

FOR SALE

Multi-Tenant Retail Pad Building

280 E Flamingo Rd, Las Vegas, NV 89169

100% LEASED



OFFERING MEMORANDUM

CALL US FOR MORE INFO

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*Robin Civish is a licensed real estate agent and has an ownership interest in this property



bc | THE
boyer civish
RETAIL GROUP

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ABOUT US

Brokerage Team
Disclaimer

PRESENTED BY:

The Boyer Civish Retail Group

ROI Commercial Real Estate

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OFFERING MEMORANDUM
280 E Flamingo Rd, Las Vegas NV 89169

03

EXECUTIVE SUMMARY

PROPERTY OVERVIEW
INVESTMENT SUMMARY
RENT ROLL





Property Overview

The Boyer Civish Retail Group at ROI Commercial Real Estate is pleased to present the opportunity to acquire a ±8,190 SF multi-tenant retail center strategically located along Flamingo Road near Howard Hughes Parkway and just east of the world-famous Las Vegas Strip.



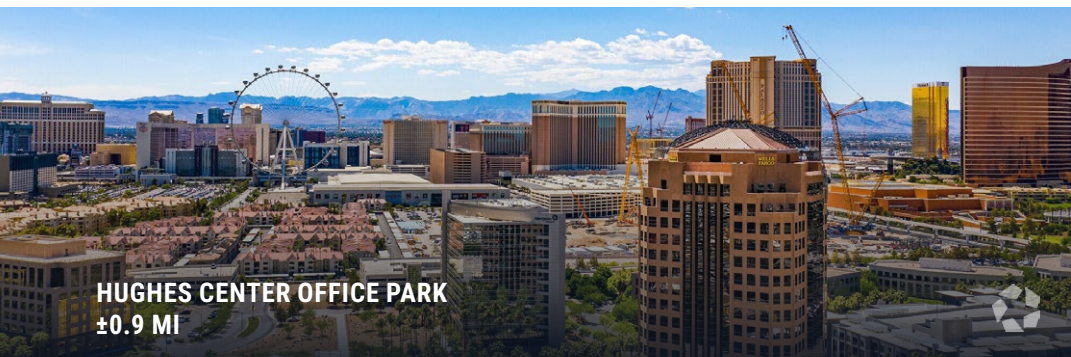
\$4.689 M
LISTING PRICE



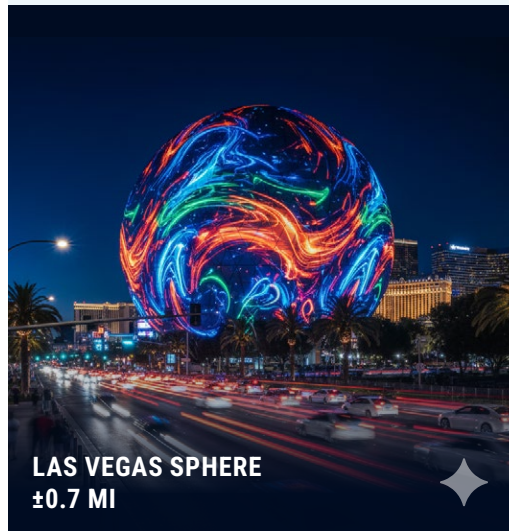
±8,190 SF
BUILDING SIZE



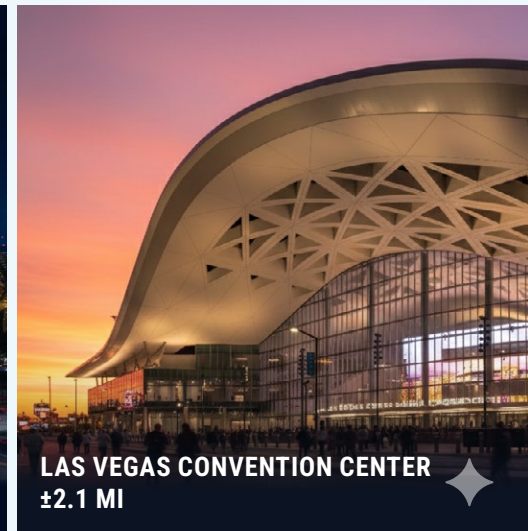
6.0%
CAP RATE



HUGHES CENTER OFFICE PARK
±0.9 MI



LAS VEGAS SPHERE
±0.7 MI



LAS VEGAS CONVENTION CENTER
±2.1 MI

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The property provides investors with a stable, **long-term income stream** and **minimal management responsibilities**. The site benefits from strong **surrounding demand drivers**, including **major resorts**, the Las Vegas Convention Center, future F1 Merchandise Store, and the 63-acre Hughes Center - a premier Class A office campus featuring an **established** "restaurant row."

