

FOR SALE

FLAMINGO COURTYARD

3075 & 3085 E. FLAMINGO ROAD, LAS VEGAS, NV 89121



COLDWELL BANKER
COMMERCIAL
PREMIER

SUBJECT

E. FLAMINGO ROAD
±41,000 CPD

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DISCLAIMER

FLAMINGO COURTYARD

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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EXECUTIVE SUMMARY

FLAMINGO COURTYARD

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PROPERTY OVERVIEW

CBC Premier exclusively presents Flamingo Courtyard for acquisition to qualified investors. This ±44,935 square-foot, 100% stabilized retail and professional office center, was constructed in 1985 with renovations in 2016. The asset features a resilient "internet-resistant" tenant mix anchored by institutional-grade medical and fitness users, including Proud Moments ABA and Movement Fitness. The property benefits from its diverse mix of tenants and close proximity to all major interstates, Harry Reid International Airport, and the fabulous Las Vegas Strip. With a diversified rent roll, 3.0% annual escalations, and a defensive basis significantly below current replacement costs, Flamingo Courtyard offers investors a rare combination of immediate, stabilized cash flow and long-term yield appreciation in one of the nation's most favorable tax jurisdictions.

OFFERING OVERVIEW

SALE PRICE	\$8,750,000
Price / Sq.Ft.:	\$194.73
Net Operating Income:	\$599,406
CAP Rate:	6.85%
Lot Size:	± 3.79 Acres
Gross Leasable Area:	± 44,935 Sq.Ft.
Zoning:	Commercial General (CG)
APN:	162-24-513-003 & 004

LOCATION OVERVIEW

This property is strategically situated in the Central East Las Vegas sub-market, serving as the link between the Las Vegas Strip and the residential suburban sprawl of Henderson. This location offers the best of both worlds: the massive daytime population of the urban core consisting of over ±190,000 residents within a 3-mile radius and the high-income commuter traffic flowing between the valley's two largest economic engines, while remaining less than 15 minutes from Harry Reid International Airport (LAS).

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AERIAL PHOTO

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INVESTMENT HIGHLIGHTS

FLAMINGO COURTYARD

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HIGHLIGHTS

- **Stabilized Cash Flow with Immediate Upside** – At 100% occupancy with a twenty-nine (29) month WALT, Flamingo Courtyard provides a diverse income stream from seven (7) tenants, ranging from recession-resistant medical and fitness anchors to local professional services.
- **Significant Mark-to-Market Opportunity** – Current rents sit significantly below the Central East Las Vegas submarket average. Investors are positioned to capture immediate yield appreciation by either renewing expiring leases or re-tenanting at market-leading rates, driving the NOI well beyond the current \$599,406 baseline.
- **Location, Location, Location** – Situated along the heavily trafficked East Flamingo Road corridor ($\pm 41,000$ VPD), the asset is less than a 15-minute drive from all major regional landmarks, transit hubs, and the world-class amenities of the Las Vegas Strip, placing it at the epicenter of Southern Nevada's retail gravity.
- **Favorable Tax Jurisdiction** – Nevada remains one (1) of only nine (9) states with no state income tax, making this a premier destination for out-of-state 1031 Exchange capital seeking tax-efficient yield.
- **Below Replacement Costs** – With 2026 ground-up construction and land acquisition costs in Las Vegas currently exceeding \$450/SF for similar high-identity assets, the subject property offers an investor an immediate 'Safety Margin' and a protected basis that is nearly impossible to replicate in the current inflationary environment.
- **Capital Expenditure Savings** – Current ownership recently completed significant property enhancements, including a full epoxy roof resealing on both buildings, mitigating immediate CAPEX requirements and preserving cash flow for the incoming owner.



