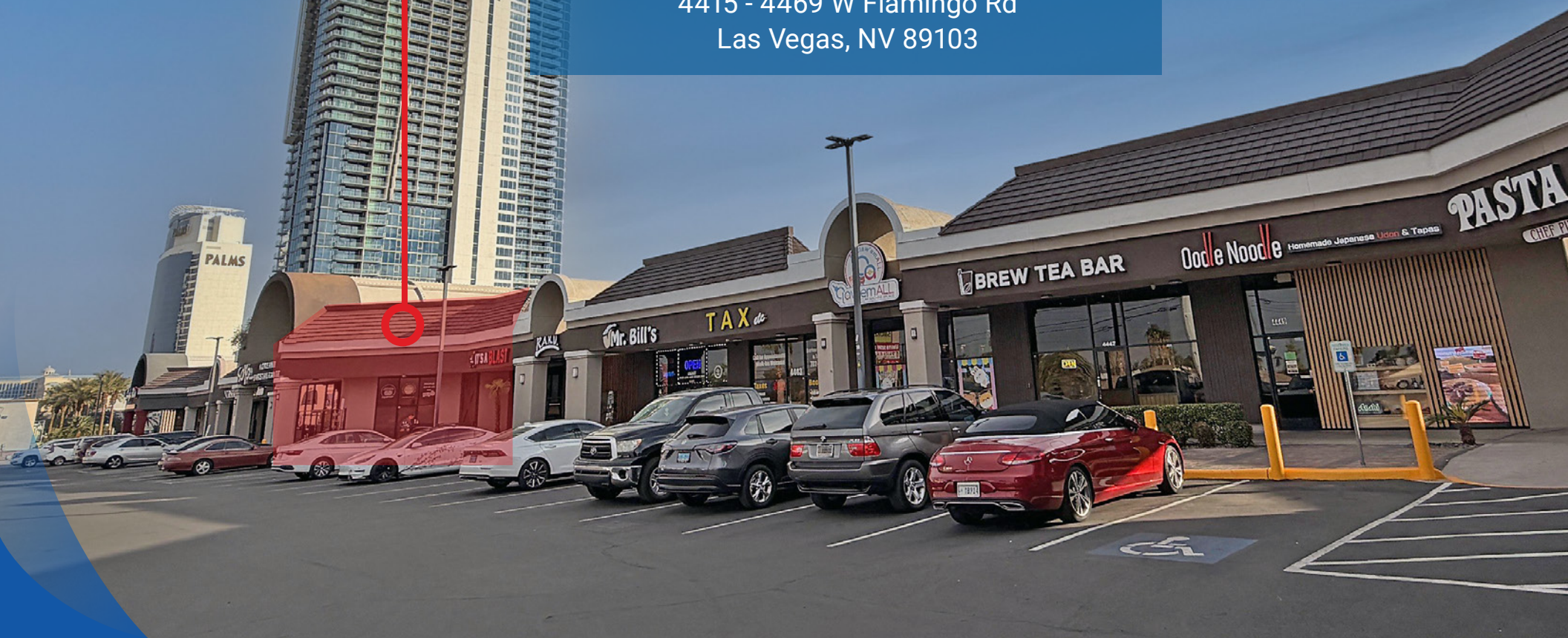


FLAMINGO ARVILLE PLAZA

±2,489 SF AVAILABLE
DO NOT DISTURB

4415 - 4469 W Flamingo Rd
Las Vegas, NV 89103



CALL US FOR
MORE INFO

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Flamingo Arville Plaza is located at the southwest corner of Flamingo Rd and Arville St

±2,489 SF AVAILABLE
DO NOT DISTURB

- Located in close proximity to Palms Resort and Casino, Gold Coast Hotel and Casino, and Rio Hotel and Casino
- High traffic corridor with over 63,700 vehicles per day (combined)
- Zoning: General Commercial (C-2)
- Year Built: 1989



TENANT LIST



FULL SITE PLAN

FLAMINGO ARVILLE PLAZA
4415-4469 Flamingo Rd
Las Vegas, NV 89103

W FLAMINGO RD



Suite	Tenant	Size (SF)	Suite	Tenant	Size (SF)
4405	Bourbon Street Sports Bar	6,483	4441	Mr. Bill's Pipe & Tobacco	1,200
4415	Cafe Rio	2,680	4443	Tax Etc.	1,200
4423	Nursecore	3,583	4445	Claw'em All Arcade	1,200
4425	Wireless Avenue	1,350	4447	Brew Tea Bar	850
4427	Flow Barber Shop	1,200	4449	Oodle Noodle	1,570
4429	Bella Ma Salon	1,200	4455	Pasta Mia	3,716
4433	Soyo Restaurant	3,078	4459	J Sake Bar	900
4437	AVAILABLE - DO NOT DISTURB	2,489	4461-65	Umiya Sushi & Sake Bar	3,200
4439	Toridokoro Raku	1,200	4469	Jimmy John's	1,485