This property has **excellent exposure** to Flamingo Road, a major east-west arterial with traffic counts **exceeding 41,500 vehicles per day**, and serves a **dense, affluent trade area** with a population of more than **398,000 residents** within a five-mile radius. This prime infill location and diverse tenant mix make 280 E. Flamingo Road a rare opportunity to acquire a high-performing multi-tenant retail investment in the heart of Las Vegas.

This asset offers exceptional visibility and access within one of the city's most dynamic commercial corridors.



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PROPERTY OVERVIEW | INVESTMENT SUMMARY | RENT ROLL 4

Investment Summary

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Premier Las Vegas Location

Situated just east of the Las Vegas Strip near Howard Hughes Parkway, offering exceptional visibility and accessibility.

Multi-Tenant Retail Pad

±8,190 SF building with a diverse tenant mix providing income stability and reduced risk exposure.

Long Term Ground Lease

Long-term ground lease structure with minimal landlord responsibilities. 74 years remaining on Ground Lease, including seven (7) ten (10) year extension options.

Proximity to Major Demand Drivers

Adjacent to Lawry's Prime Rib Restaurant and the 63-acre Hughes Center, a premier Class A office and dining destination.

Nearby Amenities

THE LAS VEGAS STRIP

± 0.7 mi

THE SPHERE

± 0.7 mi

GRAND PRIX PLAZA

± 0.8 mi

Investment Stability

Established tenants and long-term leases offer reliable cash flow in one of the nation's strongest retail markets.

Dense, Affluent Trade Area

Nearly 398,000 residents within a five-mile radius, supported by strong 146,544 daytime employment (within 3 mile radius) and tourism.

Strategic Infill Location

Surrounded by retail, hospitality, and office uses that sustain consistent consumer traffic year-round.

High Traffic Counts

Located along Flamingo Road, a major east-west thoroughfare with over 41,500 vehicles per day.

PROPERTY SUMMARY

Address	280 E Flamingo Rd, Las Vegas, NV 89119
Price	\$4,689,000
Current NOI	\$281,341
Building Size	At Home
Land Area	±0.9 AC
Cap Rate	6.0%
Occupancy	Multi-Tenant
Year Built	2002 <i>PHASE I</i> 2018 <i>PHASE II</i>
APN	162-21-501-005
Zoning	Commercial Resort
Trade Area	Central Las Vegas



Rent Roll

OFFERING MEMORANDUM 280 E Flamingo Rd, Las Vegas NV 89169

UNIT	TENANT	SIZE	LEASE START	LEASE EXPIRE	MONTHLY RENT	ANNUAL RENT	RENT \$/SF	RENEWAL INCREASE	RENEWAL OPTIONS
A	Smoke World	1,250 SF	09/01/2022	08/31/2027	\$6,250	\$75,000	\$60.00/SF	3% increase each year of the option period	Two 5-year options
A-1	Sunshine Foot Massage	1,938 SF	05/09/2023	05/31/2028	\$5,897	\$70,764	\$36.51/SF	5% increase each year of the option period	One 5-Year option
B	Five Star Liquor	1,802 SF	08/21/2014	08/31/2029 % Rent	\$7,954 \$1,300*	\$95,452 \$15,600	\$52.97/SF	Not less than 3% nor greater than 5%	Three 5-Year options
C	The Cove Sushi & Oyster Bar	2,000 SF	08/01/2025	07/31/2030	\$9,228	\$110,740	\$55.37/SF	3% increase each year of the option period	Two 5-Year options
D	24/7 Posh Nail Lounge	1,200 SF	03/22/2018	07/31/2028	\$5,907	\$70,884	\$59.07/SF	3% increase each year of the option period	One 5-Year option

