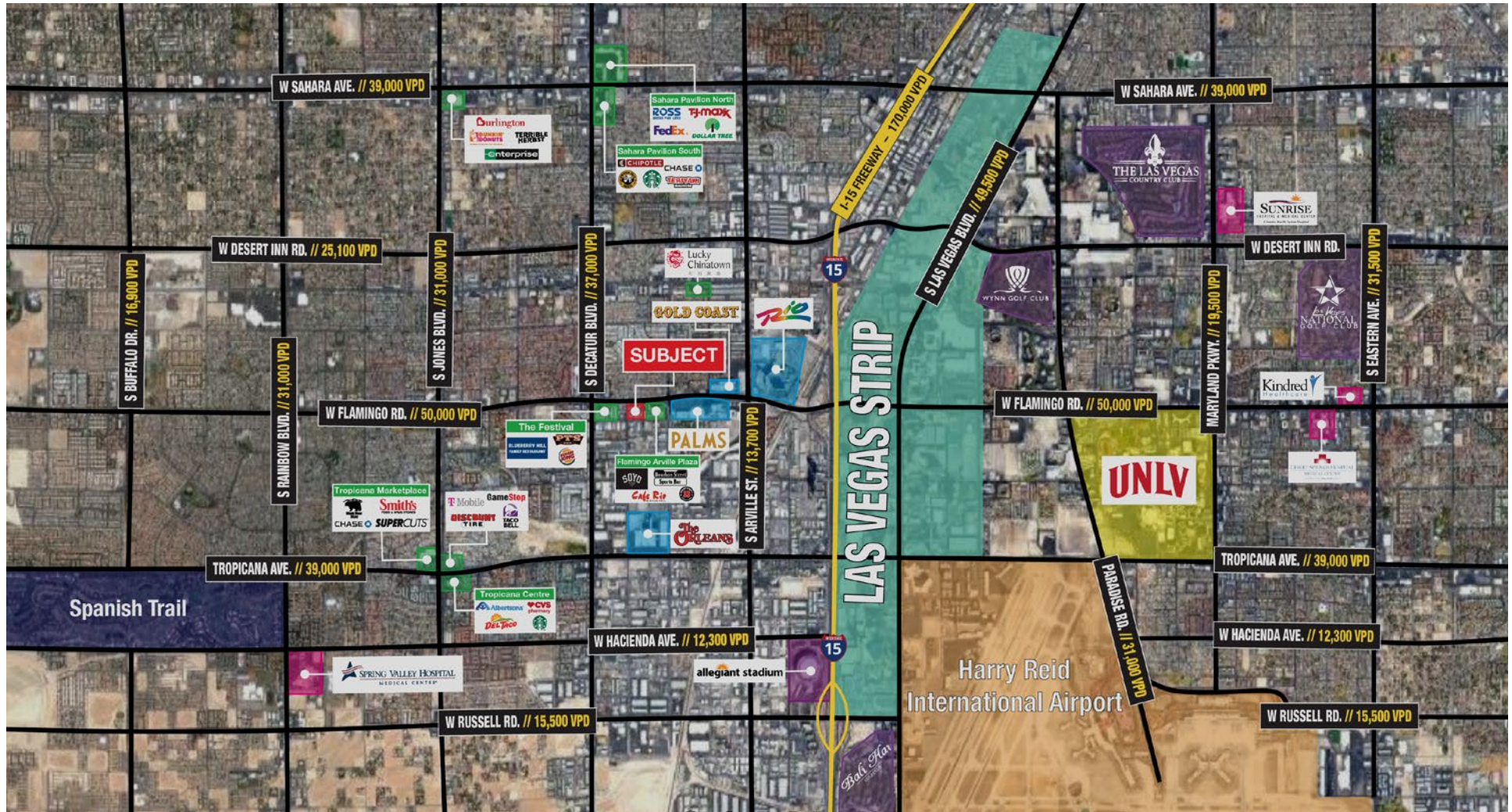
- Multi-tenant shopping center with fantastic frontage along Flamingo Road
- C-2 (General Commercial) allowing a wide variety of uses
- Located in the Central West submarket
- Great direct frontage along Flamingo Road, one block west of Decatur Road
- Flamingo Road serves as the main east/west arterial with over ±50,000 VPD (vehicles per day)
- Highly desirable location near the Palms Casino Resort and just west of the famous Las Vegas Strip