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RENT ROLL

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SUITE	TENANT	SIZE	PRO-RATA SHARE	START	END	SECURITY DEPOSITS	REMAINING TERM	MONTHLY RENT	RENT PSF	LEASE TYPE	MONTHLY CAM	TOTAL MONTHLY	TOTAL RENT	RENT BUMPS	OPTIONS
*3055 (N.A.P.)	Putter's Bar & Grill (POA Dues)	± 3,565	7.35%	-	-	-	-	-	-	-	-	\$361.32	\$4,335.84	-	-
3085 A/B	Proud Moments ABA	± 6,449	13.30%	09/01/2025	12/31/2032	\$13,576.80	81	\$9,480.03	\$1.47	NNN	\$2,257.15	\$11,737.18	\$140,846.16	3.00%	2 x 5 year
3085 C	USA Mortgage	±1,885	3.89%	01/01/2023	04/30/2028	\$5,000.00	25	\$5,000.00	\$2.65	MG	Included	\$5,000.00	\$60,000.00	None	1 x 3 year
3075 100	Iglesia En Accion LV	± 3,075	6.34%	12/01/2021	11/30/2026	\$2,613.75	8	\$2,941.80	\$0.96	NNN	\$922.50	\$3,864.30	\$46,371.60	3.00%	1 x 5 year
3075 100A-114	Movement Fitness	± 24,470	55.03%	06/05/2020	06/04/2025	\$25,000.00	50	\$22,000.00	\$0.90	NNN	\$4,894.00	\$26,894.00	\$322,728.00	3.00% (beg. 06.27)	2 x 5 year
3075 116	Bellure Salons	± 3,342	6.89%	01/01/2022	12/31/2026	\$3,700.00	9	\$4,328.48	\$1.30	MG	Included	\$4,328.48	\$51,941.76	4.00%	2 x 5 year
3075 116A-118	Allstate	± 2,355	4.86%	12/01/2021	11/30/2026	\$2,119.50	8	\$2,904.79	\$1.23	NNN	\$588.75	\$2,974.27	\$35,691.24	3.00%	None
3075 120	Vazquez & Associates	± 3,359	6.93%	06/01/2015	05/31/2028	\$2,519.25	26	\$3,904.03	\$1.16	NNN	\$4,575.83	\$4,575.83	\$54,909.96	3.00%	None

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FINANCIAL OVERVIEW

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NET OPERATING INCOME

	ANNUAL	NOTES
Potential Rental Income:	\$602,816	Contractual Post-Abatement
Vacancy & Credit Losses:	(\$30,141)	5.0% Submarket Allowance
Effective Rental Income:	\$572,676	
Other Income:	\$176,336	NNN Recapture + POA Dues
Gross Operating Income:	\$749,012	Total Portfolio Revenue
Operating Expenses:	(\$149,606)	2025 Stabilized Actuals
YEAR 1 NOI	\$599,406	

OPERATING EXPENSES

	ANNUAL	PSF	% OF OPEX
Real Estate Taxes	\$43,764	\$0.97	29.25%
Property Insurance	\$11,352	\$0.25	7.59%
Repairs & Maintenance	\$15,865	\$0.35	10.60%
Utilities	\$41,208	\$0.92	27.54%
Mgmt & Admin Fees	\$14,980	\$0.33	10.01%
Landscaping & CAM	\$8,565	\$0.19	5.73%
Accounting & Legal	\$7,400	\$0.16	4.95%
Cleaning & Janitorial	\$1,978	\$0.04	1.32%
Replacement Reserves	\$4,495	\$0.10	3.00%
OpEx	\$149,606	\$3.33	

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TENANT PROFILES

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MOVEMENT FITNESS

Unit:	3075 - 100A-114
Size:	± 24,470 Sq. Ft.
Founded:	2020 (During COVID-19 Pandemic)
Business Use:	One of LV's largest privately owned fitness facilities
Monthly Gross Rent:	\$26,894.00 (\$22,000 Base + \$4,894 CAM)
Lease Type:	Triple Net (NNN)
Lease Expiration:	May 31, 2030
Rent Increases:	3.0% Annual (Next Increase: June 1, 2027)
Renewal Options:	Two (2), Five (5) Year Option



VASQUEZ & ASSOCIATES

Unit:	3075 - 120
Size:	± 3,359 Sq. Ft.
Founded:	2015 (Local)
Business Use:	Accounting & Bookkeeping
Monthly Gross Rent:	\$4,575.73 (\$3,904.03 Base + \$671.80 CAM)
Lease Type:	Triple Net (NNN)
Lease Expiration:	May 31, 2027
Rent Increases:	3.0% Annual (Next Increase: June 1, 2026)
Renewal Options:	One (1), Five (5) Year Option

