



CLUB PLATINUM

GENTLEMEN'S CLUB

311 E. Flamingo Road, Las Vegas, NV 89119

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03 Executive Summary

- + Property Highlights
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Sale Details


\$4,000,000

Sale Price


±2,100 SF

Space Available


Paradise

Submarket


Property Highlights

- Adult Entertainment Cabaret License, Liquor & Restricted Gaming (15 machines or less)
- This offering provides a legacy location in the heart of the Las Vegas Resort Corridor with an irreplaceable set of licenses and tremendous local brand recognition surrounded by the largest resorts in the world
- Positioned near the Formula 1 paddock, with tremendous visibility
- High traffic counts of ±52,000 Vehicle per day via East Flamingo Road, providing tremendous exposure & potential business to be tapped
- Within the Southern Nevada Opportunity Zone - providing preferential tax treatment to investors and developers who invest and develop within the zones

Demographics

Population	1 mile	3 miles	5 miles
2024 Population	19,612	140,118	383,892
Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$52,902	\$68,840	\$73,945

311 E. Flamingo Road



+ Parcel Number	162-21-510-045
+ Year Built	1965
+ Property Size	±2,100 SF
+ Lot Size	±0.5 AC
+ Parking	24 Surface parking spaces
+ Submarket	Paradise
+ Billboard Revenue	\$2,500/M
+ Traffic Counts	Flamingo Rd. // ±52,500 VPD Paradise Rd. // ±33,500 VPD

Property Overview

MDL Group proudly presents **311 E. Flamingo Road**, a ±2,100 SF a rare opportunity to acquire Club Platinum, a legendary adult cabaret located in the heart of the Las Vegas Gaming Overlay District. Perfectly positioned on a signalized corner of E. Flamingo Road, this high-visibility property offers direct access to the Las Vegas Strip and is just three blocks away from one of the most visited tourist corridors in the world. Unmatched Real Estate. Rare Entitlements. Proven Legacy.

Area Overview

311 E. Flamingo Road at the southeast corner of E. Flamingo Road and Howard Hughes Parkway, only three blocks from the Las Vegas Strip. Located on a signalized corner of E. Flamingo Road, a major section line arterial providing direct access to the Las Vegas Strip.