* Estimated Percentage Rents

TOTALS	8,190 SF	\$36,536	\$438,440
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Ground Lease Expense	\$157,099
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NOI	\$281,341
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280 E Flamingo Rd, Las Vegas NV 89169

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TENANT PROFILE & PLANS

TENANT PROFILE
SITE PLAN



Tenant Profile

FIVE STAR LIQUOR

5 Star Liquor is open 24 hours a day, 7 days a week and offers one of the largest selections of liquor and snacks near the Las Vegas Strip. Taxi, Uber, and limousine friendly.

Square Footage: ±1,802 SF
Lease Expiration Date: 8/31/2029

THE COVE SUSHI & OYSTER BAR

The Cove offers a unique dining experience with its premium All-You-Can Eat menu offering unique sushi creations and oysters on the half shell.

thecovelv.com

Square Footage: ±2,000 SF
Lease Expiration Date: 7/31/2030

24/7 POSH NAIL LOUNGE

Posh Nail Lounge offers gel color, dip powder manicures, acrylic nails, and pedicures. With a convenient location near the Las Vegas Strip and late night hours, this nail salon is a must-visit for out of town visitors.

247poshnaillounge.com

Square Footage: ±1,200 SF
Lease Expiration Date: 7/31/2028

SUNSHINE FOOT MASSAGE

The wellness center offers a variety of relaxation and rejuvenation services for those seeking relief after a long day on the Strip.

Square Footage: ±1,938 SF
Lease Expiration Date: 5/31/2028

SMOKE WORLD

The shop offers an extensive range of smokers' needs from cigarettes to vapes, hookah products and other accessories.

Square Footage: ±1,250 SF
Lease Expiration Date: 8/31/2027

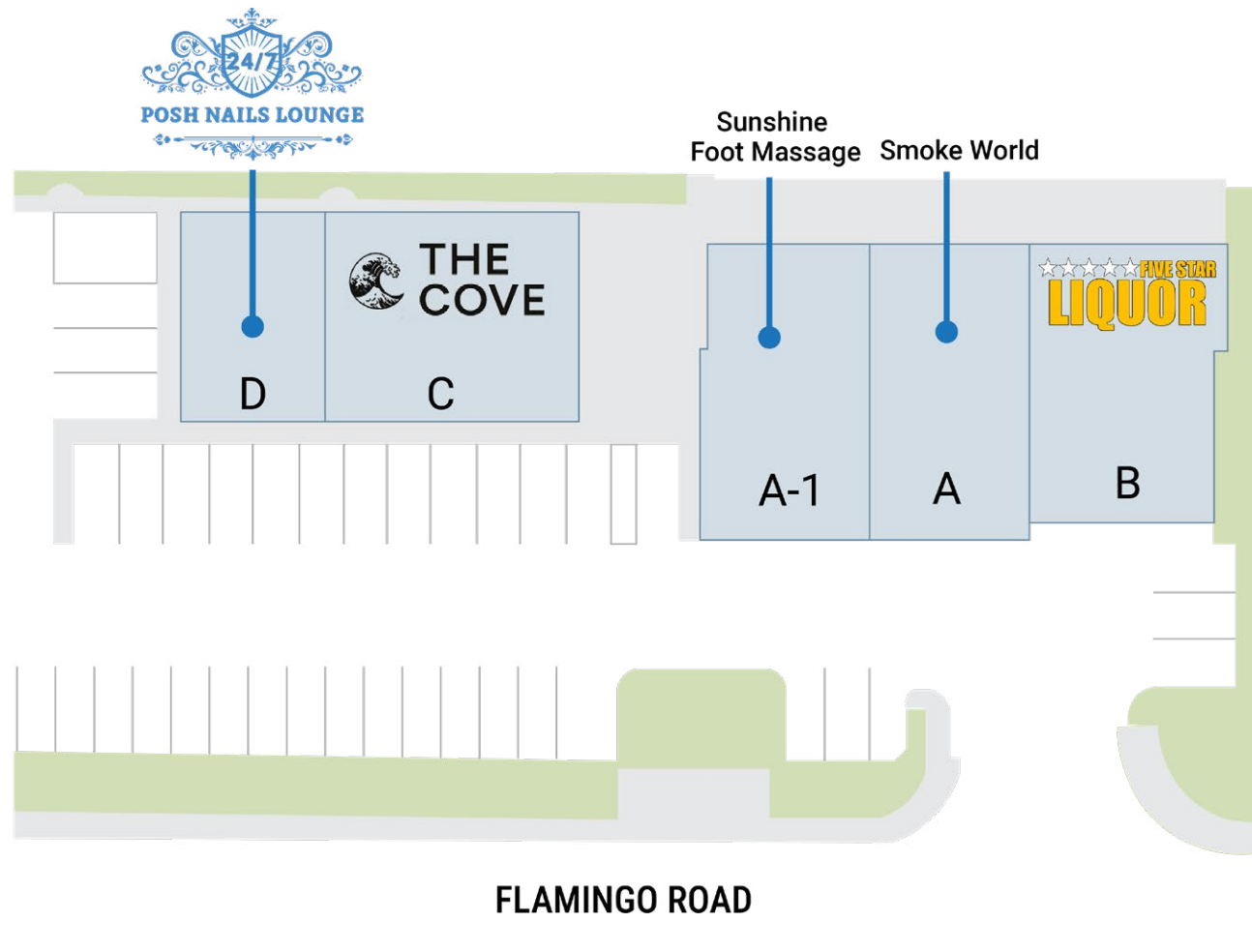
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FLAMINGO ROAD



