



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 - ±2,218 SF
LOT SIZE:	±5.47 Acres
YEAR BUILT:	2008
ZONING:	Clark County CG (Commercial General)

PROPERTY OVERVIEW

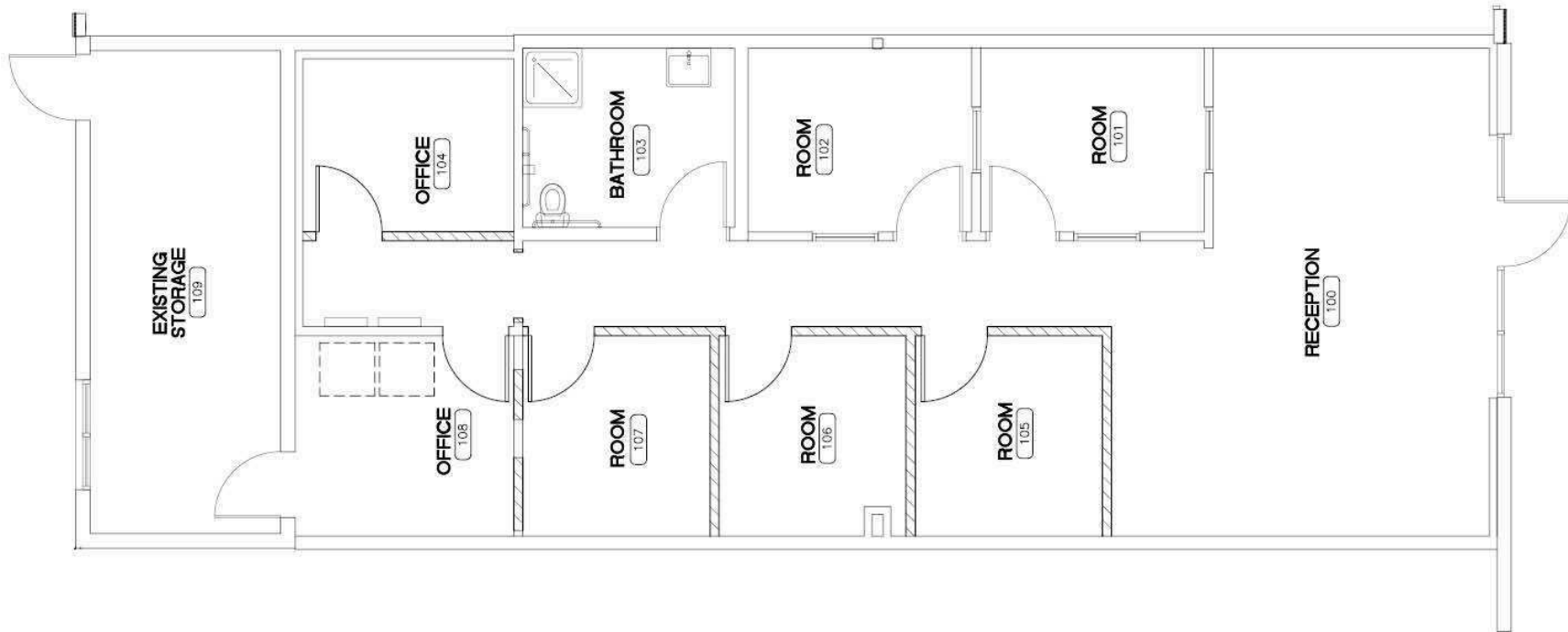
Presenting an exceptional leasing opportunity at 9460-9540 W Flamingo Rd in Las Vegas, NV. The retail space is situated on the ground floor, offers convenient access to the I-215 Freeway and is part of the prestigious Metreon high-visibility mixed-use development. With a pylon sign available. The surrounding 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

- Retail spaces available
- 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