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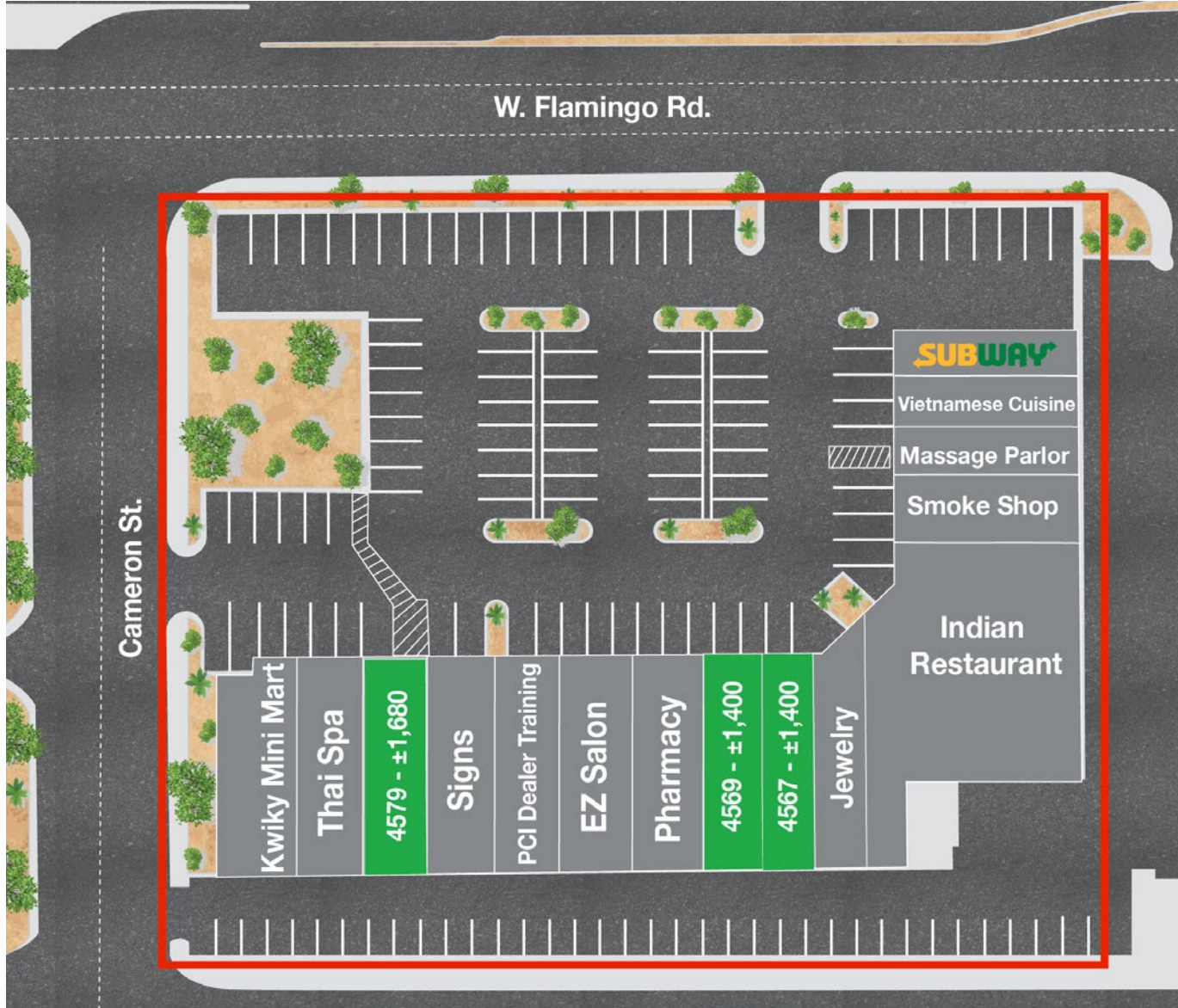
- Power Centers
- Hospitals
- Airport
- Hotel & Casinos
- Golf Courses
- Schools
- Planned Communities