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AREA OVERVIEW

SITE AERIAL

TRADE AREA AERIAL

AREA DEMOGRAPHICS

SALE COMPARABLES

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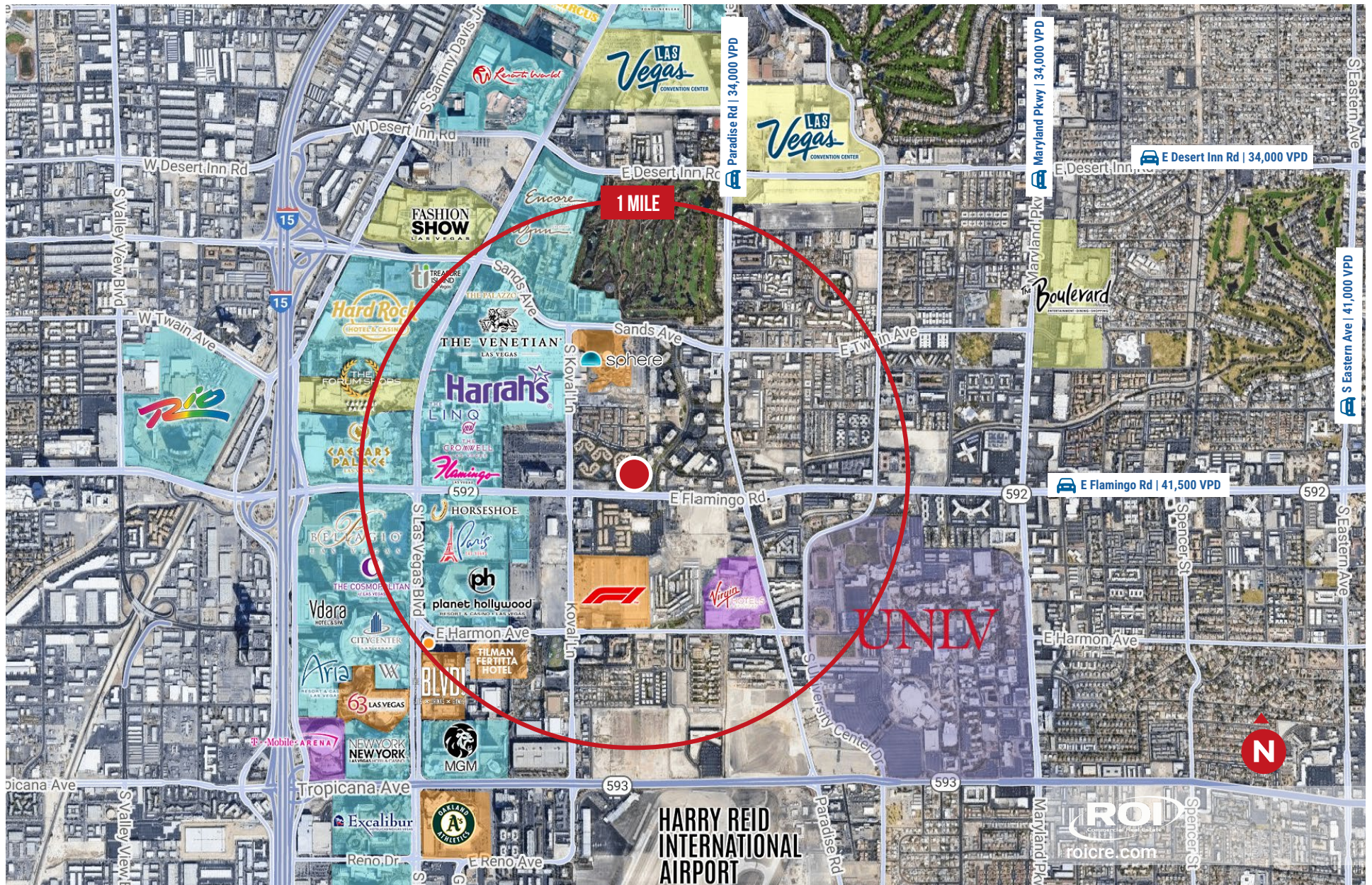
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DEMOGRAPHICS

