

# OFFERING MEMORANDUM

# 100% LEASED

## MULTI-TENANT RETAIL PAD BUILDING

280 E FLAMINGO RD  
LAS VEGAS, NV 89169



CALL US FOR  
**MORE INFO**

**TODD BOYER**  
DIRECTOR

702.550.4923 | [todd@roicre.com](mailto:todd@roicre.com)  
NV Lic S.0024286

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

**ROBIN CIVISH, CCIM**  
EXECUTIVE VICE PRESIDENT

702.550.4977 | [robin@roicre.com](mailto:robin@roicre.com)  
NV Lic BS.0037430







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# 03 EXECUTIVE SUMMARY

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The Boyer-Civish Retail Group at ROI Commercial Real Estate is pleased to present the opportunity to acquire a  $\pm 8,190$  SF multi-tenant retail center strategically located along Flamingo Road near Howard Hughes Parkway and just east of the world-famous Las Vegas Strip, this asset offers exceptional visibility and access within one of the city's most dynamic commercial corridors.

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.



**\$4,689,000**

List Price



**$\pm 8,190$  SF**

Building Size



**6.0%**

CAP Rate



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## OFFERING MEMORANDUM

280 E Flamingo Rd, Las Vegas NV 89169





## PROPERTY SUMMARY

Address	280 E Flamingo Rd
Price	\$4,689,000
Current NOI	\$281,341
Building Size	±8,190 SF
Land Area	±0.9 AC
Cap Rate	6.0%
Occupancy	Multi-Tenant
Year Built	2002 (Phase I) & 2018 (Phase II)
APN	162-12-401-007
Zoning	Commercial Resort
Trade Area	Central Las Vegas

# Investment Summary

## 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.

## High Traffic Counts

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

## 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.

## 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.

## Investment Stability

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

## Nearby Amenities

THE LAS VEGAS STRIP	± 0.7 mi
UNIVERSITY OF NEVADA, LAS VEGAS	± 1.4 mi
THE SPHERE	± 0.8 mi



## Rent Roll

TENANT NAME	UNIT #	SQ. FT	LEASE START	LEASE EXPIRE	MONTHLY RENT	ANNUAL RENT	RENT \$/SF	RENEWAL INCREASE	RENEWAL OPTIONS
Smoke World	A	1,250	09/01/22	08/31/27	\$6,250	\$75,000	\$60.00	3% increase each year of the option period	Two 5-year options
Sunshine Foot Massage	A-1	1,938	05/09/23	05/31/28	\$5,897	\$70,764	\$36.51	5% increase each year of the option period	One 5-Year option
Five Star Liquor	B	1,802	08/21/14	08/31/29 % Rent	\$7,954 \$1,300*	\$95,452 \$15,600	\$52.97	Not less than 3% nor greater than 5%	Three 5-Year options
The Cove Sushi & Oyster Bar	C	2,000	08/01/25	07/31/30	\$9,228	\$110,740	\$55.37	3% increase each year of the option period	Two 5-Year options
24/7 Posh Nail Lounge	D	1,200	03/22/18	07/31/28	\$5,907	\$70,884	\$59.07	3% increase each year of the option period	One 5-Year option
* Estimated Percentage Rents									
<b>TOTALS</b>		<b>8,190</b>			<b>\$36,536</b>	<b>\$438,440</b>			
Ground Lease Expense						<b>\$157,099</b>			
NOI						<b>\$281,341</b>			



# 07 TENANT PROFILE & PLANS

TENANT PROFILE  
SITE PLAN



## 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  
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.

Square Footage: ±2,000  
Lease Expiration Date: 7/31/30  
Website: thecovelv.com/

## 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.

Square Footage: ±1,200  
Lease Expiration Date: 7/31/2028  
Website: 247poshnaillounge.com/

