



FORMER GROCERY SPACE IN A HIGH-TRAFFIC COMMERCIAL CORRIDOR

1300 E. FLAMINGO RD
LAS VEGAS, NV

CBRE

Property Details

AVAILABLE

±30,176 SF

RETAIL SPACE

±235,596 SF

LOT SIZE

±2.72 AC

RENT

INQUIRE WITH BROKER

ZONING

C2

1300 E. Flamingo Road offers a premier retail location at the intersection of Flamingo Road and Maryland Parkway, one of Las Vegas' highly trafficked commercial corridors. Surrounded by dense residential neighborhoods, UNLV, major employment centers, and the Resort Corridor, the property provides exceptional visibility, convenient access, and a built-in customer base. The site features a former grocery space and big-box opportunity adjacent to a retail-anchored power center, creating a unique redevelopment or re-tenancing opportunity for a variety of users. With strong co-tenancy, ample parking, and prominent signage opportunities, this location is ideally suited for retailers, restaurants, medical users, fitness operators, entertainment concepts, and service-oriented businesses seeking a central Las Vegas presence.

Opportunity Highlights



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



One block South of Blvd Mall



At signalized intersection with 45,000 VPD on Flamingo Rd and 34,500 VPD on Maryland Parkway



Located within a trade area of approximately 434,205 residents in a 5-mile radius with \$80,291 Average Income



Surrounded by national tenancy including Target, Ross, Marshalls, Best Buy, Raising Canes, Five Below



SITE PLAN

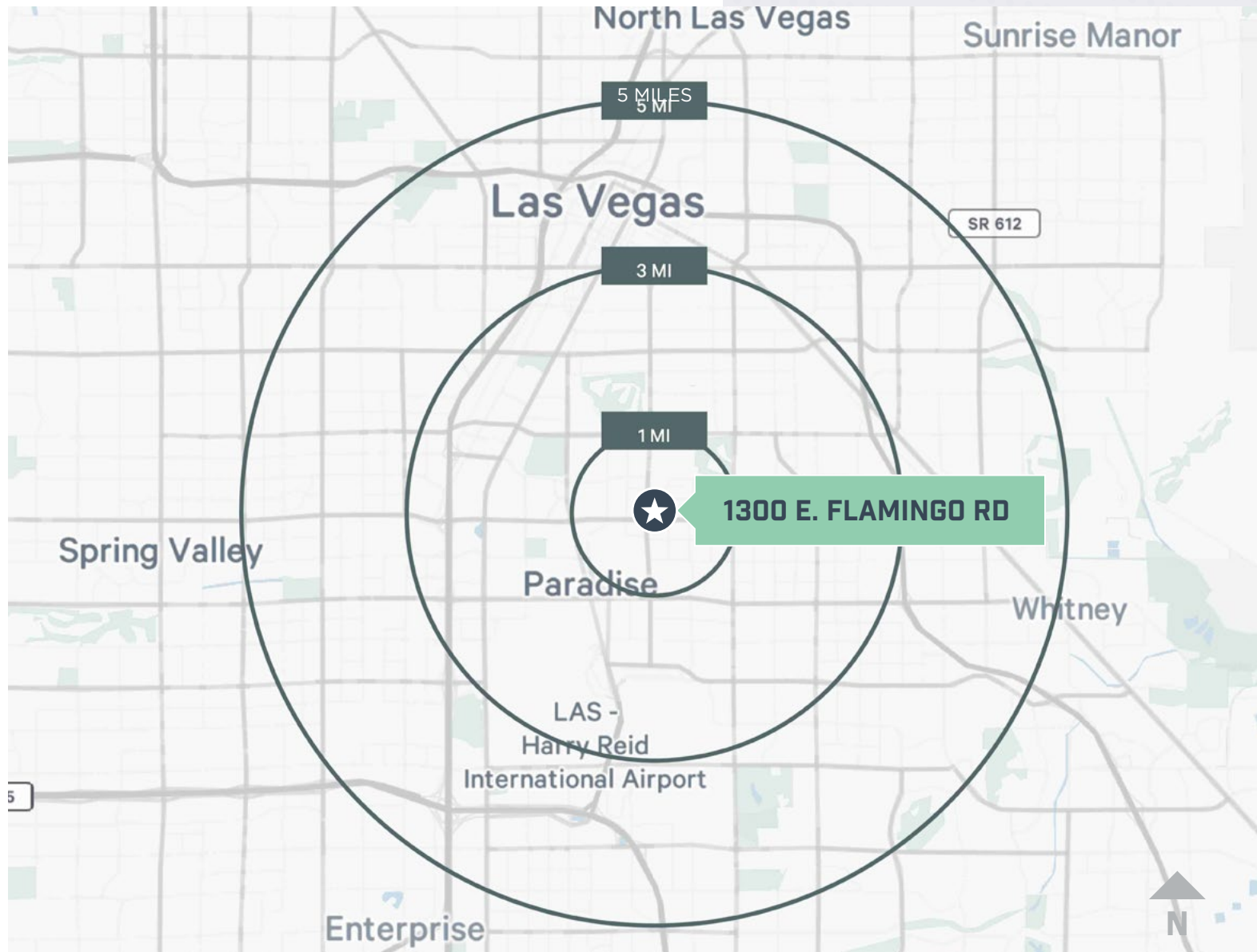
AVAILABLE SPACE
VIRTUAL TOUR HERE



AERIAL



DEMOGRAPHICS



POPULATION

1 MILE	33,635
3 MILES	147,279
5 MILES	434,205

AVG HH INCOME

1 MILE	\$58,849
3 MILES	\$82,482
5 MILES	\$80,291

OF HOUSEHOLDS

1 MILE	16,038
3 MILES	65,702
5 MILES	181,951

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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

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