

FOR LEASE

THE CANNERY WEST



PROPERTY DETAILS

3455 E Flamingo Road, Las Vegas, NV 89121

- 2,315 SF- 15,149 SF
- 46,931 Cars Per Day on Flamingo & 31,295 Cars Per Day on Pecos
- Located in Dense Residential
- Join Village Pub, Little Caesars Pizza, Oasis Hand Car Wash & Window Tinting
- Zoned CG (General Commercial)

2025 DEMOS



EST. POPULATION

1 MILE » **18,355**
 3 MILE » **210,149**
 5 MILE » **478,127**



EST. HOUSEHOLDS

1 MILE » **7,862**
 3 MILE » **86,587**
 5 MILE » **191,237**



EST. AVERAGE HH INCOME

1 MILE » **\$97,833**
 3 MILE » **\$75,484**
 5 MILE » **\$83,907**

NEWMARK

MOUNTAIN WEST

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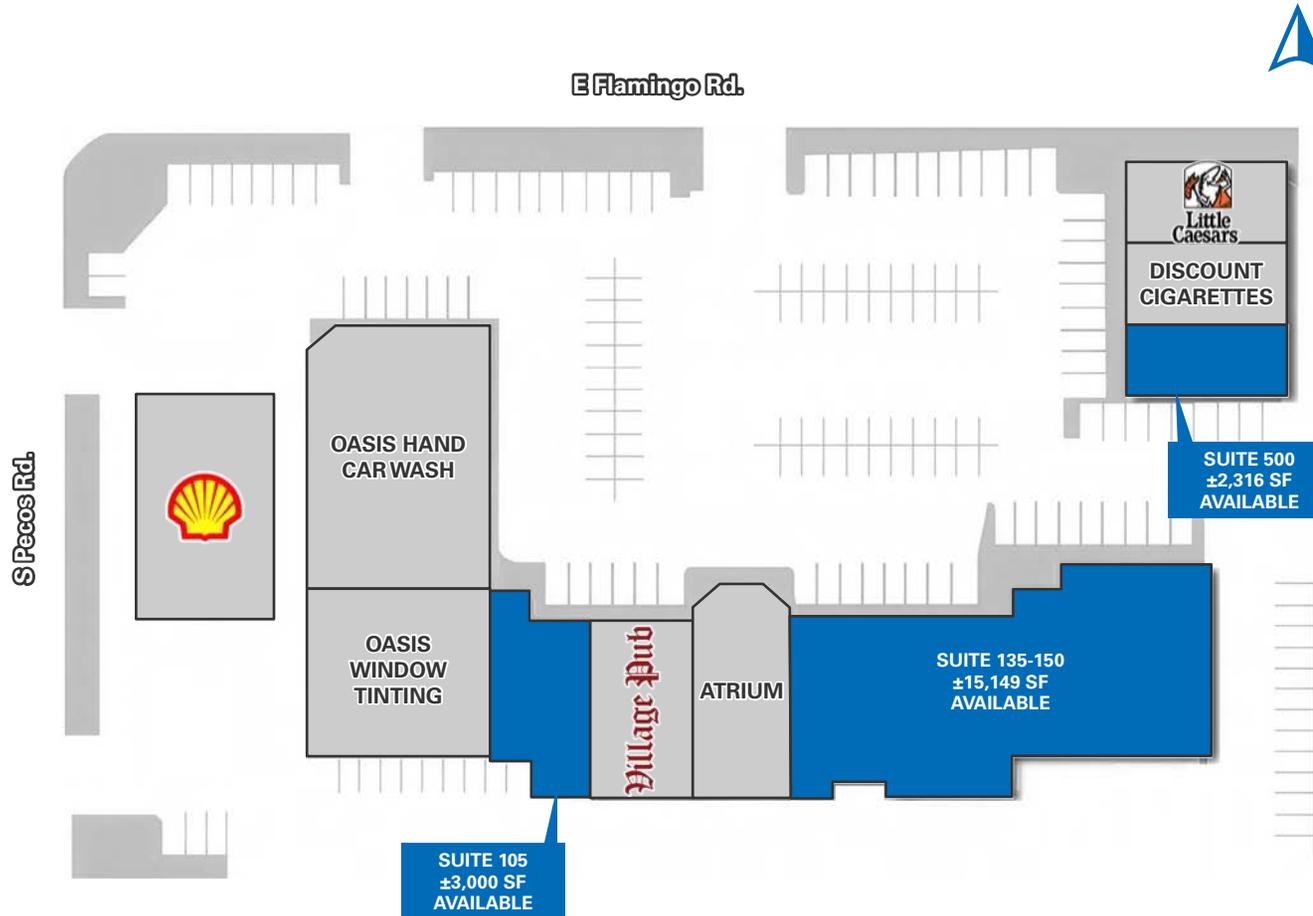
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8488 Rozita Lee Ave, Ste 125
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SITE PLAN