## 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  
Lease Expiration Date: 5/31/28

## SMOKE WORLD

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

Square Footage: ±1,250  
Lease Expiration Date: 8/31/27

## OFFERING MEMORANDUM

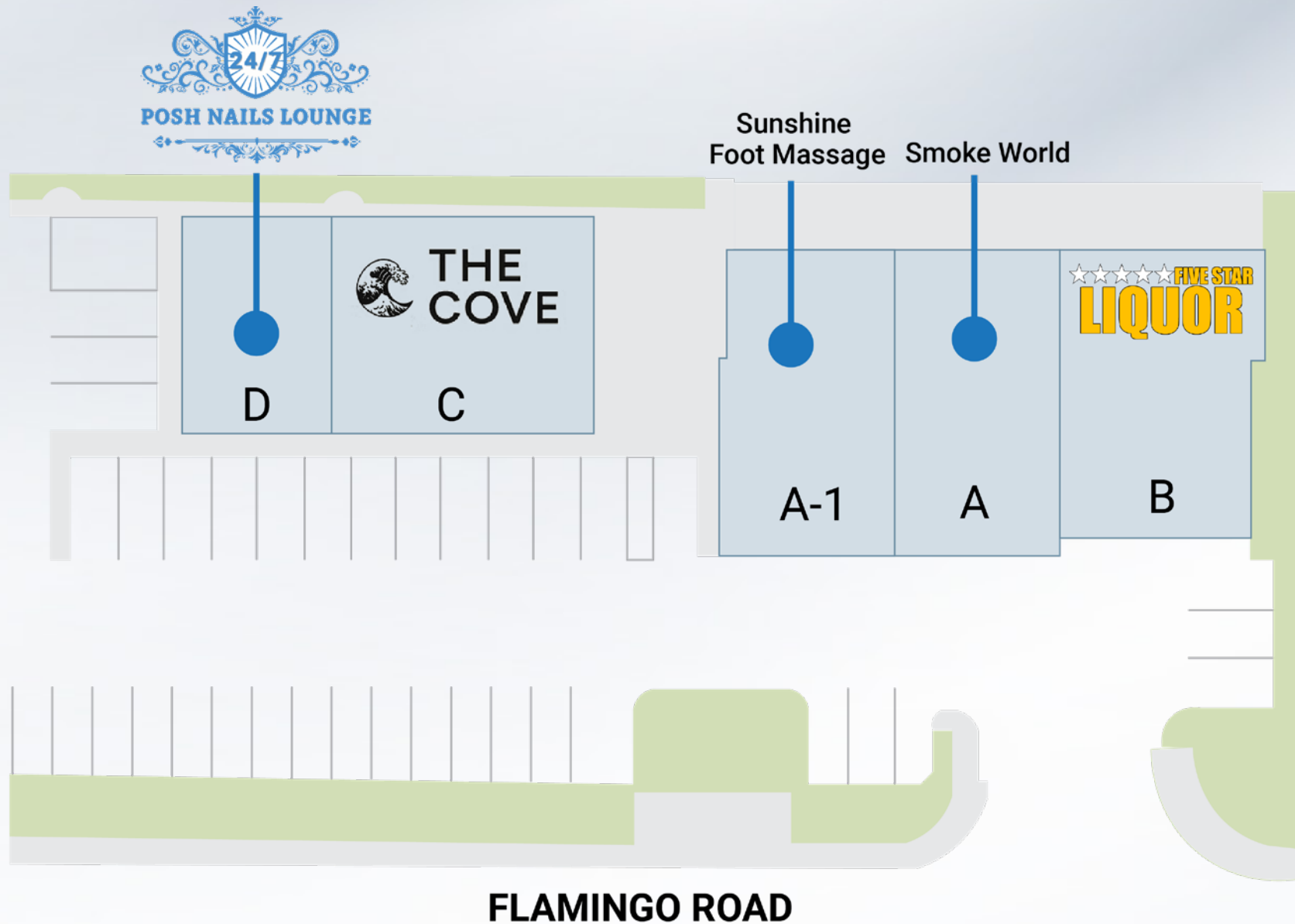
280 E FLamingo Rd, Las Vegas NV 89169





