



FOR LEASE

METREON

W/NWC Flamingo & Fort Apache
9460- 9540 W. Flamingo Road
Las Vegas, NV 89147



PRESENTED BY:

JENNIFER OTT, CCIM

Senior Vice President

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NV #BS 54344

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Listing Advisor
AVAILABLE SF:	±1,200 SF
LOT SIZE:	±5.47 Acres
YEAR BUILT:	2008
ZONING:	Clark County CG (Commercial General)

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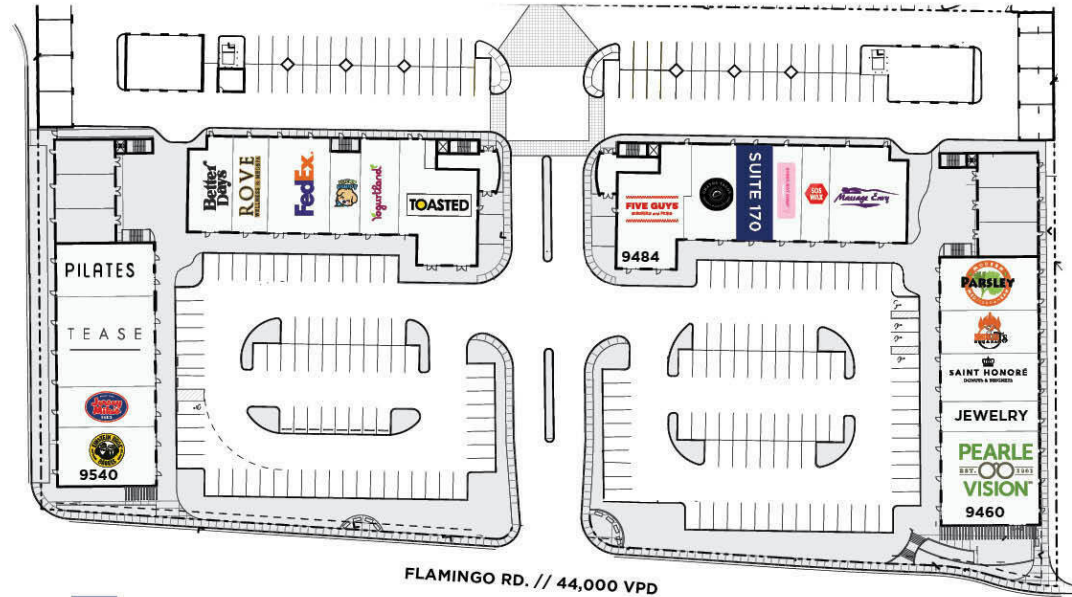
PROPERTY OVERVIEW

Presenting an exceptional leasing opportunity at 9460-9540 W Flamingo Rd in Las Vegas, NV. The retail space is situated on the ground floor, offers convenient access to the I-215 Freeway and is part of the prestigious Metreon high-visibility mixed-use development. With a pylon sign available. The surrounding affluent community of South Summerlin provides a strong customer base, complemented by national tenants such as FedEx, Einstein Bagels, Five Guys, and Yogurtland.

PROPERTY HIGHLIGHTS

- ±1,200 SF Retail space available located in the ground floor
- Metreon is high visible mixed use development
- Pylon sign available
- Convenient access to I-215 Freeway & Surrounded by the affluent community of South Summerlin
- National Tenant include FedEx, Einstein Bagels, Five Guys, Yogurtland

SITE PLAN



AVAILABLE

BLDG. SUITE	TENANT
9460 STE. 100	Pearl Vision
9460 STE. 110	Jewelry
9460 STE. 115	Saint Honore
9460 STE. 120	SmokinT's BBQ
9460 STE. 125	Parsley
9484 STE. 155	Massage Envy
9484 STE. 160	SOS Wax
9484 STE. 165	Sorry not Sorry Creamery
9484 STE. 170	±1,200 SF AVAILABLE
9484 STE. 175	Chatos Tacos
9484 STE. 180	Five Guys