AREA DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
21,668	147,594	399,185



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$64,283	\$88,436	\$91,950



TRAFFIC COUNTS

Flamingo Rd	Arville St
56,500 VPD	20,100 VPD

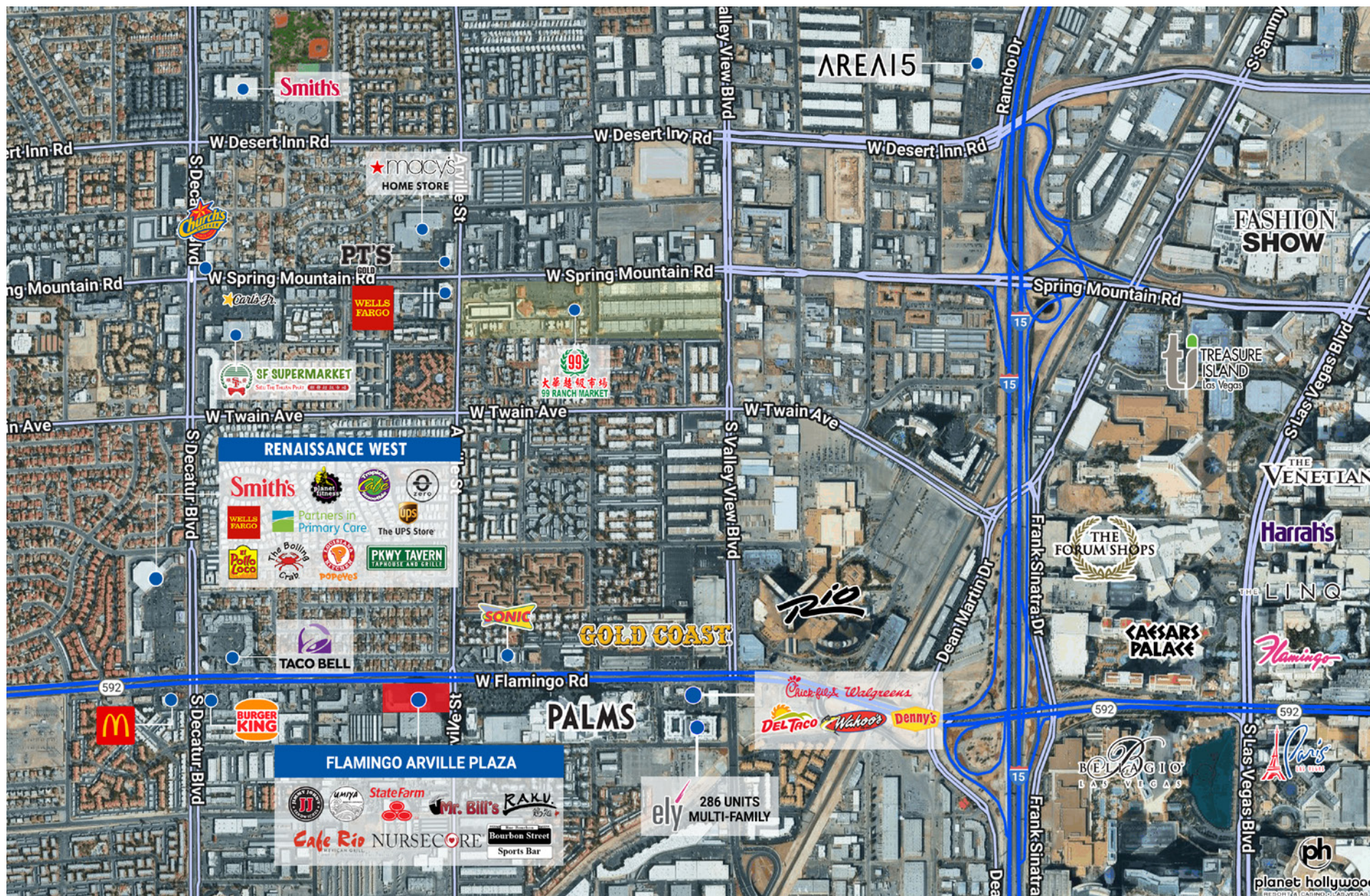
Source:
SitesUSA 2025
TRINA, NV DOT 2024



FLAMINGO ARVILLE PLAZA
4415-4469 Flamingo Rd
Las Vegas, NV 89103

TRADE AREA AERIAL

FLAMINGO ARVILLE PLAZA
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Las Vegas, NV 89103



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FLAMINGO ARVILLE PLAZA

4415 - 4469 W Flamingo Rd, Las Vegas, NV 89103
SWC Flamingo Rd & Arville St