# OFFERING MEMORANDUM

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# 10 AREA OVERVIEW

SITE AERIAL  
TRADE AREA AERIAL  
AREA DEMOGRAPHICS  
SALE COMPARABLES

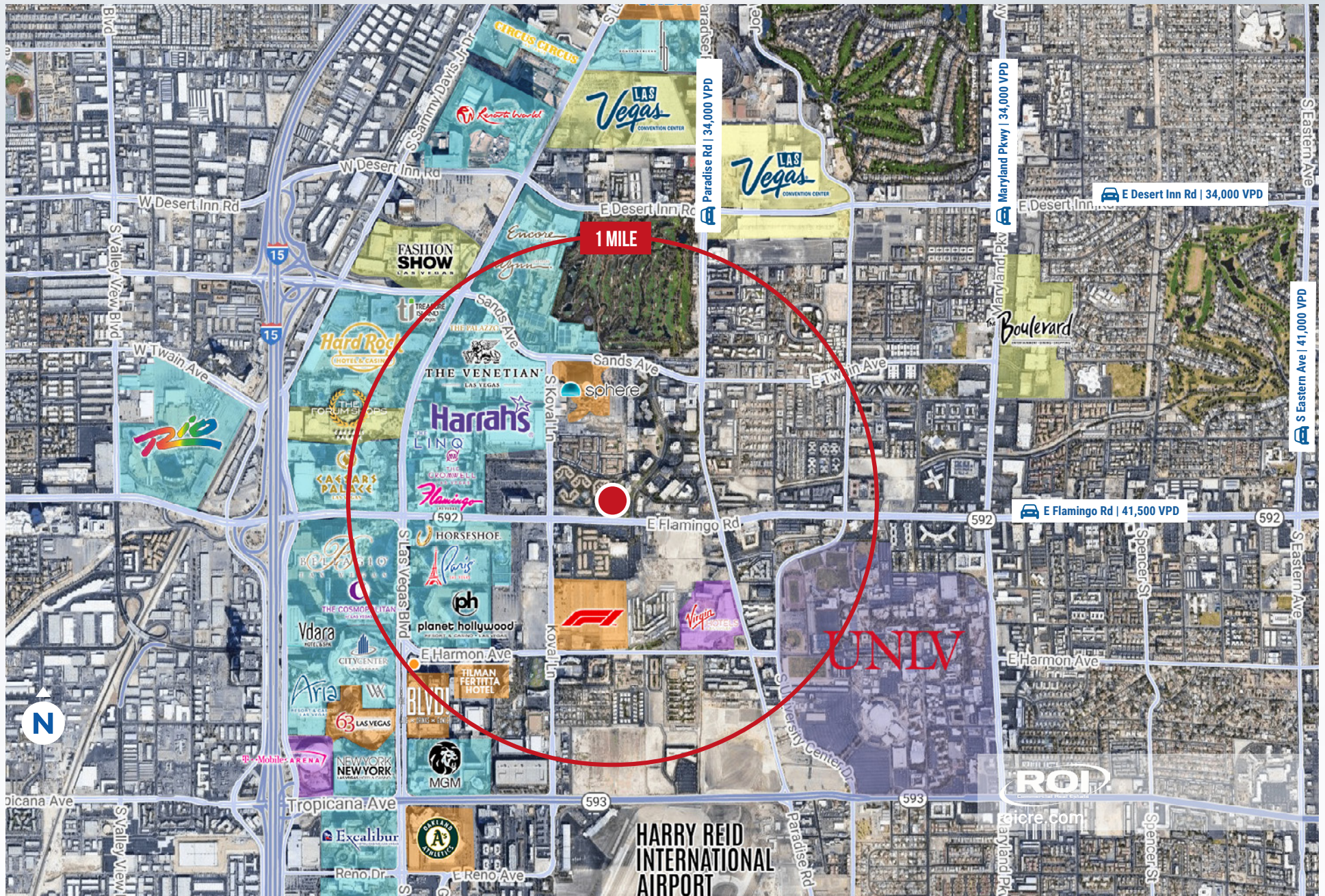






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SITE AERIAL | TRADE AREA AERIAL | AREA DEMOGRAPHICS | SALE COMPARABLES 12