BLDG. SUITE	TENANT
9516 STE. 100	Toasted
9516 STE. 105	Yogurtland
9516 STE. 110	Lucky Puppy Arcade
9516 STE. 115	FedEx
9516 STE. 125	Rove
9516 STE. 130	Better Days Café
9540 STE. 140-145	The Pilates Studio
9540 STE. 160	Tease Salon
9540 STE. 165	Jersey's Mike
9540 STE. 170	Einstein Bagels

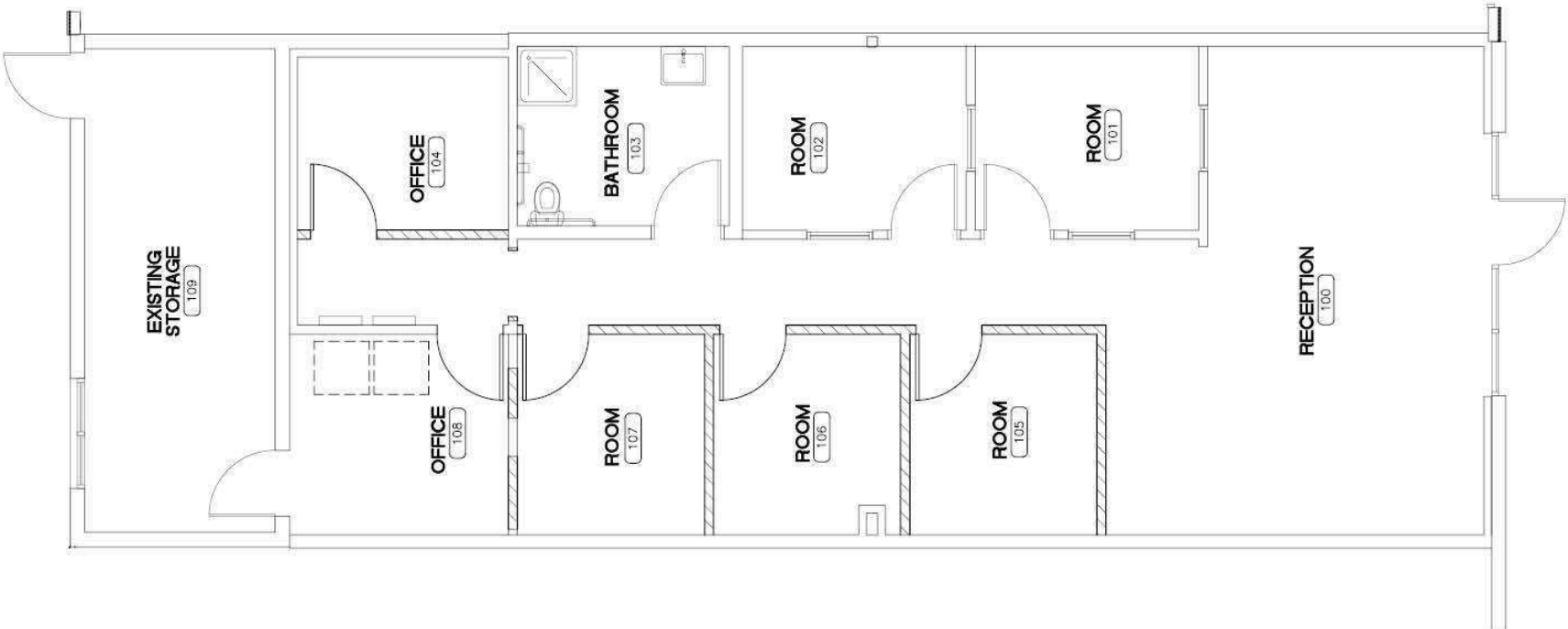
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SUITE 170: ±1,200 SF



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ADDITIONAL PHOTOS



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RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

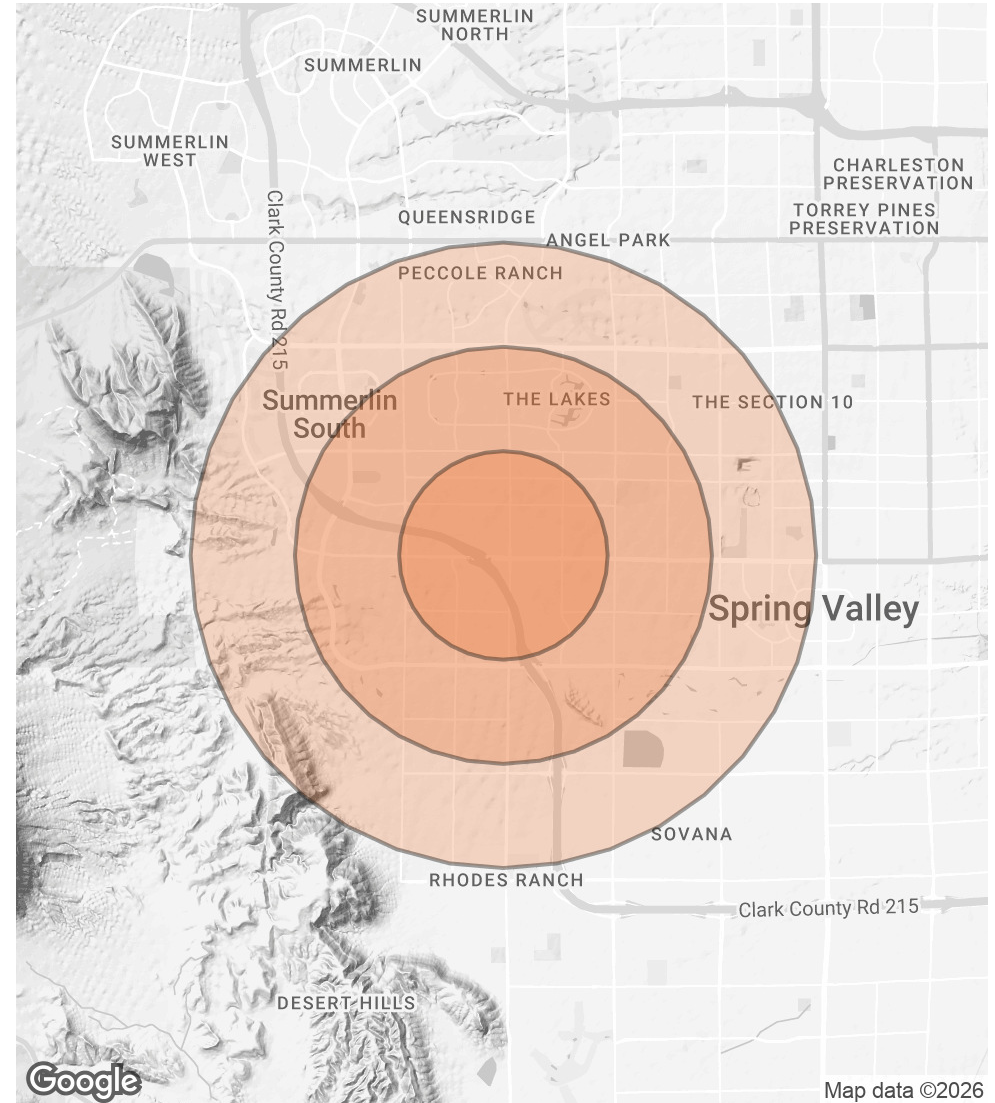
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	24,287	84,929	158,390
AVERAGE AGE	40.3	41.6	41.6
AVERAGE AGE (MALE)	40.3	40.6	40.5
AVERAGE AGE (FEMALE)	41.1	42.7	42.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,224	34,336	63,445
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$93,334	\$105,451	\$114,658
AVERAGE HOUSE VALUE	\$462,885	\$509,821	\$562,844

2023 American Community Survey (ACS)



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