Executive Summary

Sale Highlights

\$4,000,000

Sale Price

±2,100 SF

Available Square Footage

\$2,500

Billboard Revenue

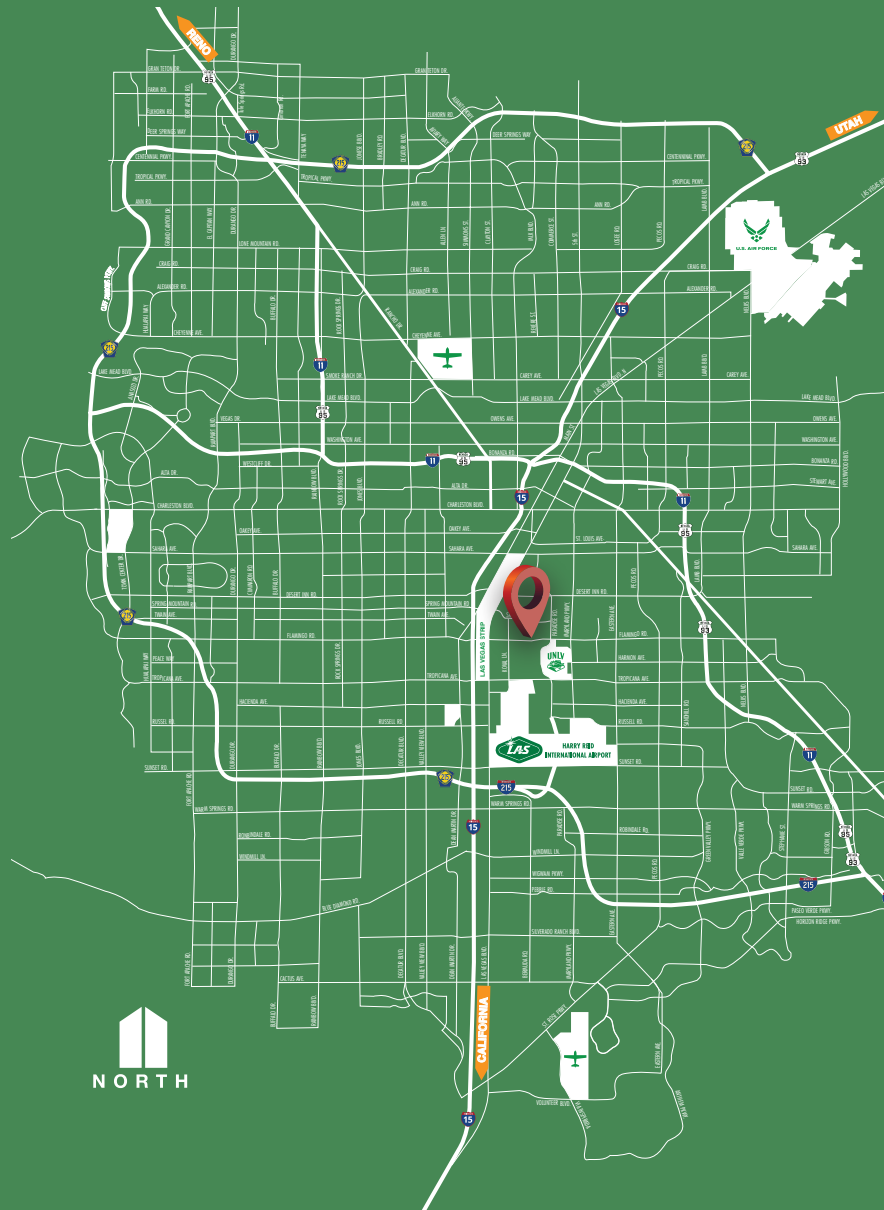


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Established Cabaret

Open for more than 40 years, Club Platinum is a well-known local adult cabaret entertainment business dedicated to offering customers a desirable and enjoyable evening. This sale represents the opportunity to own legendary real estate with attractive licenses & entitlements.



Iconic Adult Cabaret in the Heart of Las Vegas Gaming

Club Platinum is a historic Property located on a signalized corner of E. Flamingo Road, a major section line arterial providing direct access to the Las Vegas Strip and less than 1 mile from Harry Reid International Airport.



Irreplaceable Licenses

The property has a trifecta of adult, liquor & restricted gaming (15 machines or less) licenses.



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8 Maps & Photos

- + Demographic Profile
- + Area Map
- + Site Plan
- + Property Photos

Fast Facts



383,892
Daytime Pop.



160,499
Households



67.7%
Employees Drive to Work



43.7%
White Collar Employees



0.25%
2024-2029 Growth Rate

5-Mile Radius

Population	1 mile	3 miles	5 miles
2010 Population	16,581	132,852	367,851
2020 Population	18,392	137,611	379,825
2024 Population	19,612	140,118	383,892
2029 Population	21,069	144,807	396,179
2010-2020 Annual Rate	1.04%	0.35%	0.32%
2020-2024 Annual Rate	1.52%	0.43%	0.25%
2024-2029 Annual Rate	1.44%	0.66%	0.63%
2024 Median Age	38.5	38.2	39.4

Households	1 mile	3 miles	5 miles
2010 Households	8,280	56,650	145,914
2020 Households	10,254	61,988	156,490
2024 Total Households	10,998	64,251	160,499
2029 Total Households	11,908	67,318	167,654
2010-2020 Annual Rate	2.16%	0.90%	0.70%
2020-2024 Annual Rate	1.66%	0.85%	0.60%
2024-2029 Annual Rate	1.60%	0.94%	0.88%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$52,902	\$68,840	\$73,945
2029 Average Household Income	\$59,497	\$79,307	\$85,837
2024-2029 Annual Rate	2.38%	2.87%	3.03%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	14,032	80,488	186,300
2020 Total Housing Units	14,016	76,330	179,806
2024 Total Housing Units	14,652	77,692	181,768
2024 Owner Occupied Housing Units	931	16,148	60,658
2024 Renter Occupied Housing Units	10,067	48,103	99,841
2024 Vacant Housing Units	3,654	13,441	21,269
2029 Total Housing Units	15,711	81,374	189,674
2029 Owner Occupied Housing Units	1,057	17,501	64,691
2029 Renter Occupied Housing Units	10,851	49,817	102,962
2029 Vacant Housing Units	3,803	14,056	22,020

Source: ESRI

- Retail Center ● Educational ● Golf & Recreation ● Airport ● Formula 1 Paddock





Interior Photos





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GENTLEMEN'S CLUB

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Tenant Profile

+ Adult Cabaret History



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Originally opened as a jazz club, this location was a local favorite until the jazz movement declined. Club Platinum then evolved into one of Las Vegas' most recognized topless cabarets—renowned for delivering a comfortable, enjoyable, and upscale experience for patrons.

This offering presents an extraordinary chance to acquire an iconic, historically significant property with irreplaceable real estate and licensing assets in one of the most dynamic entertainment markets in the world.



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Market Overview

Brightline West

The High-Speed Rail Project Connecting Las Vegas to Southern California

Brightline West will be America's first true high-speed passenger rail system. The modern, eco-friendly system will redefine train travel in America and connect two of our most iconic destinations: Las Vegas and Southern California. This 218-mile passenger rail service will operate from Las Vegas to Rancho Cucamonga, California, with 96% of its alignment within the median of the I-15 highway.

The project would connect Las Vegas to Los Angeles via a route running alongside the Interstate 15 highway, mostly within the "meridian strip" central reservation, and would include three stations in the high desert and San Bernardino County areas. Construction is expected to take about 4 years with service beginning in 2028.