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PROUD MOMENTS ABA

Unit:	3085 - A/B
Size:	± 6,449 Sq. Ft.
Founded:	2014
Locations:	100+ Nationwide (Seven (7) in Southern Nevada)
Monthly Gross Rent:	\$11,737.18 (\$9,480.03 Base + \$2,257.15 CAM)
Lease Type:	Triple Net (NNN)
Lease Expiration:	December 31, 2032
Rent Increases:	3.0% Annual
Renewal Options:	Two (2), Five (5) Year Option



USA MORTGAGE

Unit:	3085 - C
Size:	± 1,885 Sq. Ft.
Founded:	2001
Locations:	70+ Nationwide
Monthly Gross Rent:	\$5,000.00
Lease Type:	Modified Gross (MG)
Lease Expiration:	April 30, 2028
Rent Increases:	Flat through 2028
Renewal Options:	One (1), Five (5) Year Option

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BELLURE SALONS

Unit:	3075 - 116
Size:	± 3,342 Sq. Ft.
Founded:	2022 (Local)
Business Use:	Private Salon Suites
Monthly Gross Rent:	\$4,328.48
Lease Type:	Modified Gross (MG)
Lease Expiration:	December 31, 2026
Rent Increases:	4.0% Annual
Renewal Options:	One (1), Three (3) Year Option



ALLSTATE

Unit:	3075 - 116A-118
Size:	± 2,355 Sq. Ft.
Founded:	1931 (Corporate)
Locations:	12,000+ (Corporate Brand)
Monthly Gross Rent:	\$2,974.27 (\$2,385.52 Base + \$588.75 CAM)
Lease Type:	Triple Net (NNN)
Lease Expiration:	November 30, 2026
Rent Increases:	3.0% Annual
Renewal Options:	None

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IGLESIA EN ACCION LV

Suite:	3075 - 100
Size:	± 3,075 Sq. Ft.
Founded:	2021 (Local)
Business Use:	Local Religious Organization
Monthly Gross Rent:	\$3,864.30 (\$2,941.80 Base + \$922.50 CAM)
Lease Type:	Triple Net (NNN)
Lease Expiration:	November 30, 2026
Rent Increases:	3.0% Annual
Renewal Options:	1 - 5 Year Term



PUTTER'S BAR & GRILL - NOT A PART OF SALE

3055 E Flamingo Road (Putter's Bar & Grill) is part of the three-parcel property owner association (POA) known as Flamingo Courtyard. Putter's is legally obligated to contribute its pro-rata share of all common area maintenance, insurance, and management costs, per the project CC&Rs.

- **Putter's Contribution:** \$361.32 / Month
- **Management Status:** Ownership of 3075 E Flamingo Road maintains majority control of the association, per the project CC&Rs.

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SITE PLAN

FLAMINGO COURTYARD

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UNIT #	TENANT	SIZE
3085 - A/B	Proud Moments ABA	± 6,449 Sq. Ft.
3085 - C	USA Mortgage	± 1,885 Sq. Ft.
3075 - 100	Iglesia En Accion LV (Church In Action)	± 3,075 Sq. Ft.
3075 - 100A-114	Movement Fitness	± 24,470 Sq. Ft.
3075 - 116	Bellure Salon Suites	± 3,342 Sq. Ft.
3075 - 116A-118	Allstate Insurance Agency	± 2,355 Sq. Ft.
3075 - 120	Vazquez & Associates Corporation, Inc.	± 3,359 Sq. Ft.
Gross Leasable Area:		± 44,935 Sq. Ft.