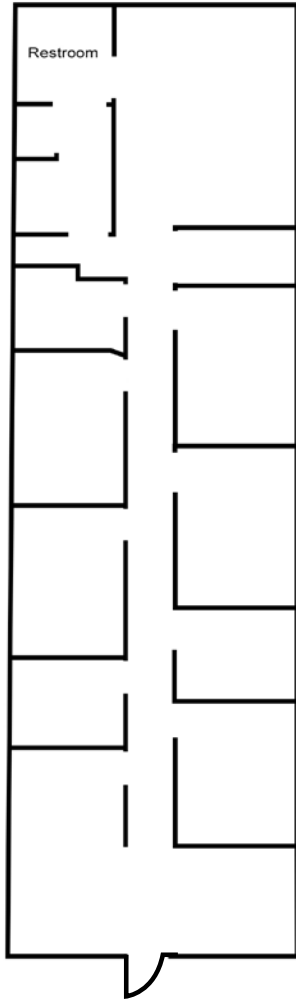


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**Suite 4567**

- + Total SF: ±1,400
- + Lease Rate: \$1.60 - \$1.70 PSF NNN
- + Available: Immediately

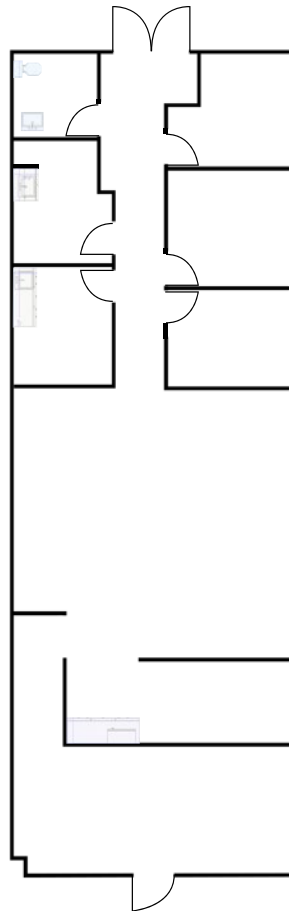
*\*Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.*



**Suite 4569**

- + **Total SF:** ±1,400
- + **Lease Rate:** \$1.60 - \$1.70 PSF NNN
- + **Available:** Immediately

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**Suite 4579**

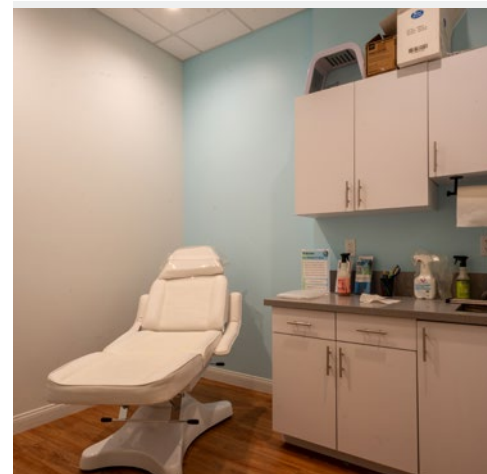
- + Total SF: ±1,680
- + Lease Rate: \$1.60 - \$1.70 PSF NNN
- + Available: Immediately

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# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across  $\pm 435$  square miles. It is by far the most populous county in Nevada, and the 11th 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



**$\pm 7,892$**

Land Area  
(Square Miles)



**2,265,461**

Population  
(County Data per Census)



**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)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



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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.

