

MARIANA'S

MARKETPLACE

UNDER NEW
OWNERSHIP

TENANT IMPROVEMENTS AVAILABLE!



CENTRAL RETAIL LOCATION

3220 EAST FLAMINGO ROAD, LAS VEGAS, NV 89121

LISTED BY:

Colliers



MARIANA'S MARKETPLACE

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AVAILABLE
DRIVE-THRU RETAIL PADS

WELCOME
MARIANA'S SUPERMARKETS

AVAILABLE
JUNIOR BOX ±20,000 SF

AVAILABLE
QSR / GAS / C-STORE / CARWASH PAD

E. FLAMINGO ROAD

S. PELOS ROAD

±47,000 VPD

±3,500 VPD

LISTING SNAPSHOT

SHOP SPACE
±826 - 7,380 SF
\$1.66+ PSF NNN

JUNIOR BOX
±11,043 - ±20,000 SF
\$0.66 - \$1.00+ PSF NNN

RETAIL PADS
Glor Bts
Contact Broker for Lease Rate

CENTRAL RETAIL LOCATION 3

NEW TENANT SECURED:

WELCOME MARIANA'S SUPERMARKETS!

PROPERTY HIGHLIGHTS

- ±20,000 SF opportunity adjacent to Mariana's!
- Motivated new ownership with Tenant Improvement Allowance available for qualified tenants!
- Retail pads available – ideal for QSR and C-Store user
- Located at the signalized intersection of Flamingo Rd. and Pecos Rd. (±78,500 VPD) and positioned to serve a growing population of ±463,617 residents within a 5-mile radius
- Large neighborhood center with a mix of national, regional, local tenants such as Planet Fitness, Sonic, AT&T, Marco's Pizza, and Panda Express
- Located within close proximity to the Las Vegas Strip, UNLV, Harry Reid International Airport, and the I-15 and US-95 Freeways