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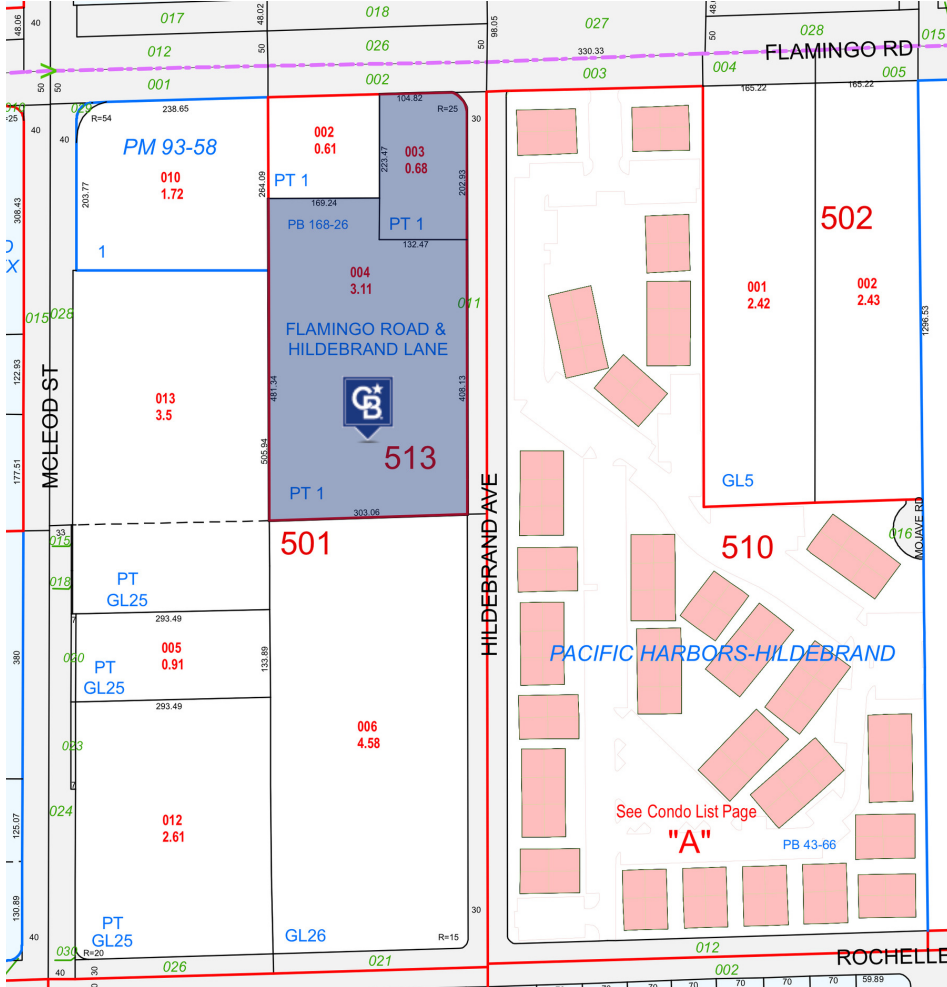
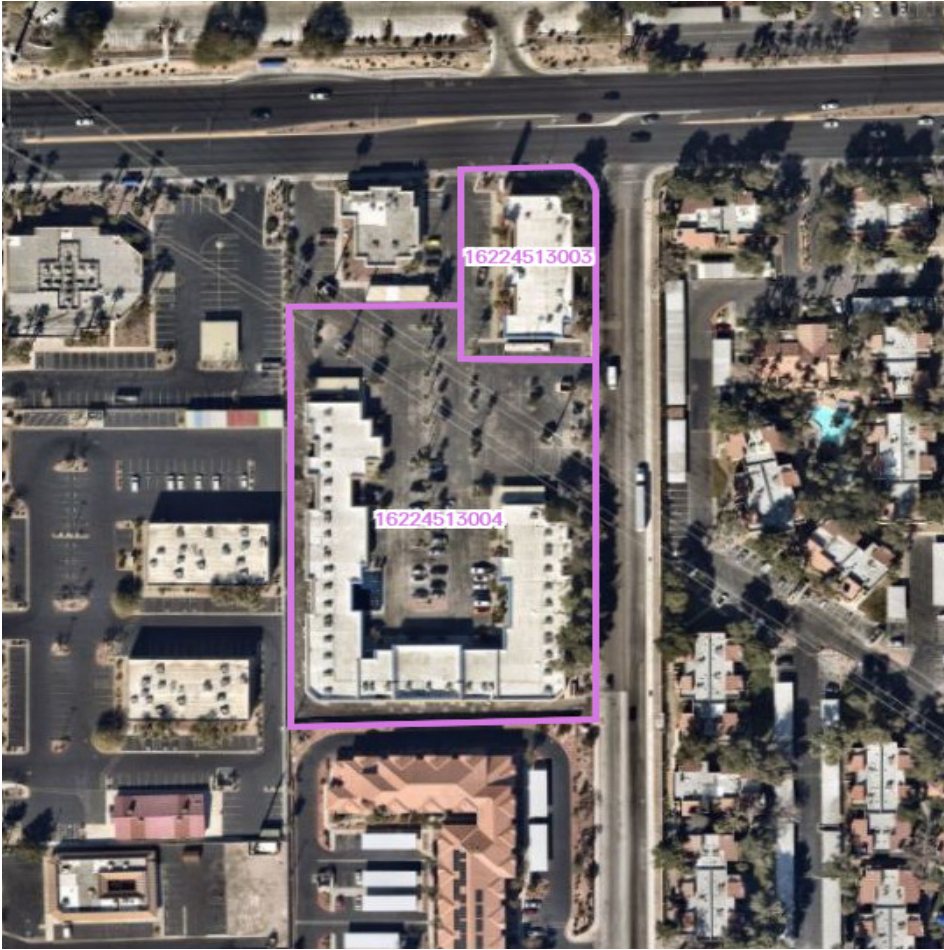