THE CANNERY WEST



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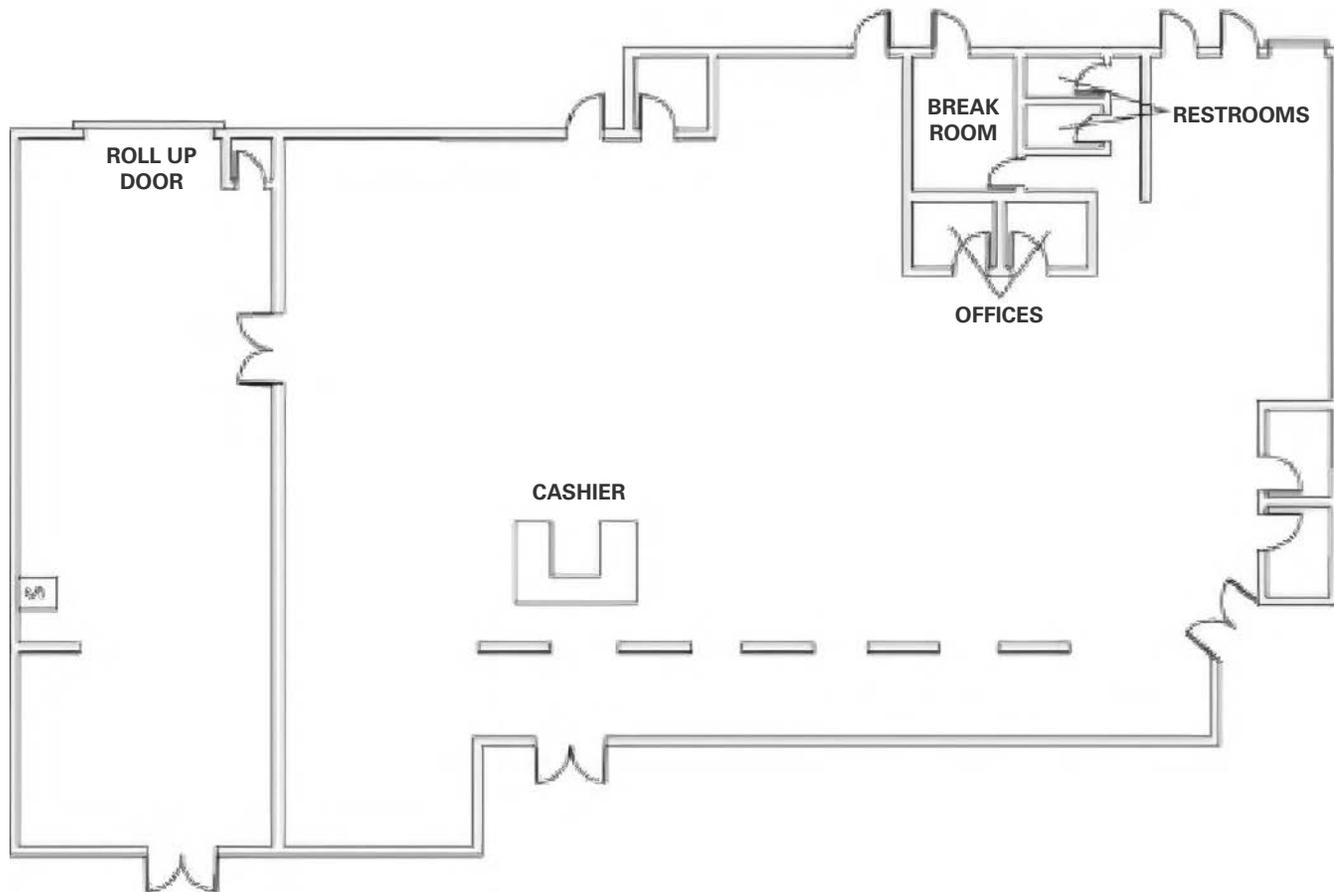
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SUITE 135-150 FLOOR PLAN