Radius Rings & Drive Times



POPULATION

1 MILE	22,143
3 MILES	151,220
5 MILES	395,623



DAYTIME POPULATION

1 MILE	36,030
3 MILES	146,544
5 MILES	311,497



AVERAGE HOUSEHOLD INCOME

1 MILE	\$84,740
3 MILES	\$81,200
5 MILES	\$83,620



TRAFFIC COUNTS

FLAMINGO RD	41,500 VPD
KOVAL LN	36,000 VPD

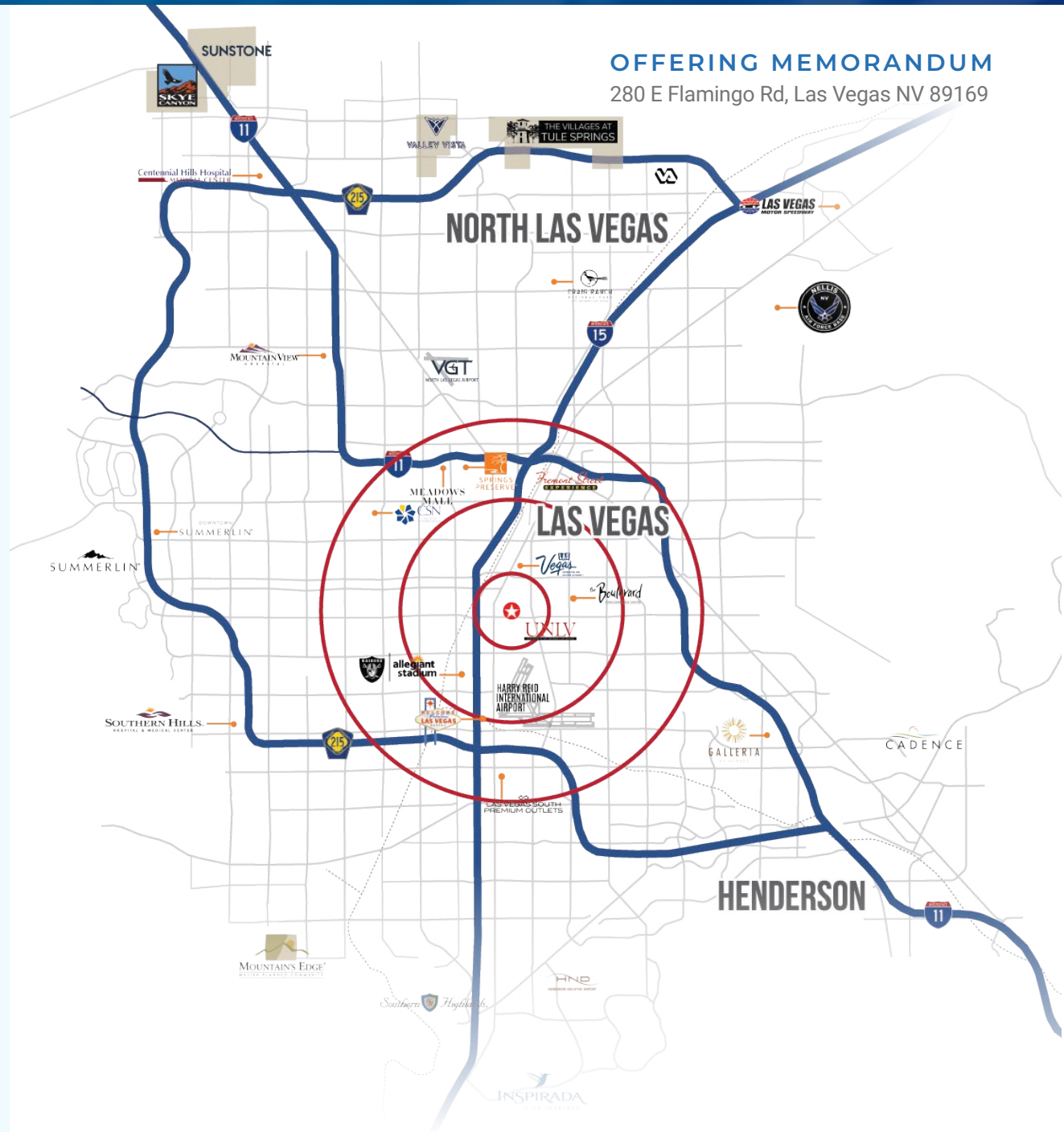
Source:
SitesUSA 2025
TRINA, NV DOT 2024