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PARCEL MAP

FLAMINGO COURTYARD

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RETAILER MAP

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LOCATION MAP

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SUB-MARKET OVERVIEW

FLAMINGO COURTYARD

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Central East Las Vegas Retail

12 Mo Deliveries in SF

67.1K

12 Mo Net Absorption in SF

293K

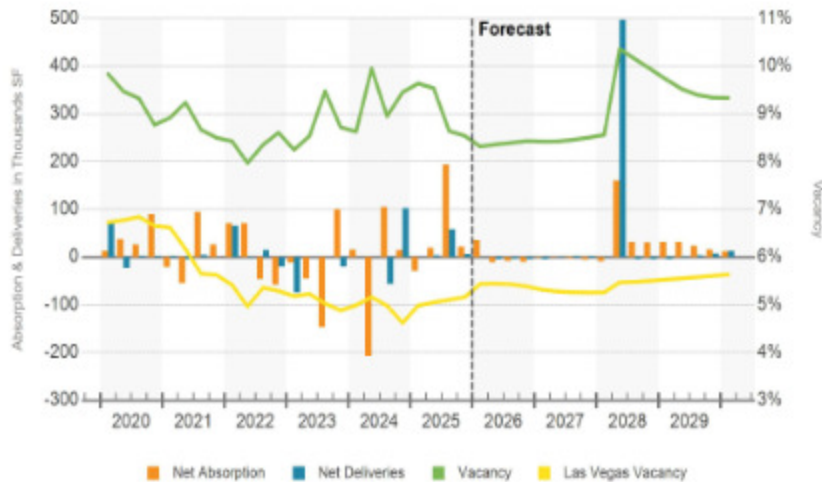
Vacancy Rate

8.1%

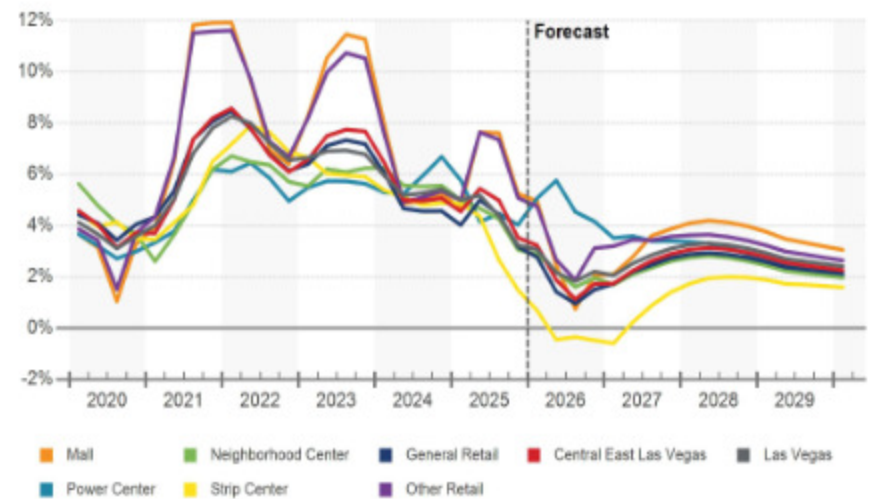
Market Asking Rent Growth

3.3%

NET ABSORPTION, NET DELIVERIES & VACANCY



MARKET ASKING RENT GROWTH (YOY)