TRADE AREA DEMOGRAPHICS

LE

5-M

2025 POPULATION

732

• +463

2025 AVERAGE HOUSEHOLD INCOME

3,351 \$73

\$79.60

2025 HOUSEHOLDS

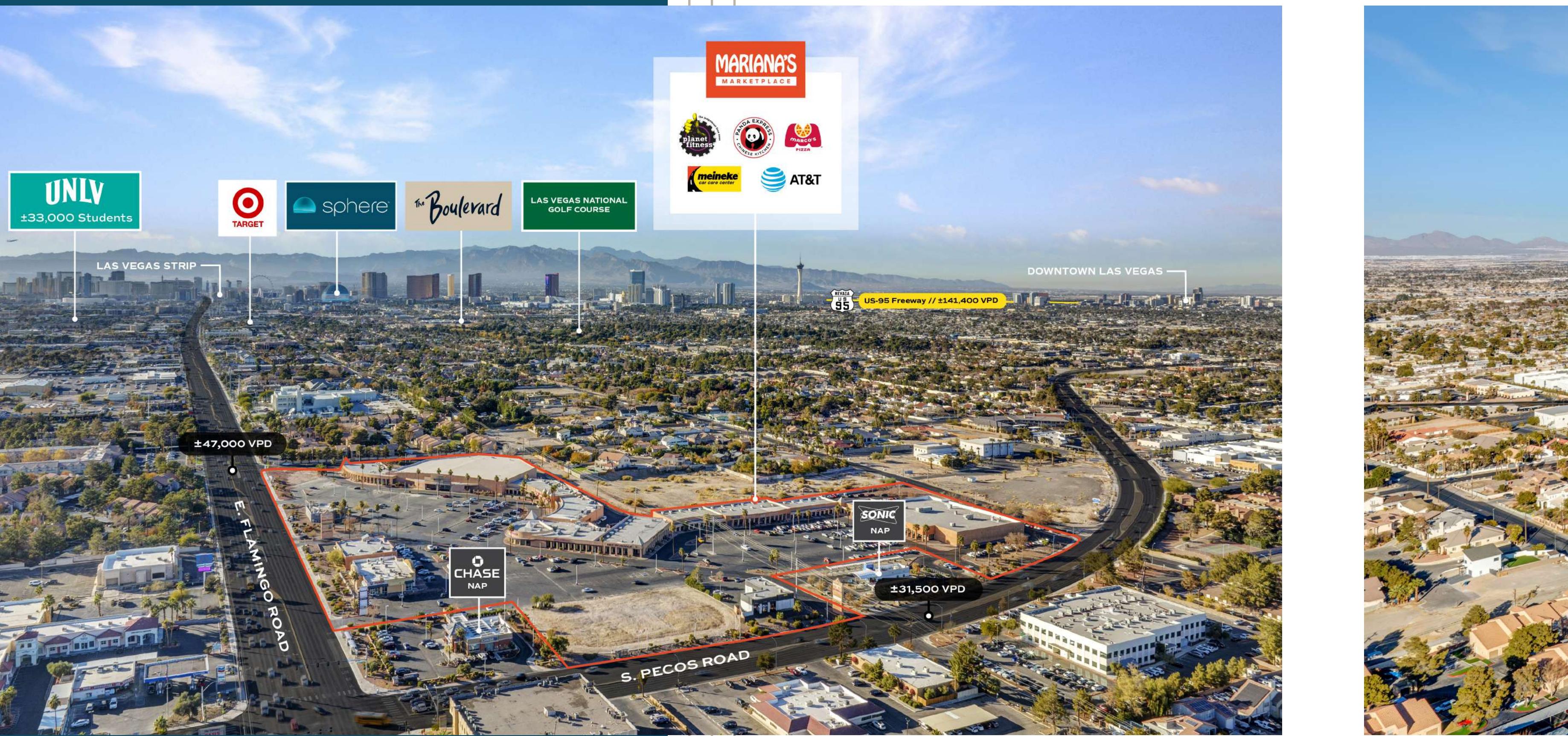
12 ±

±18

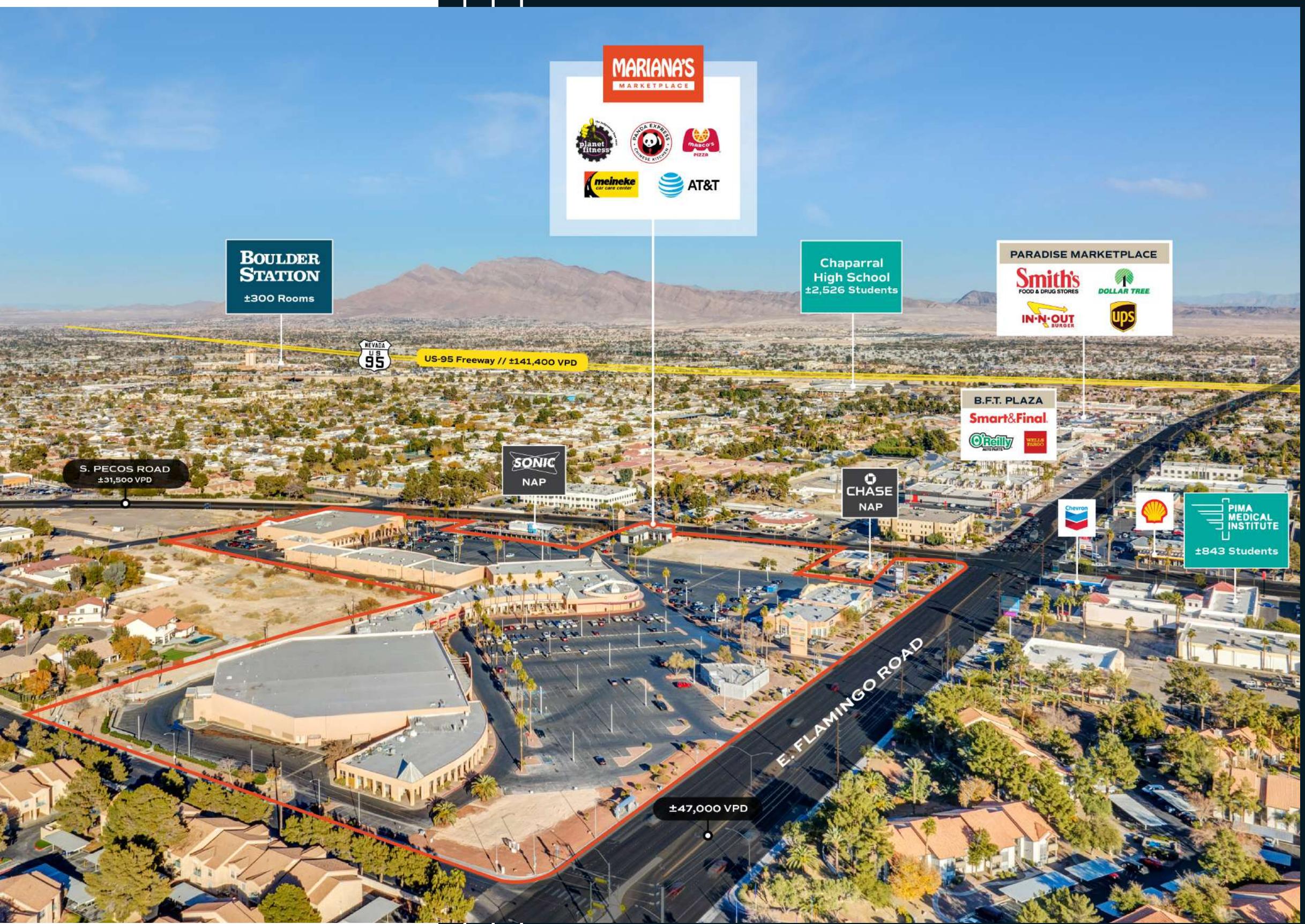
TRADE AREA MAP



EAST FACING AERIAL



WEST FACING AERIAL



MARIANA'S MARKETPLACE

SITE PLAN

BUILDING 3250

SUITE	TENANT	SIZE
9A	Mariana's SuperMarkets	±40,560 SF
9B	Available	±20,000 SF

PADS

SUITE	TENANT	SIZE
Pad A	QSR(s)	TBD
Pad B	Gas / C-Store / Carwash / QSR(s)	TBD



BUILDING 3230

SUITE	TENANT	SIZE
1	Available	±1,475 SF
3	Available	±826 SF
4	Available	±1,428 SF
5	Available	±1,407 SF
6	Available	±2,042 SF
7-8	Available	±2,604 SF

BUILDING 3300

SUITE	TENANT	SIZE
10	Available	±1,137 SF
11	E-File Tax Services	±1,690
12	Available	±2,219 SF
13-17	Ichabod's Lounge	±7,185 SF
18	Smoke Shop	±945 SF
19	Nail House	±1,053 SF
20	Available	±2,041 SF
21	Adah's Hair Castle	±1,552 SF

BUILDING 3250

SUITE	TENANT	SIZE
9A	Mariana's SuperMarket	±40,560 SF
9B	Available	±20,000 SF

BUILDING 3280

SUITE	TENANT	SIZE
2	AT&T	±3,313 SF

BUILDING 3310

SUITE	TENANT	SIZE
3A	Available	±1,554 SF
3C	Available	±2,459 SF
3B	America First Federal Credit Union	±2,975 SF