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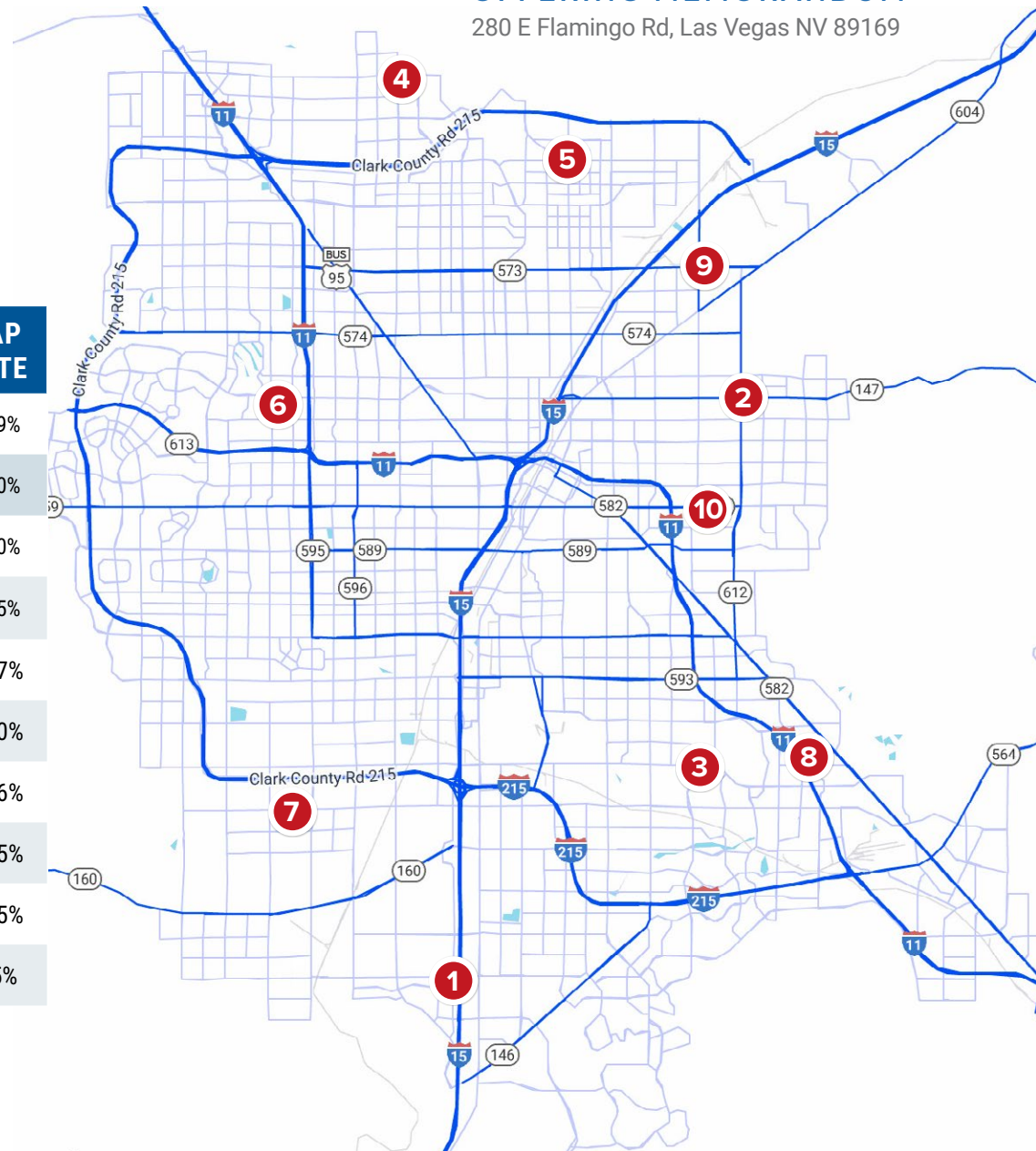
SALE COMPARABLES