POPULATION

1 Mile	3 Miles	5 Miles
22,143	151,220	395,623



DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
36,030	146,544	311,497



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$84,740	\$81,200	\$83,620



TRAFFIC COUNTS

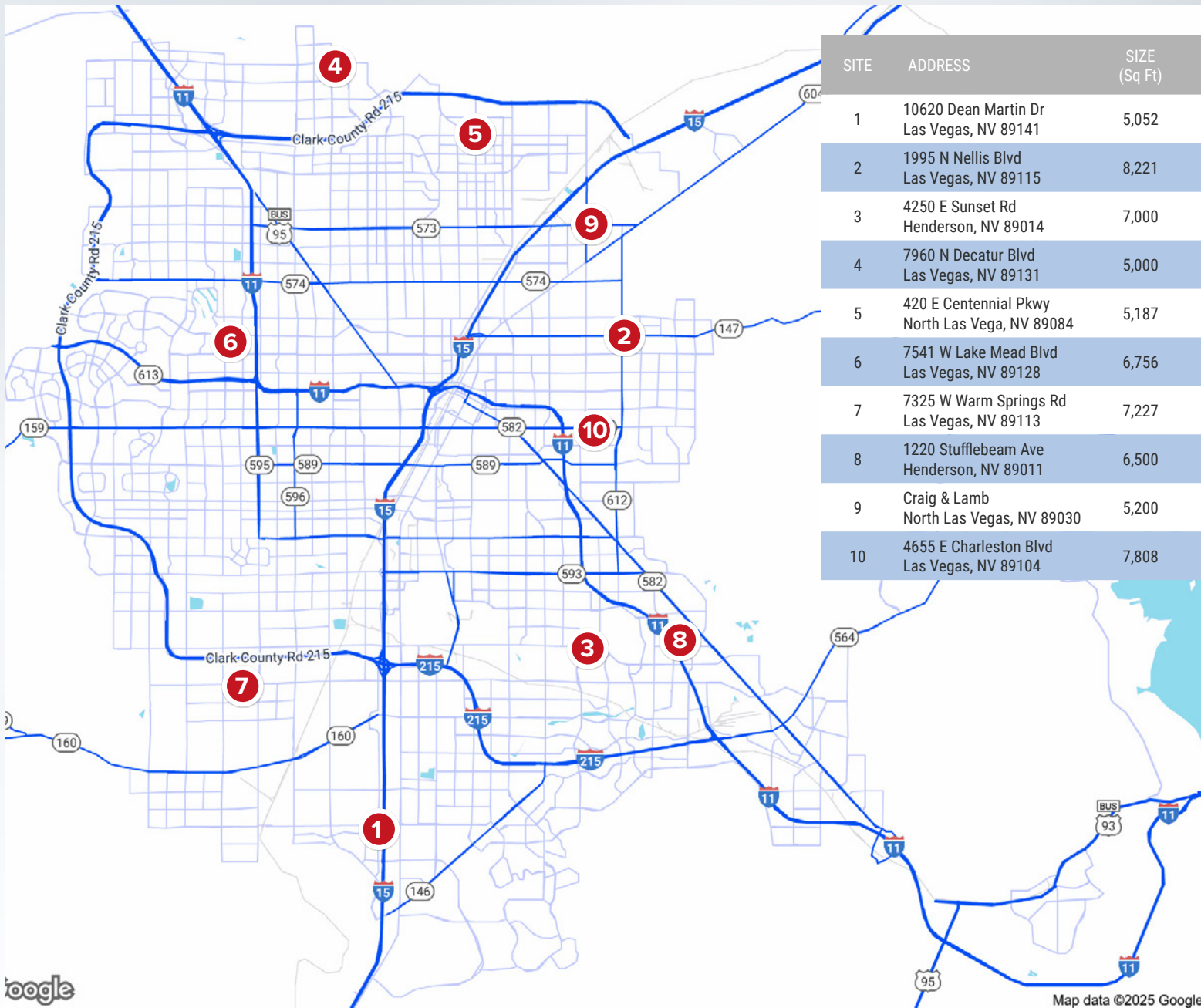
Flamingo Rd	Koval Ln
41,500 VPD	36,000 VPD