BUILDING 3370

SUITE	TENANT	SIZE
6	Meineke	±2,495 SF

JOIN OUR TENANTS

MARIANA'S
SUPERMARKETS

AT&T

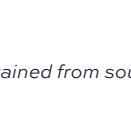
meineke

pf

PANDA EXPRESS
CHINESE KITCHEN

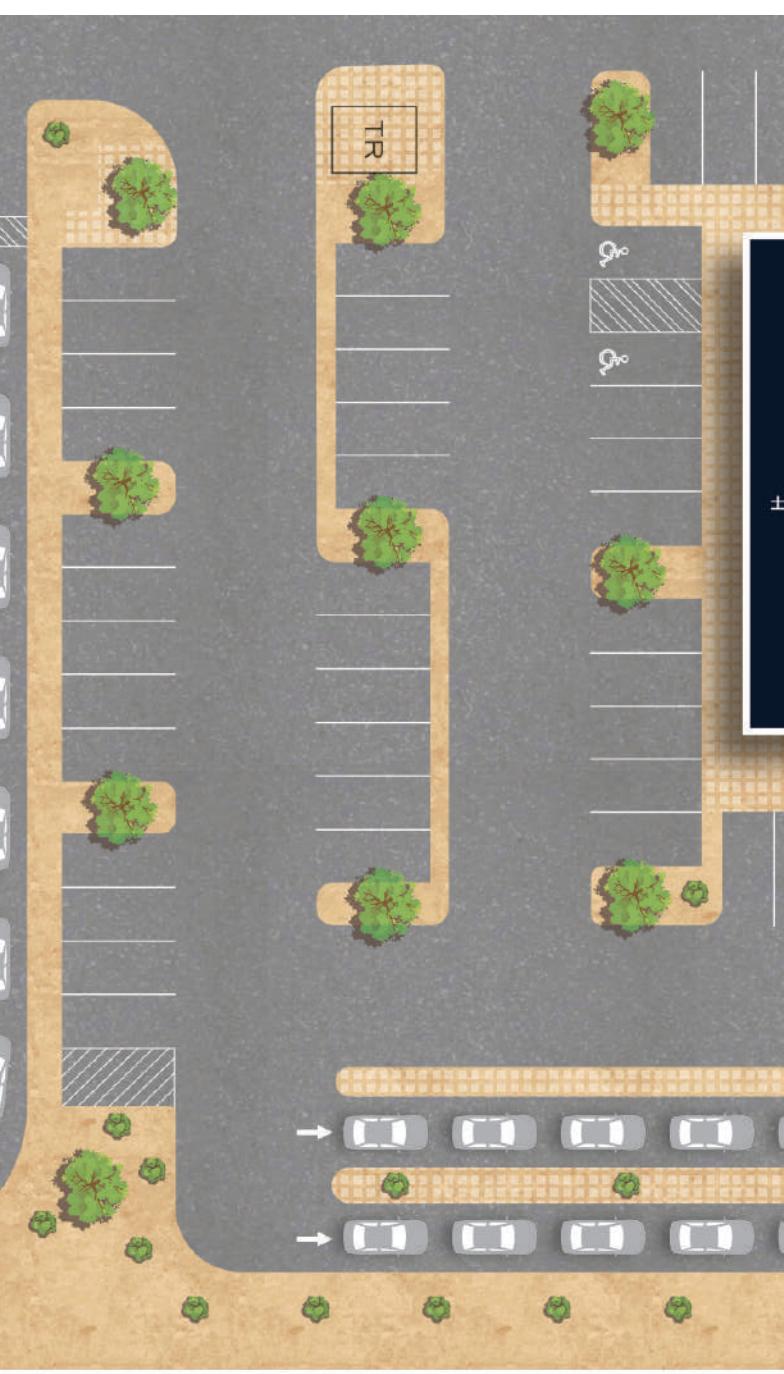
MARCO'S
PIZZA

CONCEPTUAL SITE PLAN PAD A



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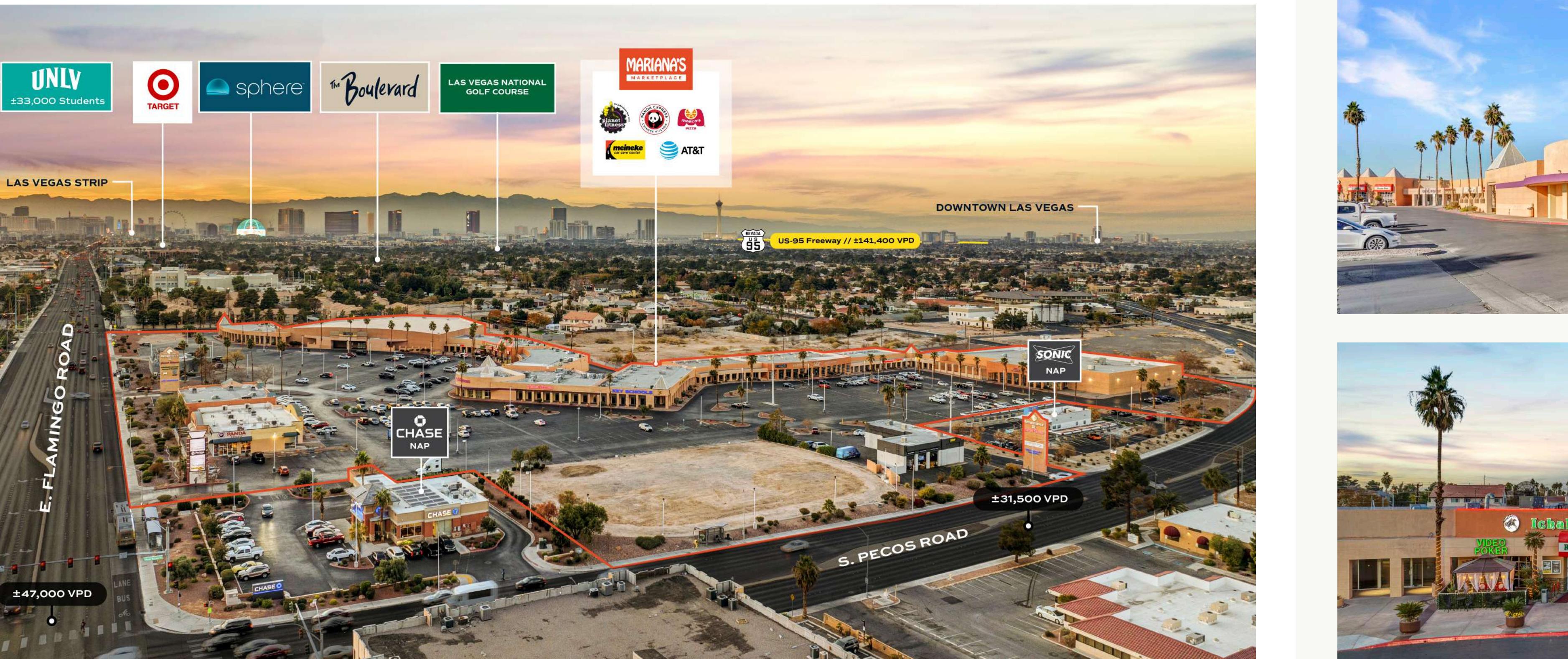
CONCEPTUAL SITE PLAN PAD B



PECOS RD. // ±31,500 VPD

Surrounded by established retail, restaurants, and service amenities from local and national brands.

PROPERTY IMAGES



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RETAIL FOR LEASE
TENANT IMPROVEMENTS AVAILABLE!



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CENTRAL RETAIL LOCATION

Malan + Marcello Investment Team

AREEBA MOTEN

Senior Associate
+1 702 727 3780
areeba.moten@colliers.com
License # NV-S.0194559

TREVOR OLKOWSKI

Associate
+1 702 836 3766
trevor.olkowski@colliers.com
License # NV-BS.0145996

DEANA MARCELLO

Executive Vice President
+1 702 727 3779
deana.marcello@colliers.com
License # NV-S.174174

LISTED BY:

