

MISSION CENTER

3990-4020 S MARYLAND PARKWAY. & 1290-1386 E FLAMINGO ROAD

FOR LEASE | COMPLETE SHOPPING CENTER RENOVATION UNDERWAY!



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES OF LAS VEGAS LLC | NV LICENSE # B.0146492.LLC

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CONTACT BROKER

for lease rate – CAM: \$0.40 / SF



±754 - 5,382 SF

spaces available

PROPERTY HIGHLIGHTS

- Complete shopping center renovation currently underway
- Located in the heart of the Filipino Town cultural district
- Located at the highly trafficked intersection of S. Maryland Pkwy. (± 36,400 CPD) and E. Flamingo Rd. (± 50,500 CPD)
- Renovation plans to include resurfacing the parking lot, replacing pylon signage and improving landscaping/lighting
- Property is located less than 1-mile from UNLV campus and facilities
- Former tavern space available



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	34,366	147,087	432,819
2024 AVERAGE HOUSEHOLD INCOME	\$54,294	\$72,827	\$70,956
2024 TOTAL HOUSEHOLDS	16,468	64,769	178,280

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AERIAL VIEW

HARRY REID
INTERNATIONAL AIRPORT

UNLV

CLARK COUNTY
LIBRARY

E FLAMINGO ROAD \ 56,500 CPD

MISSION CENTER
±754 - 5,382 SF AVAILABLE

HESPERIAN FALLS
APARTMENTS

LAS VEGAS STRIP

S MARYLAND PKWY. / 34,000 CPD



MISSION CENTER

AERIAL VIEW

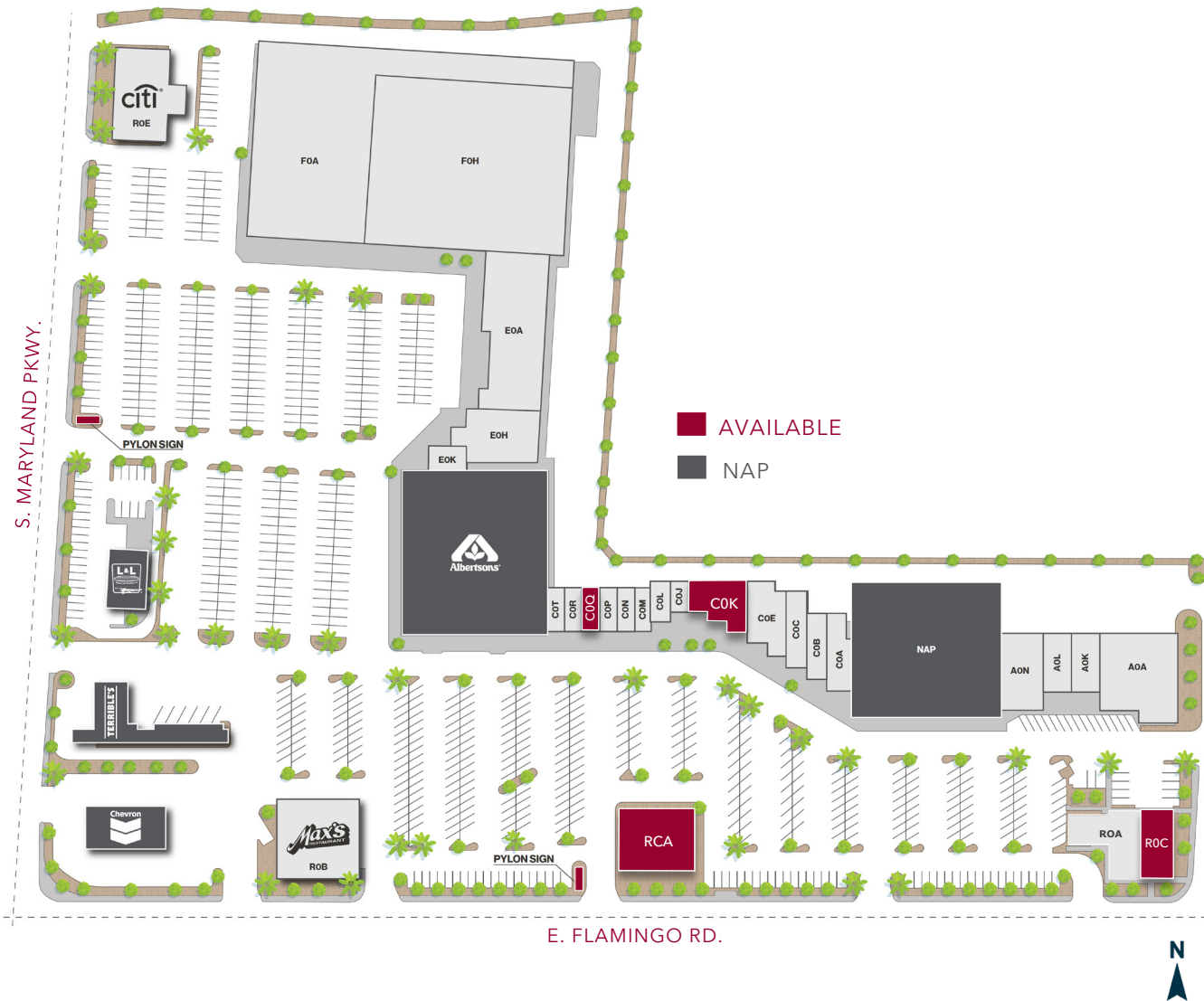
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MISSION CENTER

SITE PLAN

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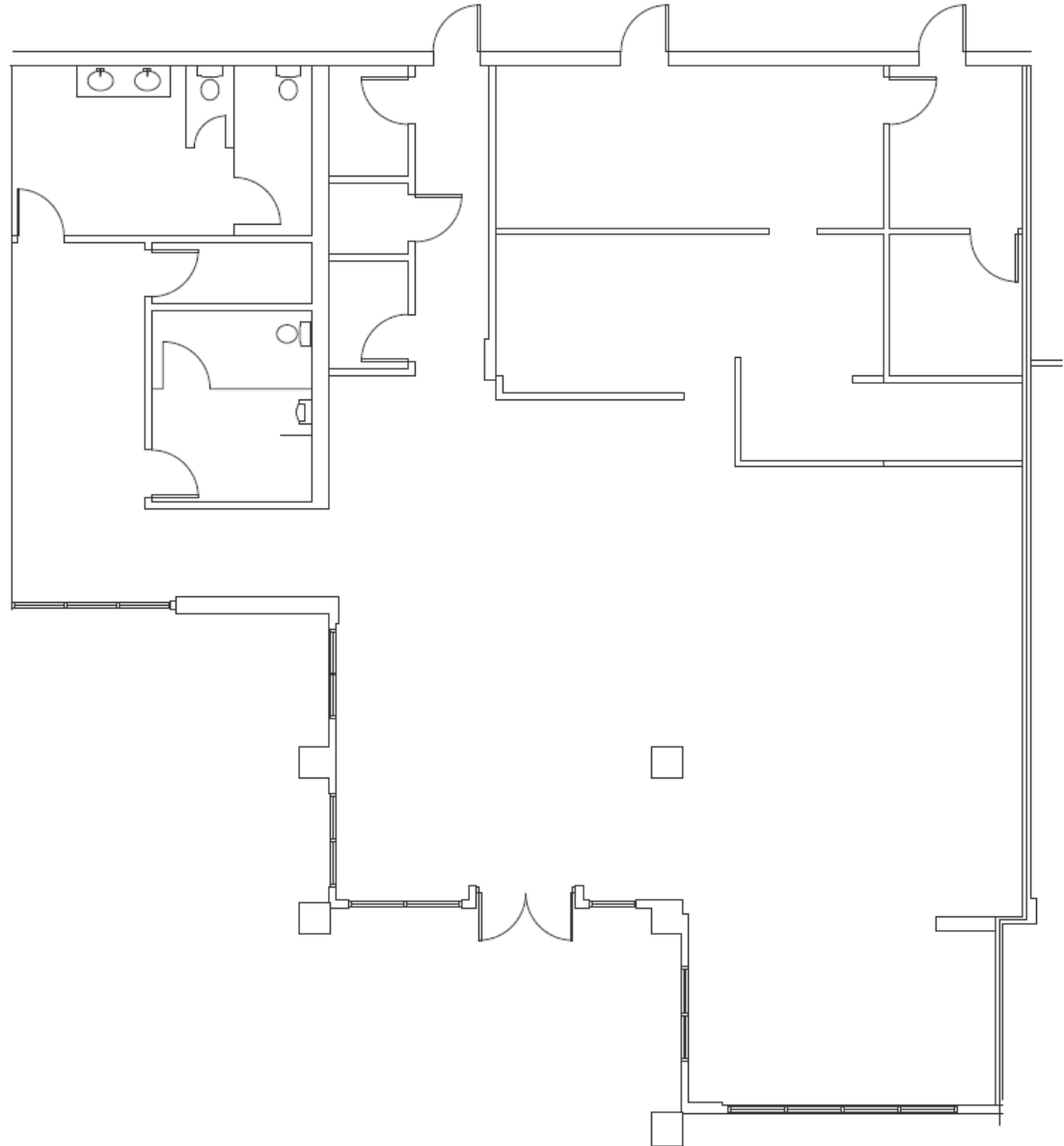
SUITE	TENANT	SIZE (SF)
A0A	Linen Fresh Laundromat	±8,192
A0K	PB Pizza	±1,351
A0L	Occupied	±1,361
A0N	Arirang Korean BBQ	±3,187
C0A	Young Spa	±1,160
C0B	4 Your Nails	±2,054
C0C	China Joe's	±2,281
C0E	Yama Sushi	±3,065
C0J	iTea Boba	±890
C0K	AVAILABLE	±3,453
C0L	Jackson Hewitt	±947
C0M	The UPS Store	±1,067
C0N+C0P	RJ Smoke Shop	±1,507
C0Q	AVAILABLE	±754
C0R	Sam's Beauty Salon	±1,017
C0T	Boost Mobile	±1,380
E0A	LV Beauty Supply	±12,022
E0H	Delhi Indian Cuisine	±4,890
E0K	Lucky Money	±824
F0A / F0H	Element Auto Wash	±81,762
R0A	Picanta Mexican Kitchen	±2,727
R0B	Max's Restaurant	±6,606
R0C	AVAILABLE	±2,374
R0E	Citibank	±5,916
RCA	AVAILABLE	±5,382