Across Las Vegas

SITE	ADDRESS	SIZE	SALE DATE	PRICE	CAP RATE
1	10620 Dean Martin Dr Las Vegas, NV 89141	5,052 SF	10/7/2025	\$1,282,667	6.59%
2	1995 N Nellis Blvd Las Vegas, NV 89115	8,221 SF	9/4/2025	\$4,468,200	6.00%
3	4250 E Sunset Rd Henderson, NV 89014	7,000 SF	6/20/2025	\$2,475,000	6.10%
4	7960 N Decatur Blvd Las Vegas, NV 89131	5,000 SF	5/20/2025	\$3,056,249	5.75%
5	420 E Centennial Pkwy North Las Vega, NV 89084	5,187 SF	5/8/2025	\$4,100,000	4.87%
6	7541 W Lake Mead Blvd Las Vegas, NV 89128	6,756 SF	5/1/2025	\$4,589,787	6.50%
7	7325 W Warm Springs Rd Las Vegas, NV 89113	7,227 SF	Under Contract	\$5,350,000	5.26%
8	1220 Stufflebeam Ave Henderson, NV 89011	6,500 SF	Under Contract	\$4,762,105	4.75%
9	Craig & Lamb North Las Vegas, NV 89030	5,200 SF	Under Contract	\$3,895,000	4.75%
10	4655 E Charleston Blvd Las Vegas, NV 89104	7,808 SF	Under Contract	\$1,090,000	7.5%

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MARKET

LAS VEGAS MARKET

OVERVIEW

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Las Vegas

2024 TOURISM & TRAVEL HIGHLIGHTS

41.7 MILLION

Annual Visitors

2.39 MILLION

Total Residents

6 MILLION

Convention Attendance

55.1 BILLION

Direct Visitor Spending

Las Vegas is a dynamic urban hub best known for its tourism, entertainment, hospitality, and gaming industries, while also expanding its footprint in business, logistics, and innovation. As the only major city in the American West founded in the 20th century, Las Vegas continues to see remarkable growth and remains one of the most desirable cities to relocate to in the United States.

The city benefits from no state income tax, a pro-business environment, and a growing tech presence, with companies like Zappos and Switch headquartered locally. It's also the birthplace of innovative energy companies such as SolarCity and BrightSource. Las Vegas is home to the UFC and five professional sports teams: the NHL's Vegas Golden Knights, the NFL's Las Vegas Raiders, the WNBA's Las Vegas Aces, the AHL's Henderson Silver Knights, and the MiLB's Las Vegas Aviators.