## 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)

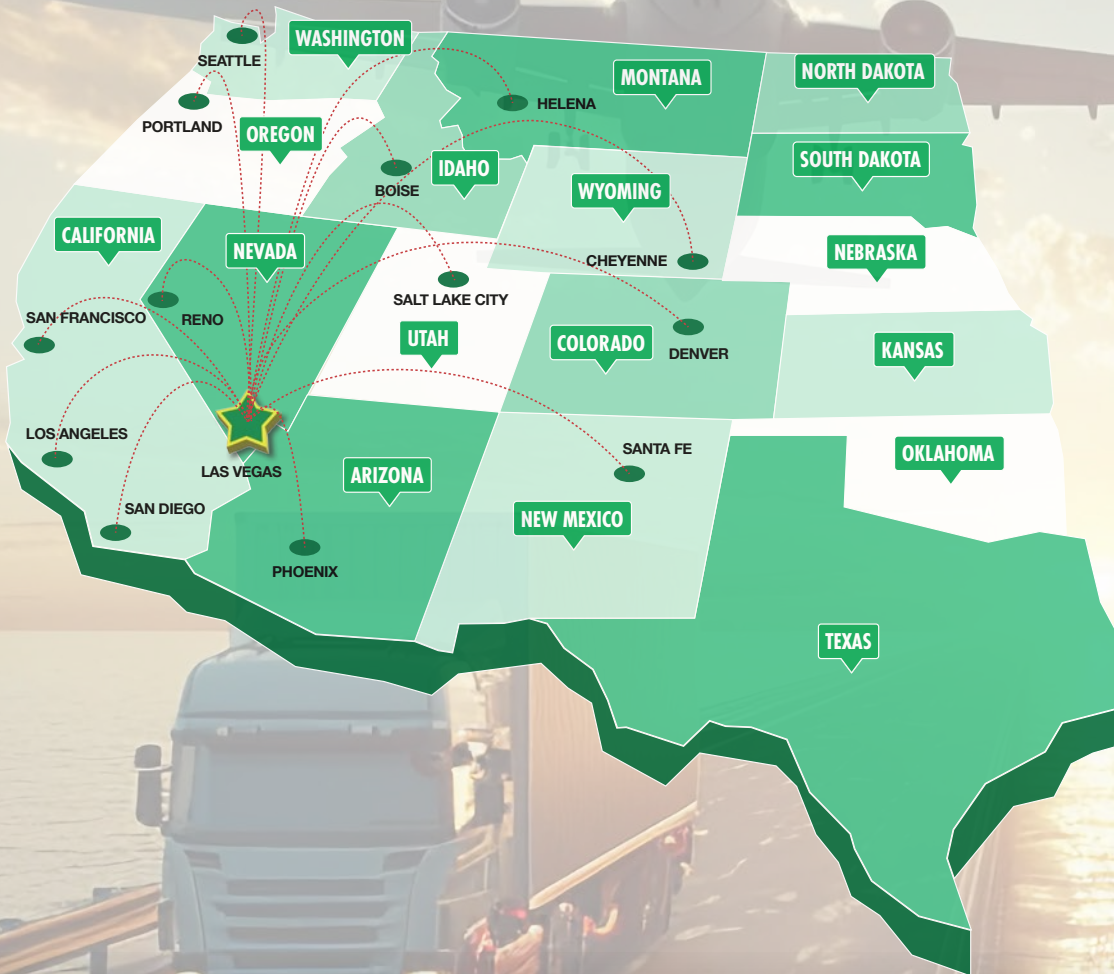


## Education & Workforce Development

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.
- **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 & reducing student achievement gaps.

# Logistics



## Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

### SHIPPING & MAILING SERVICES



Freight Service Center  
(3 miles)

Distribution Center  
(10 miles)

UPS Air Cargo  
(18 miles)



Freight Center  
(3 miles)

Ship Center  
(8 miles)

Air Cargo  
(20 miles)



Customer Service Center  
(5 miles)

Cargo Center  
(3 miles)

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