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SPACE PLAN

SUITE COK
±3,453 SF

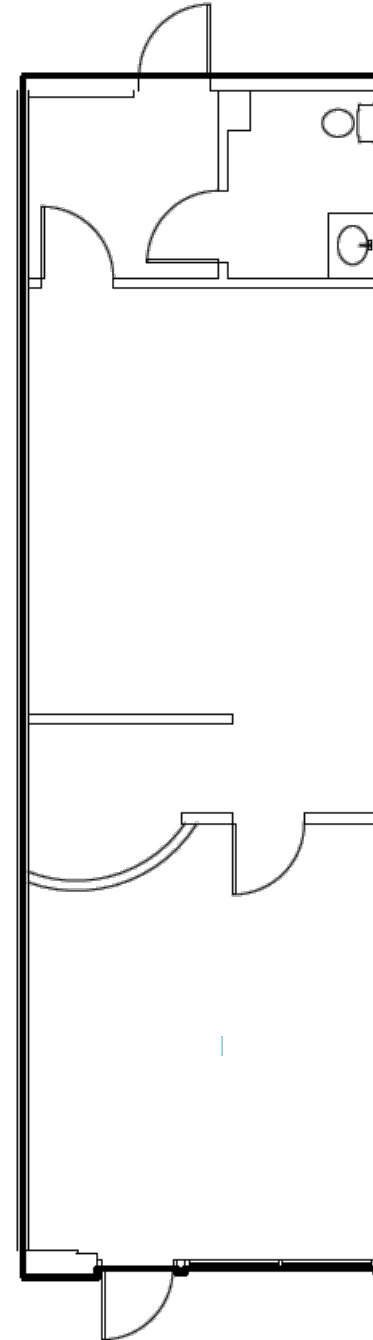


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SPACE PLAN

3990-4020 S MARYLAND PARKWAY. & 1290-1386 E FLAMINGO ROAD

SUITE C0Q ±754 SF

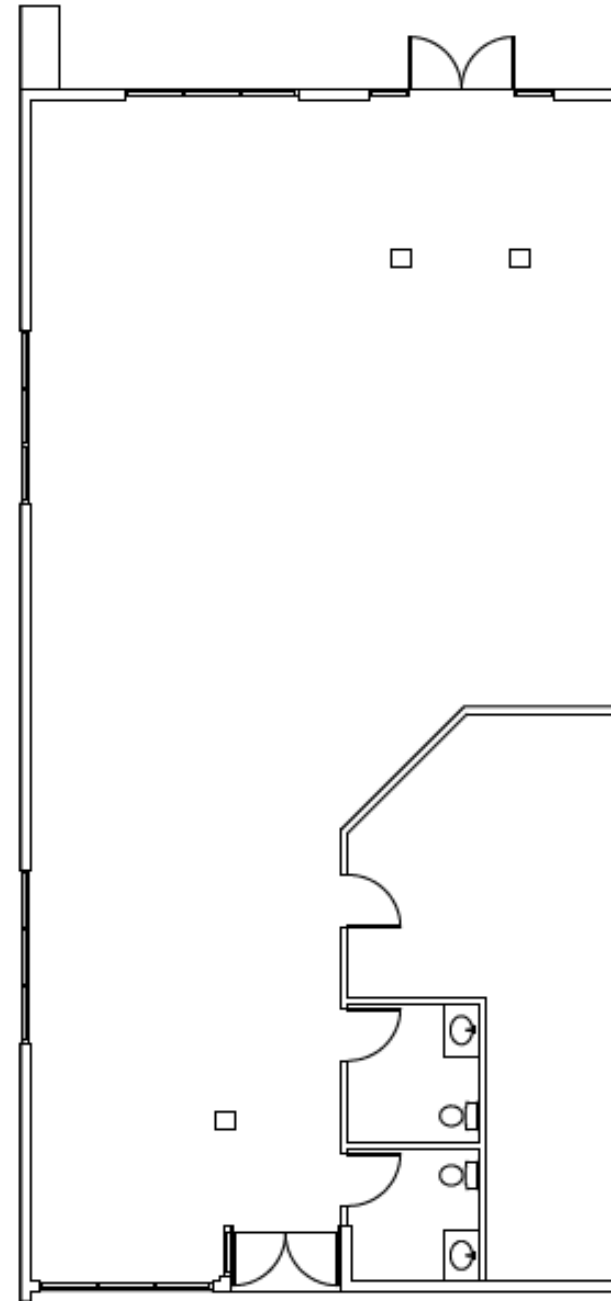


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SPACE PLAN

3990-4020 S MARYLAND PARKWAY. & 1290-1386 E FLAMINGO ROAD