Sources:  
SitesUSA 2025  
TRINA, NV DOT 2024



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

google

Map data ©2025 Google



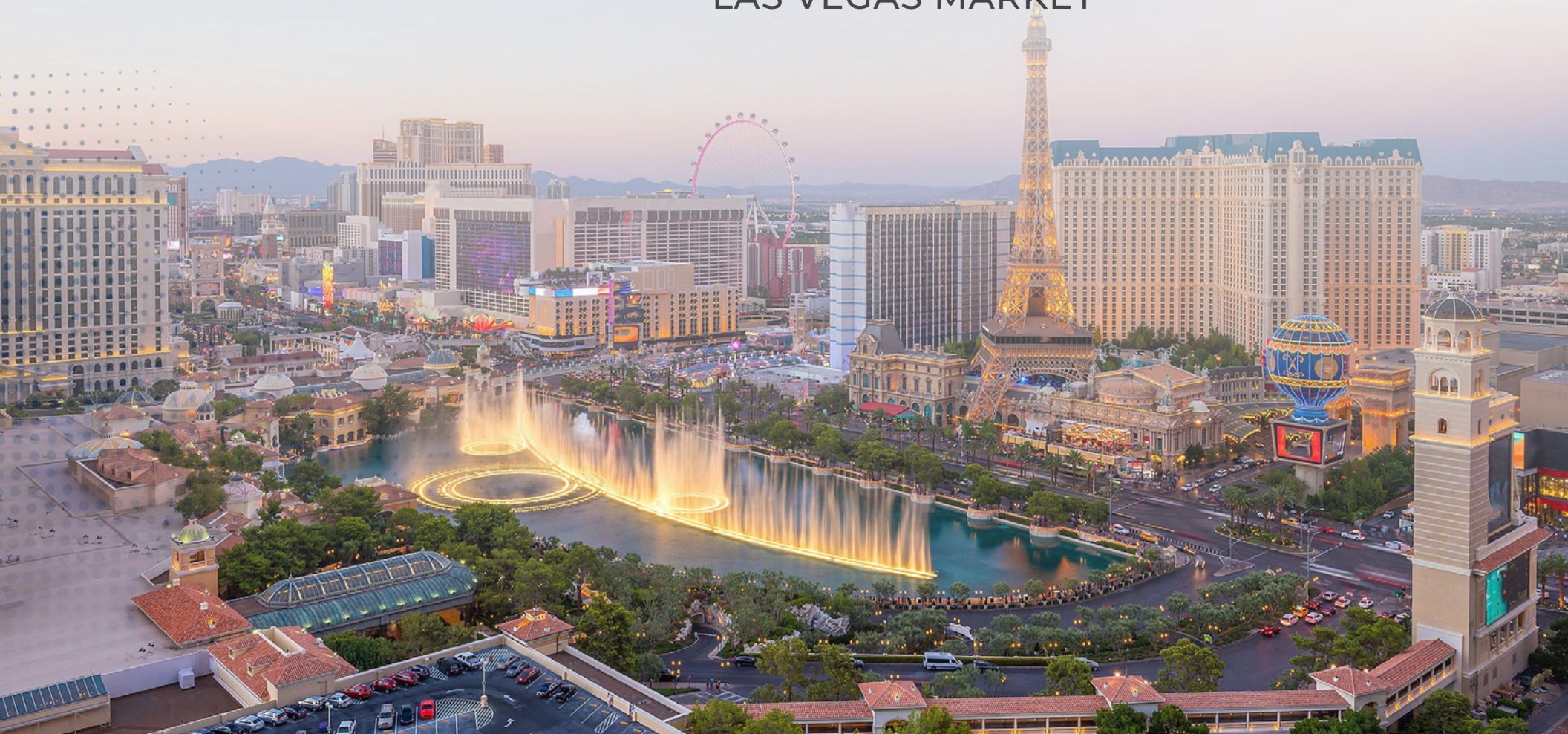
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SITE AERIAL | TRADE AREA AERIAL | AREA DEMOGRAPHICS | SALE COMPARABLES 14



# 14 MARKET OVERVIEW

## LAS VEGAS MARKET







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.

# City of 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.



# 17 ABOUT US

BROKERAGE TEAM  
DISCLAIMER





## 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

702.550.4923

todd@roicre.com

NV Lic# S.0024286

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

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





## 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.

### Contact

702.550.4977  
 robin@roicre.com  
 NV Lic# BS.0037430

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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
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