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SUITE 170: ±1,200 SF



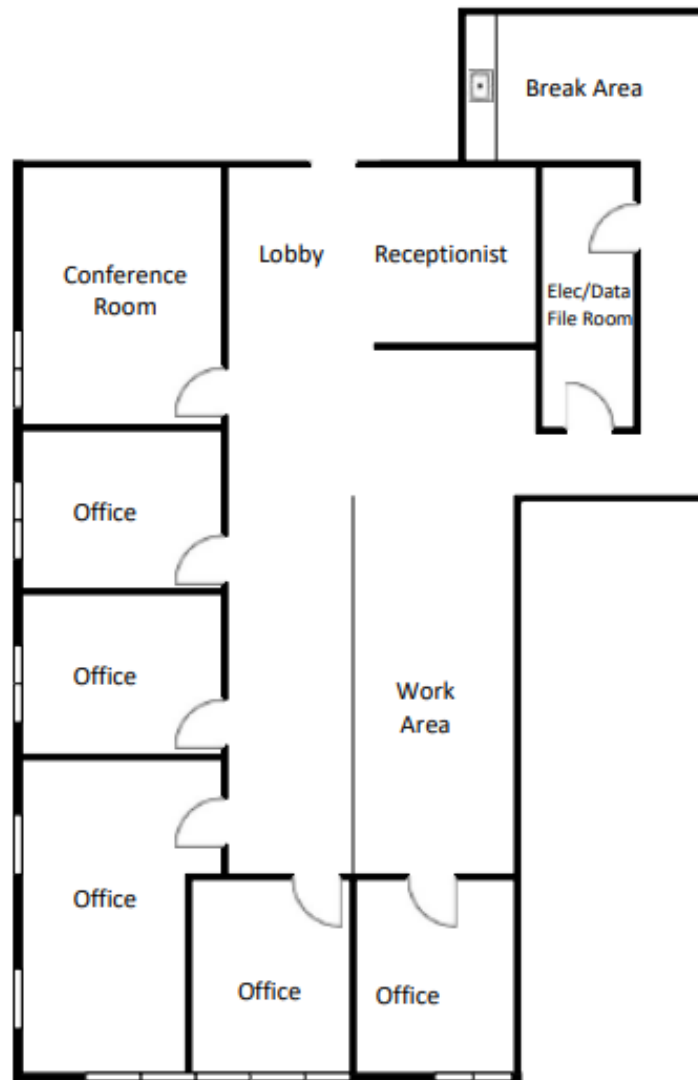
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SUITE 310: ±2,218 SF



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ADDITIONAL PHOTOS



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RETAIL MAP



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DEMOGRAPHICS MAP & REPORT

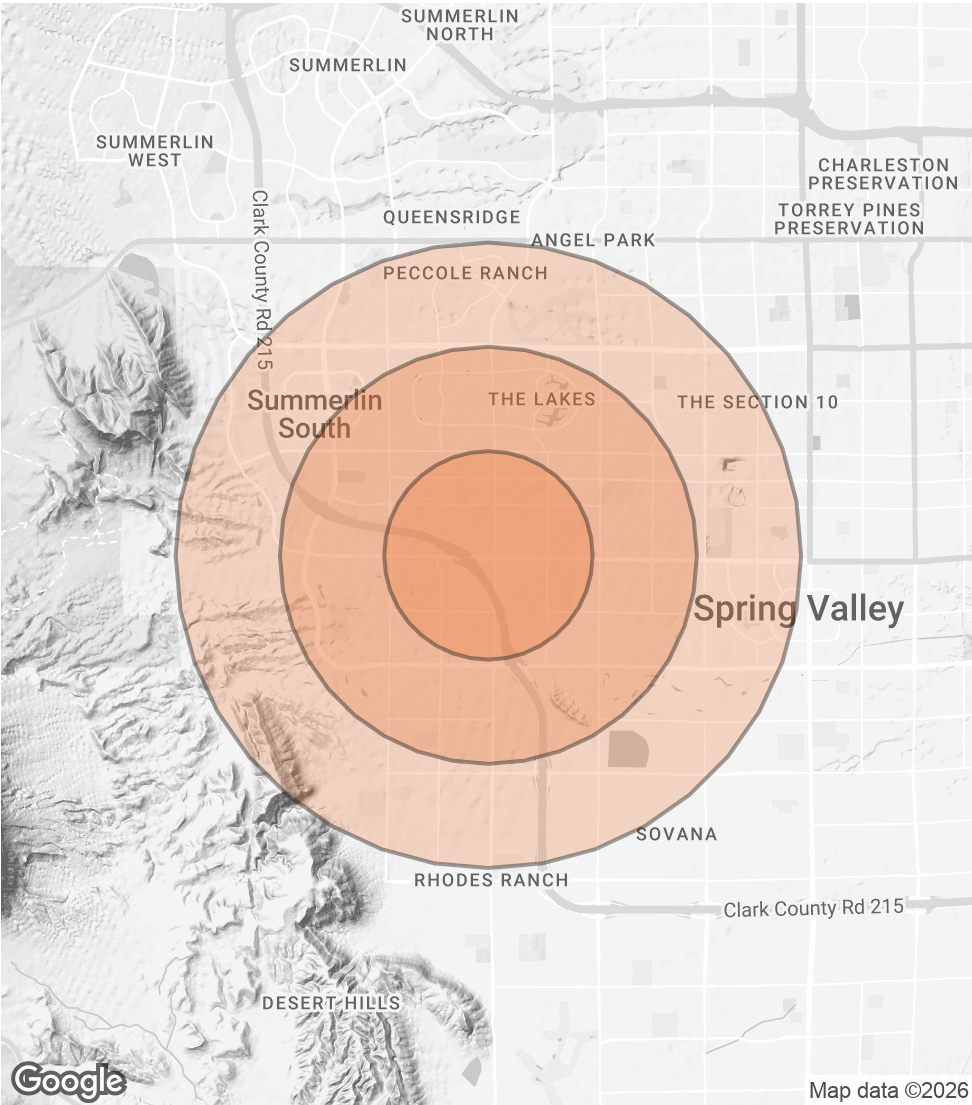
POPULATION

	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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