SUITE R0C ±2,374 SF

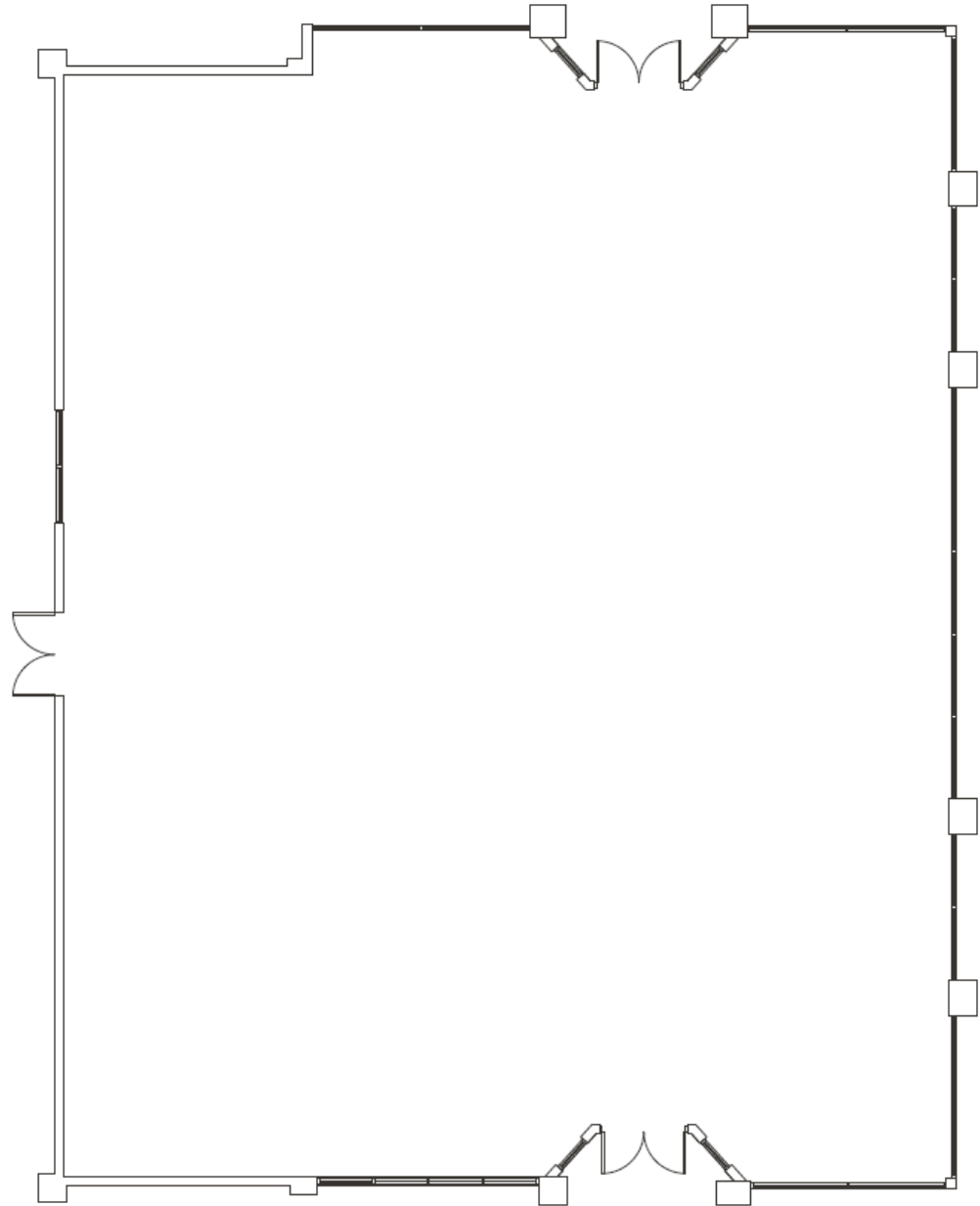


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SPACE PLAN

SUITE RCA
±5,382 SF



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PROPERTY PHOTOS



COMPLETE SHOPPING CENTER REMODEL CURRENTLY UNDERWAY!





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FOR MORE INFORMATION, PLEASE REACH OUT TO OUR TEAM.

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