



FLAMINGO EASTERN RETAIL CENTER

4105-4161 S EASTERN, LAS VEGAS, 89119

FOR LEASE

CBRE

PROPERTY HIGHLIGHTS

Property Details

Available	±900-24,910 SF
Retail Space	±57,884 SF
Lot Size	±5.06 Acres
Rent	Inquire With Broker
Zoning	Commercial General (CG)

Opportunity Benefits



Minutes from the Las Vegas Strip, UNLV, Las Vegas Convention Center, Las Vegas Country Club, and Las Vegas National Golf Course



Located within a trade area of approximately 447,731+ residents within 5 miles with an Average household income of approximately \$81,905



Strong tenant mix featuring national, regional, and local brands including McDonald's, Dunkin', T-Mobile, State Farm, Check City, and medical users



Prime signalized hard-corner location at Flamingo Road with 44,932 VPD & Eastern Avenue with 39,475 VPD



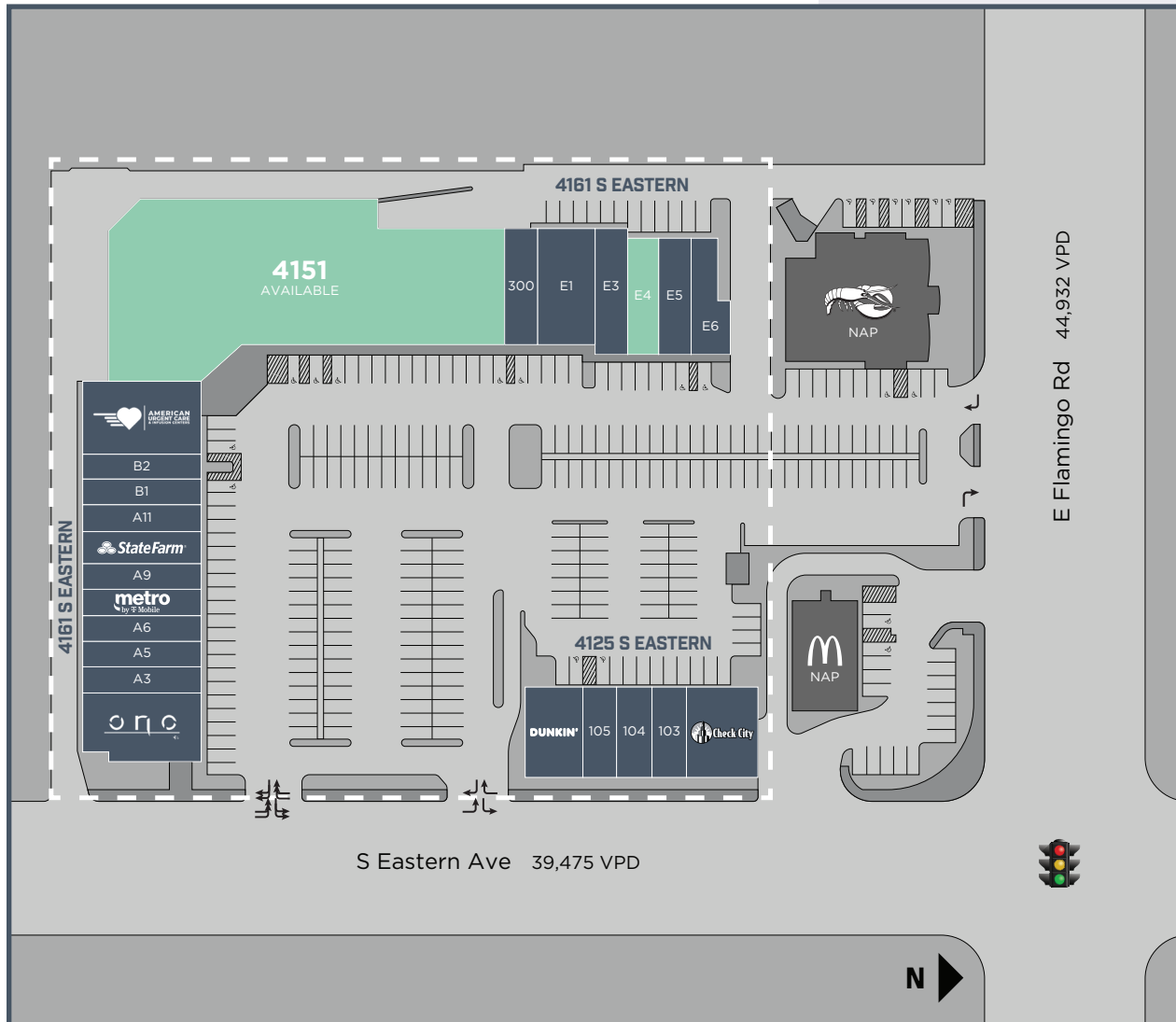
PHOTOS



SITE PLAN

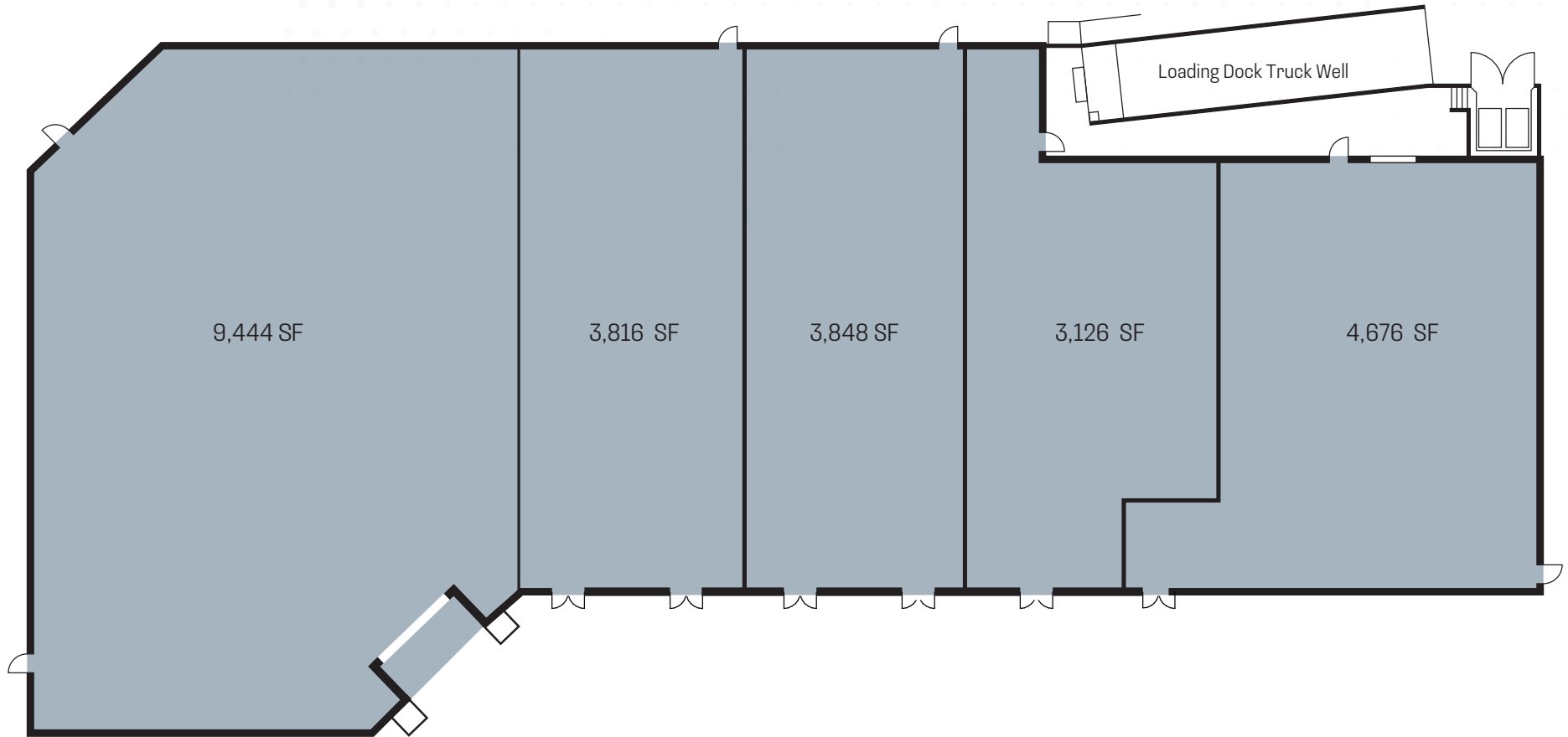
AVAILABLE

LEASED

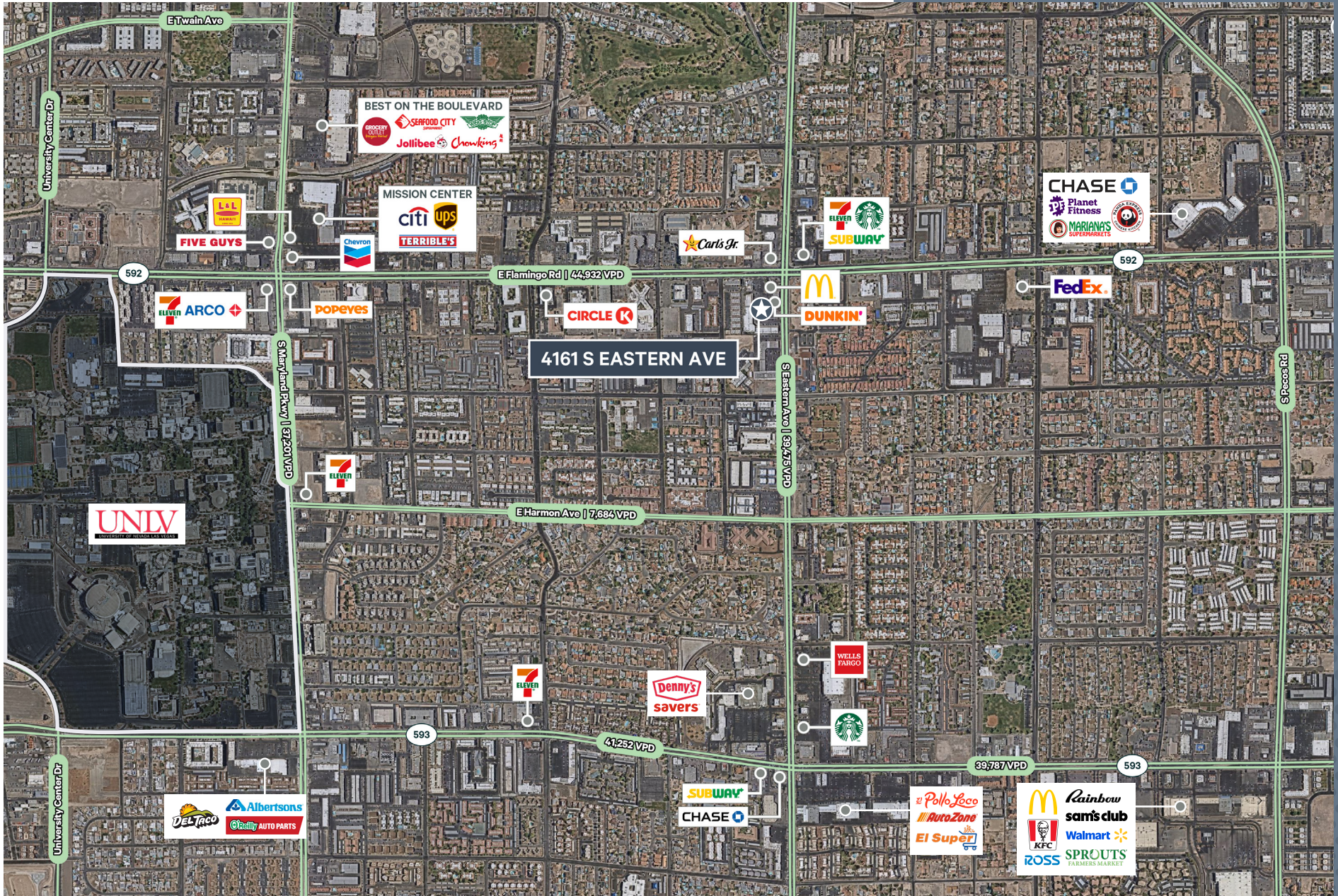


SUITE	TENANT	SF
4125-101,102	Check City	±2,500
4125-103	Eyebrows R Us	±1,000
4125-104	Monterey Insurance	±1,000
4125-105	Pink Nails	±1,200
4125-106,107	Dunkin Donuts	±1,800
4131-300	Latin Sound Jewelers	±1,311
4151	AVAILABLE	±3,126 - ±24,910
4161-A1,2	Ono Sushi	±1,800
4161-A3	Asesoría Nutricional Inc	±1,500
4161-A5	R.Smoke	±1,200
4161-A6	Orchid Thai Spa	±1,200
4161-A7	T-W	±0,000
4161-A9,10	State Farm	±1,535
4161-A11,12	Carnital Y Tortas	±1,900
4161-B1	Diego Santiago	±980
4161-B2	In't Beauty Salon	±1,260
4161-B3,4	Santa Rosa Medical Centers	±2,890
4161-E1,2	Believe Enterprice	±1,800
4161-E3	Washington Tax	±900
4161-E4	AVAILABLE	±900
4161-E5	Lester Marzo Mendez	±900
4161-E6,7,8	Jamie Toop DDS	±2,780

4151 DEMISE PLAN



SURROUNDING AMENITIES



AREA DEMOGRAPHICS



POPULATION

1 MILE	22,997
3 MILES	169,508
5 MILES	447,731

AVG HH INCOME

1 MILE	\$79,070
3 MILES	\$80,931
5 MILES	\$81,905

OF HOUSEHOLDS

1 MILE	10,663
3 MILES	72,246
5 MILES	183,914



4105-4161 S EASTERN, LAS VEGAS, 89119

FLAMINGO EASTERN RETAIL CENTER

PLEASE CONTACT US FOR MORE INFORMATION:

DAN HUBBARD

Senior Vice President

t. +1 702 369 4833

c. +1 702 561 5721

dan.hubbard@cbre.com

Lic. S.0013713

FERNANDO MARTINEZ-REDING

Senior Associate

t. +1 702 369 4834

c. +1 920 268 6152

fernando.martinezreding@cbre.com

Lic. S.0200151

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.