



Asking Rent & CAM

\$3.25/SF - \$0.55/SF

Rentable Area

3,000 - 5,000 SF

Property Highlights

- ✔ Strong exposure and accessibility to Flamingo Road and convenient access to the heavily traveled I-215 Beltway. This area of Flamingo Road is exposed to over 40,000 VPD.
- ✔ Ease of access to both East and West travelers.
- ✔ Direct proximity to Southwest Las Vegas and on a major thoroughfare to the Summerlin Master Planned Community, one of the most affluent and desirable communities in Southern Nevada.
- ✔ Strong demographic profile within a densely populated submarket with over 170,000 people residing within 3-miles of the Subject Property, with an average household income of proximately \$238,000 per year.
- ✔ Currently 3,000 square feet available with the ability to expand down the road.
- ✔ Ownership willing to consider a multitude of potential tenants, including but not limited to Food & Beverage, Health & Wellness, Specialty Retail, Service-Oriented Businesses, Experiential Retail.

Property Information

Parcel ID	163-20-101-037
Lot Size	0.37 Acres
Frontage	100' on Flamingo Road
Access	Ingress/Egress on Flamingo Rd or Nevso Dr.
Year Built	2004
Zoning	Commercial
Ownership	Fee Simple

Demographics	1-Mile	3-Miles	5-Miles
Area Population (2025 Est.)	24,875	170,789	348,784
Total Households (2022)	11,196	72,486	147,009
Average Household Income (2022)	\$98,067	\$112,164	\$107,790



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Owner/Licensee