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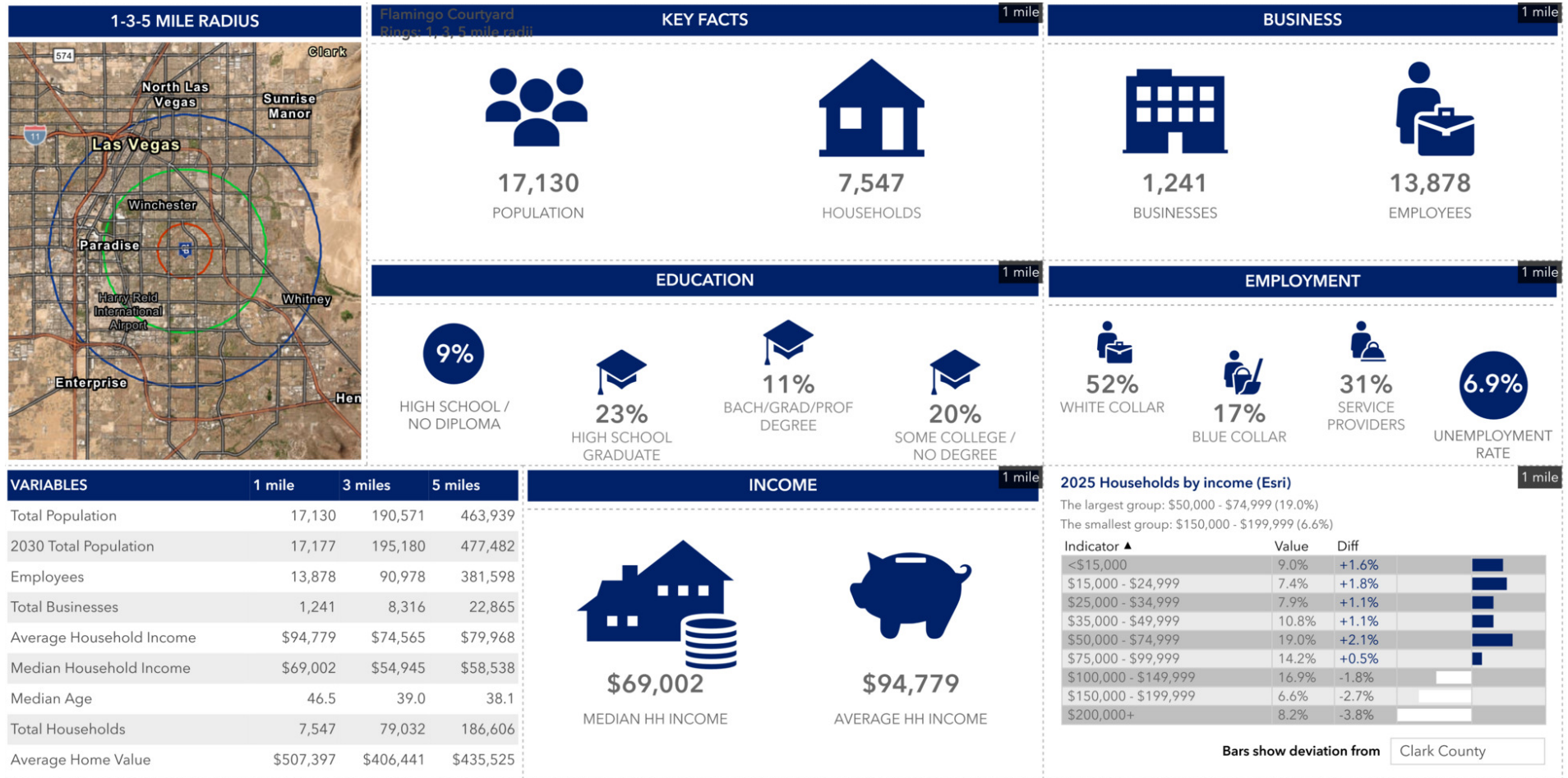
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DEMOGRAPHICS

FLAMINGO COURTYARD

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Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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EXCLUSIVELY PRESENTED BY



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