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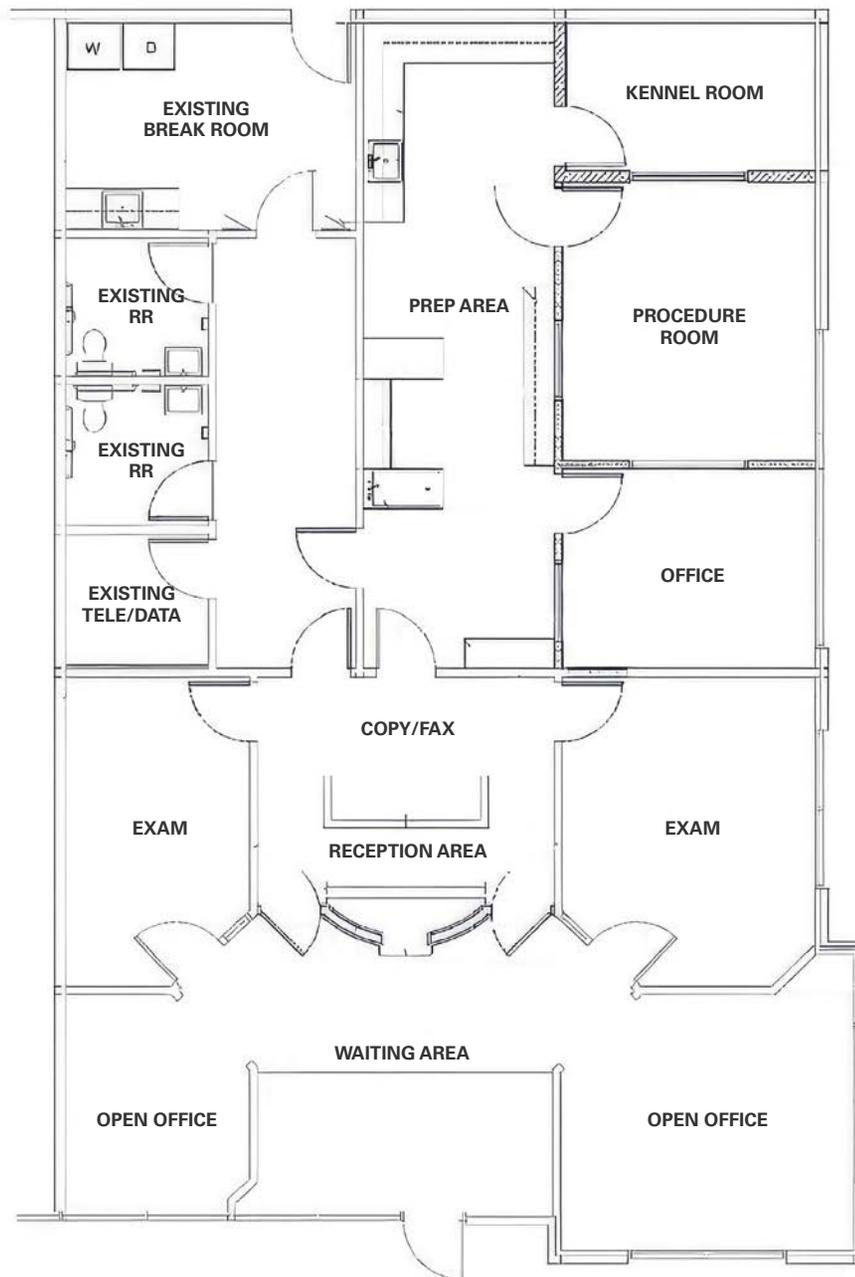
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SUITE 500 FLOOR PLAN



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