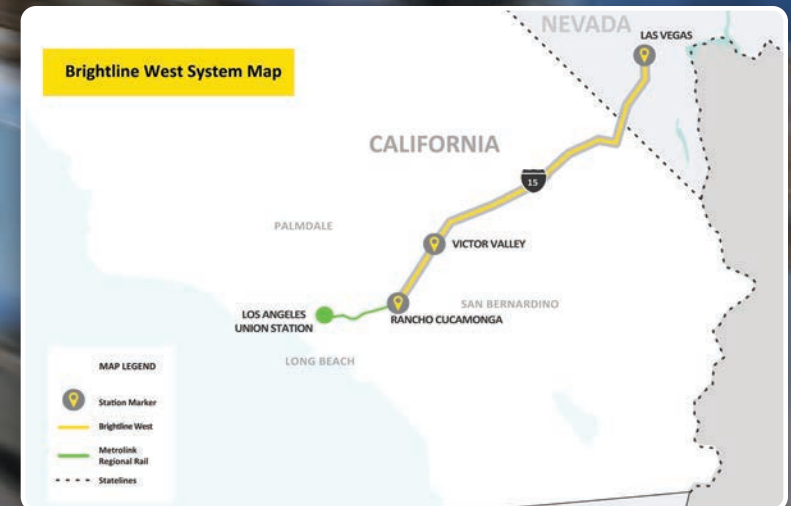
Brightline West expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph. This is more than twice as fast as the equivalent journey by road.

As part of the \$10 billion investment, Brightline says the "fully electric, emission-free system will be one of the greenest forms of transportation in the U.S., removing 3 million cars and 400,000 tons of CO2 each year."

It has been estimated that building the line will create 40,000 construction jobs, the Las Vegas Review-Journal reports.



Sources: <https://brightlinewest.com>, <https://www.railpage.com.au>



Between Las Vegas and Southern California, **Brightline West** expects to offer a journey time of approximately 2 hours 15 minutes, operating at a top speed of 200 mph.



Clark County Nevada

Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

±7,892

Land Area
(Square Miles)

2,265,461

Population

298

Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

Nevada Tax Advantages

NEVADA

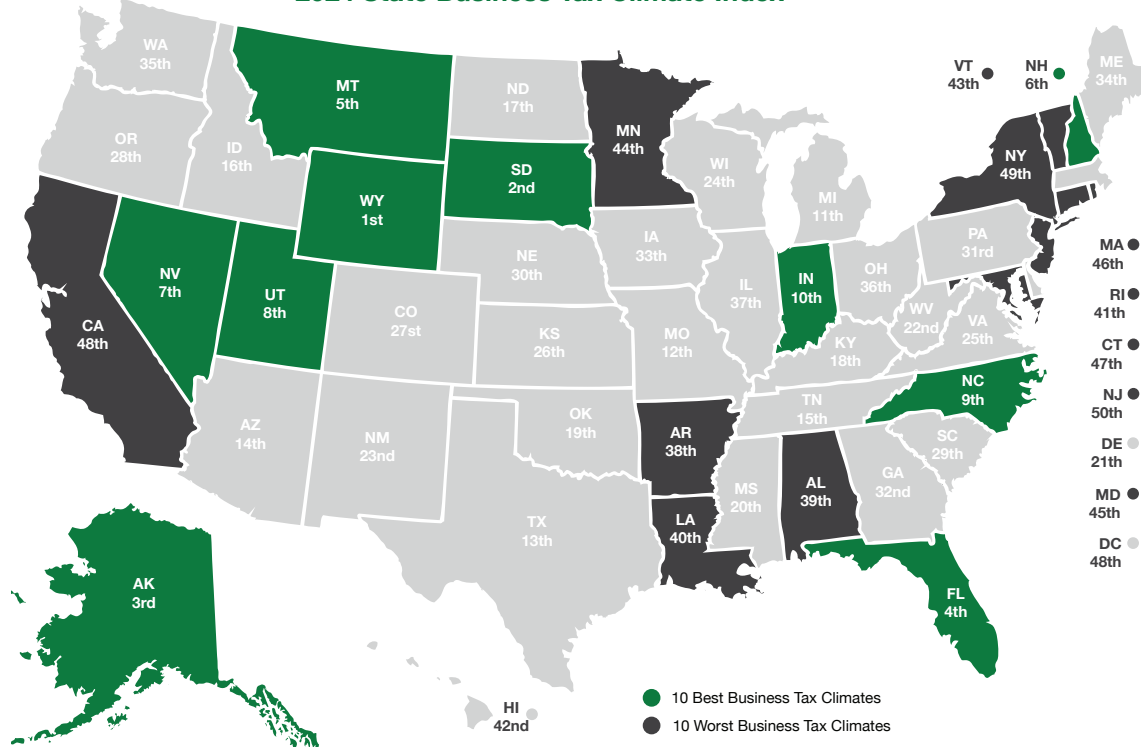
Nevada has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation's 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development;
www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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Southern Nevada Growth

200,000+

Number of jobs
added between
2011 and 2019.

7,500+

Number of new
businesses added
between 2011 and 2019.

85%

Milestone graduation
rate for Clark County
school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has four major league professional teams: the Vegas Golden Knights of the NHL (began play in 2017 as the region's first major pro team), the Las Vegas Raiders of the NFL (began play in 2020), the Las Vegas Aces of the WNBA (began play in 2018), and the Las Vegas Athletics of the MLB (inaugural season will commence at its new ballpark for the 2028 season).

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



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