

# MARIANA'S

## MARKETPLACE

# UNDER NEW OWNERSHIP

TENANT IMPROVEMENTS AVAILABLE!



±20,000 SF  
AVAILABLE FOR LEASE

CENTRAL RETAIL LOCATION

3220 EAST FLAMINGO ROAD, LAS VEGAS, NV 89121

LISTED BY:





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MARKETPLACE

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QSR / GAS / C-STORE / CARWASH PAD



## 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

GL or BTS  
Contact Broker for Lease Rate

AVAILABLE

DRIVE-THRU  
RETAIL PADS

WELCOME

MARIANA'S  
SUPERMARKETS

AVAILABLE

JUNIOR BOX  
±20,000 SF

AVAILABLE

QSR / GAS / C-STORE / CARWASH PAD

±47,000 VPD

±31,500 VPD

E. FLAMINGO ROAD

S. PECOS ROAD



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	1-MILE	3-MILE	5-MILE
2025 POPULATION	±16,732	±201,022	±463,617
2025 AVERAGE HOUSEHOLD INCOME	\$98,351	\$73,445	\$79,609
2025 HOUSEHOLDS	±7,212	±82,907	±185,149

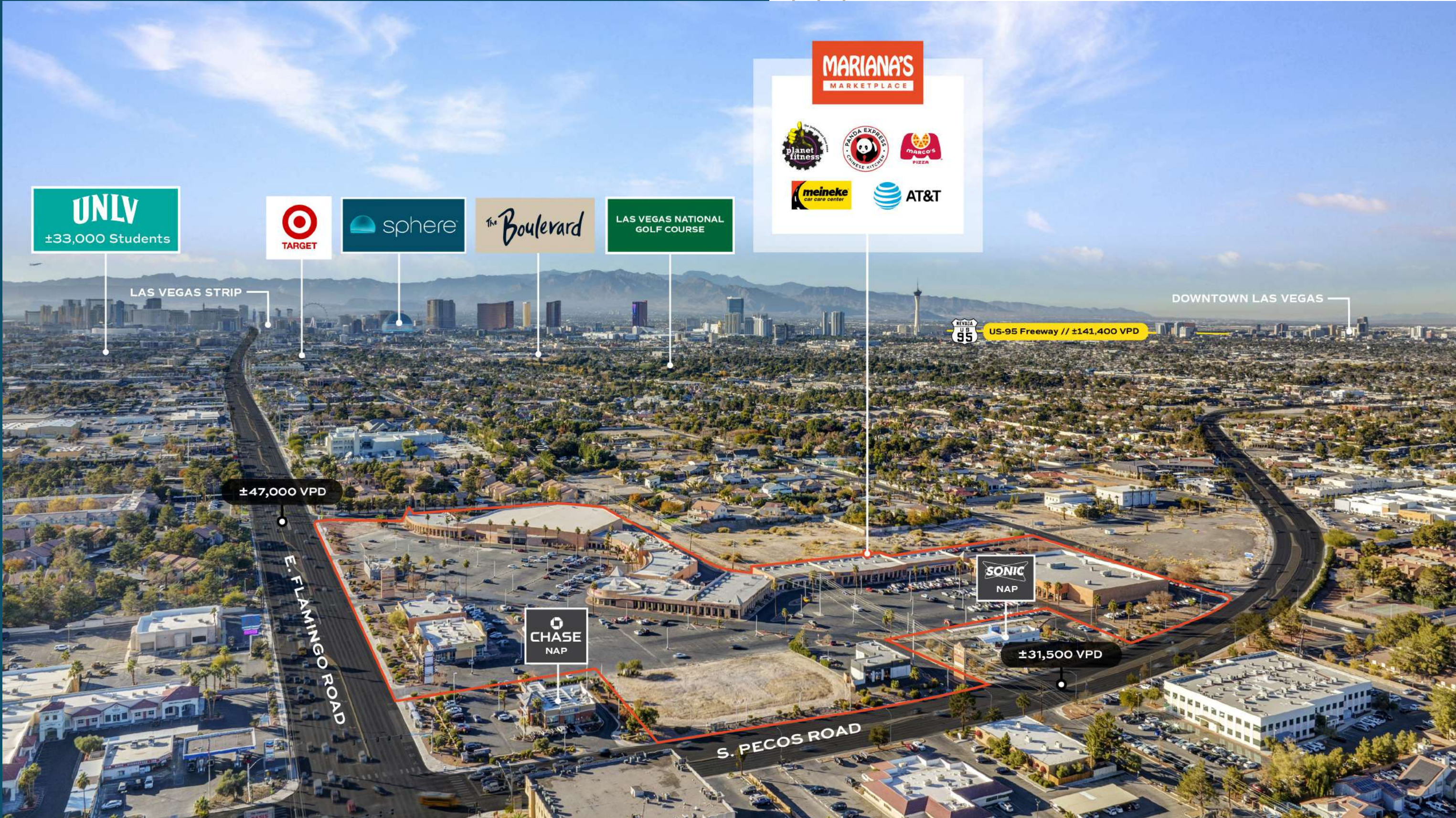
TRADE AREA MAP



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MARKETPLACE

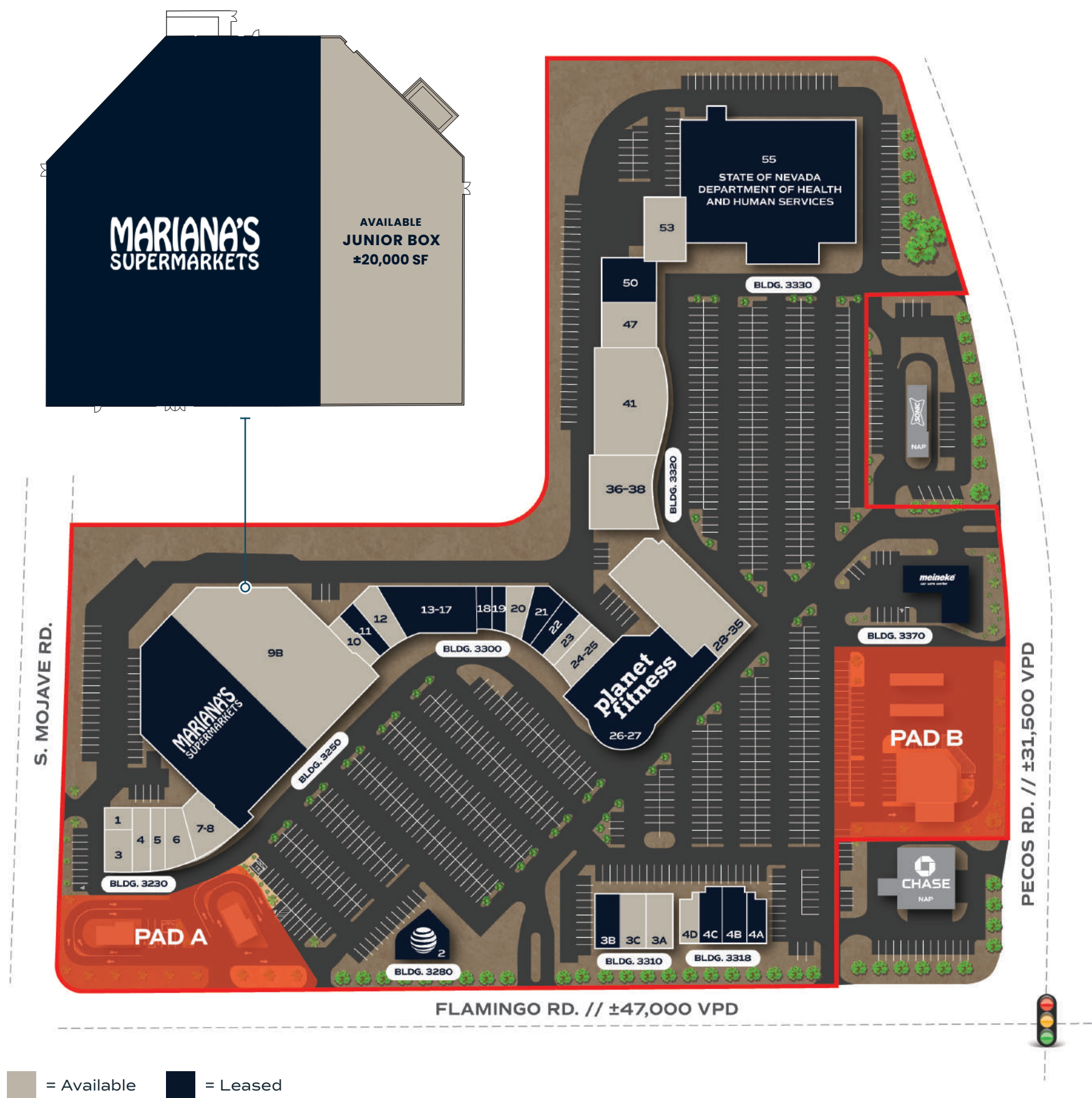
## SITE PLAN

### 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 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 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
22	Kim's Passion for Paws	±1,636 SF
23	Available	±1,347 SF
24-25	Available	±2,577 SF
26-27	Planet Fitness	±15,265 SF
28-35	Available	±11,303 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 3318

SUITE	TENANT	SIZE
4A	Panda Express	±1,798 SF
4B	Marco's Pizza	±1,400 SF
4C	Freeway Insurance Services	±2,133 SF
4D	2nd Gen Restaurant Available	±2,188 SF

### BUILDING 3320

SUITE	TENANT	SIZE
36-38	Available	±7,380 SF
41	Available	±11,043 SF
47	Available	±3,542 SF
50	Las Vegas-Clark County Urban League CAA	±3,650 SF
53	Available	±3,611 SF

### BUILDING 3330

SUITE	TENANT	SIZE
55	State of Nevada Department of Health & Human Services	±38,151 SF

### BUILDING 3370

SUITE	TENANT	SIZE
6	Meineke	±2,945 SF

## JOIN OUR TENANTS





CONCEPTUAL SITE PLAN  
PAD A



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■ = Available  
■ = Not A Part



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PECOS RD. // ±31,500 VPD

CONCEPTUAL SITE PLAN  
PAD B









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# RETAIL FOR LEASE

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CENTRAL RETAIL LOCATION

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