As of 2024, the Las Vegas Valley's population exceeds 2.3 million and continues to grow by approximately 40,000–50,000 residents annually. Clark County alone accounts for over 72% of Nevada's total population. With the state projected to reach 3 million residents, Las Vegas remains a symbol of rapid development and long-term growth potential.



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The Las Vegas Convention Center is one of the busiest facilities in the world - a 4.6 million-square-foot facility located within a short distance of approximately 150,000 guest rooms.

The LVCC was awarded the Global Biorisk Advisory Council (GBAC) STAR facility accreditation by ISSA, the world's leading trade association for the cleaning industry.

SOURCE: LVCVA



The technologically advanced Allegiant Stadium is the home of the Las Vegas Raiders NFL team and hosts world-class entertainment including concerts and special events. It's fully enclosed and climate-controlled with a capacity of 65,000. It's also the home to the UNLV Football team.



The Las Vegas Aces are an American professional basketball team based in Las Vegas metropolitan area. The Aces compete in the Western Conference of the Women's National Basketball Association and play their home games at Michelob Ultra Arena in the Mandalay Bay Resort and Casino.



T-Mobile Arena is home to the Las Vegas Golden Knights NHL Team and is the destination in Las Vegas for live events. From amazing music acts to thrilling sporting events, it sets a new standard for what entertainment means in the city that does it best and hosts over 150 different events each year.



The Dollar Loan Center is the home of the Henderson Silver Knights AHL Team and the Vegas Knight Hawks of the Indoor Football League. The 5,567-seat Modern Medieval theme arena opened its doors in March 2022.

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ABOUT US

BROKERAGE TEAM
DISCLAIMER

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TODD BOYER

Director



Todd Boyer joined ROI Commercial Real Estate in 1998. His professional background includes more than 36 years of experience in commercial real estate brokerage.

Contact

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KEY CLIENTS



Significant Assignments

Over the past 36 years, Todd has been responsible for the sales and leasing of major properties in the Las Vegas market. The following is a list of major projects:

- Deer Springs Town Center
- Montecito Marketplace
- Sunrise City
- Orchards Marketplace
- Sunrise marketplace
- Renaissance West
- Cadence Village Phase I & II
- 4G Plaza
- Wells Bank: All retail banking aspects including disposition.
- Boulder Plaza
- Bernardo Springs

Education & Affiliations

Todd earned a Bachelor's of Science in Logistics Management with an emphasis on Business in 1986 from Weber State University.



SPECIALTIES

- Tenant Representation
- Surplus Properties
- Landlord Representation
- Repositioning
- Land Sales
- Investment Sales
- Land Acquisitions



ROBIN CIVISH, CCIM

Executive Vice President



Robin joined ROI Commercial Real Estate in 2015. Her professional background includes more than 34 years of experience in commercial real estate brokerage.

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KEY CLIENTS



Significant Assignments

Over the past 34 years, Robin has been responsible for the sales and leasing of major properties in the Las Vegas market. The following is a list of major projects:

- 101 Convention Center Plaza
- Boulder Crossroads
- Bernardo Springs
- Cadence Village Retail Center
- Centennial Crossing
- Coldwell Banker Plaza
- Renaissance III
- Renaissance Office Park
- Renaissance West

Education & Affiliations

Robin earned a Bachelor's Degree in Business Marketing in 1995 from The University of Nevada, Las Vegas.

- **CCIM Institute & Southern Nevada Chapter:**
 - Earned CCIM Designation in 2009
 - Past Chapter President
 - 2024 CCIM Institute Presidential Liaison
- **ICSC (International Council of Shopping Centers)**
 - Active Member



SPECIALTIES

- Tenant Representation
- Landlord Representation
- Land Sales
- Land Acquisitions
- Surplus Properties
- Repositioning
- Investment Sales

Disclaimer

This Offering Memorandum has been prepared by R.O.I. Commercial Real Estate, Inc. for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire.

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PRESENTED BY:

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