

FedEx Surplus

395 E Flamingo Rd | Las Vegas, NV 89169



SUBLEASE

1,500 SF

Available

Contact Broker

Rate

\$4.50

NNN

4/20/2030

Term

ABOUT THE PROPERTY

- Located in prestigious 68 Acre Hughes Center Business Park consisting of over 1.5M sf of Class A office
- Close proximity to UNLV, LV Strip & McCarran Airport
- Easy access from Flamingo Road or Paradise
- Walking distance to a variety of amenities
- Additional SF available

TRAFFIC COUNTS

Paradise Rd, N of Site	34,500 VPD
Paradise Rd, S of Site	40,000 VPD
E Flamingo Rd, E of Site	49,500 VPD
Year: 2022 Source: Esri	

JOIN THESE RETAILERS



DEMOGRAPHICS

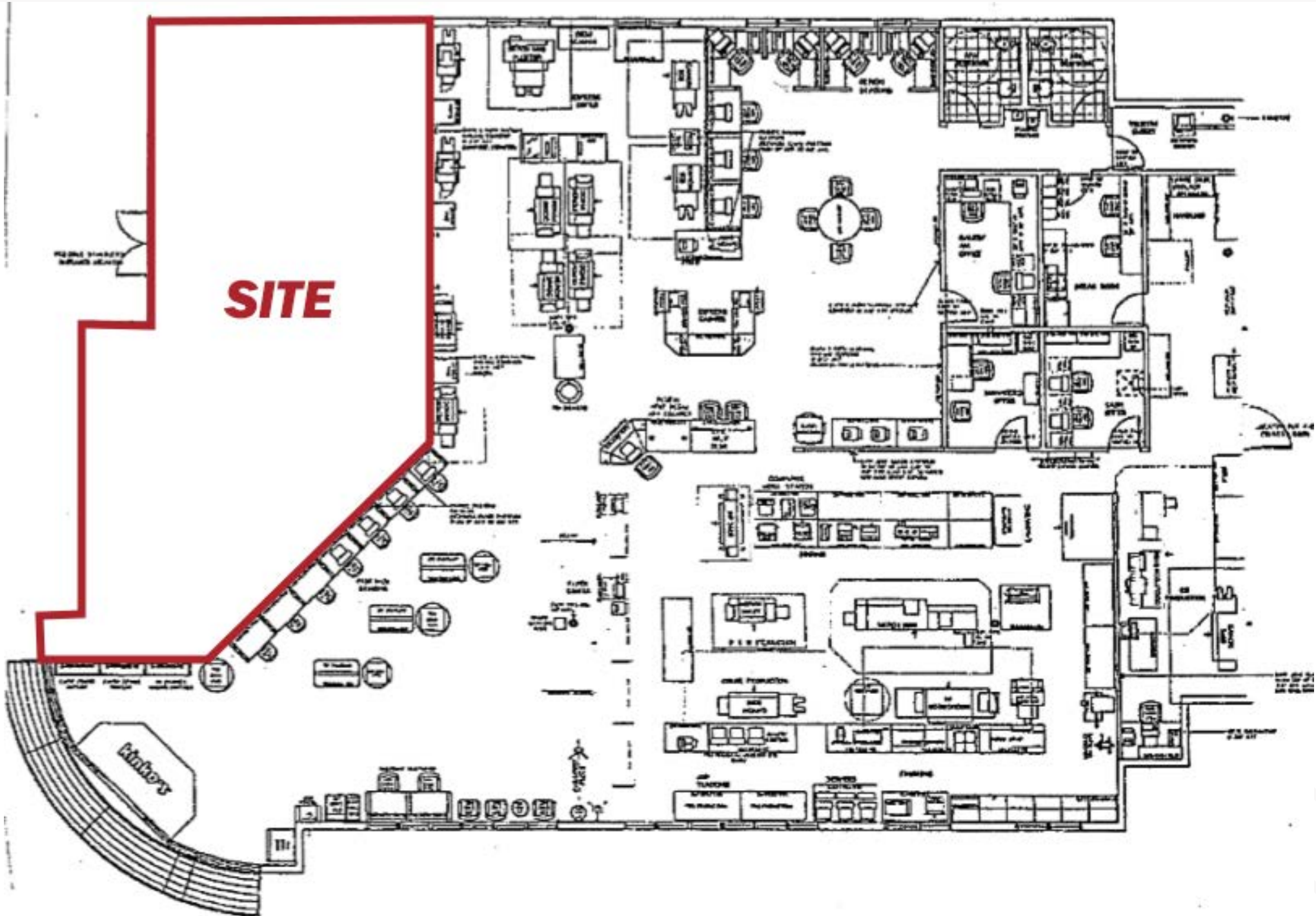
	1 Mile	3 Miles	5 Miles
Population	25,018	141,439	397,711
Total Households	13,108	64,141	165,267
Avg. HH Income	\$50,556	\$66,196	\$69,103
Daytime Population	117,585	366,145	704,228
Year: 2022 Source: Esri			

CONTACT

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NV #BS-1001815

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2021 Estimated Population	25,018	141,439	397,711
2026 Projected Population	26,037	145,328	407,308
Projected Annual Growth 2021 to 2026	0.80%	0.54%	0.48%

Daytime Population

2021 Daytime Population	117,585	366,145	704,228
Workers	103,924	291,867	490,357
Residents	13,661	74,278	213,871

Income

2021 Est. Average Household Income	\$50,556	\$66,196	\$69,103
2021 Est. Median Household Income	\$32,525	\$41,843	\$45,622

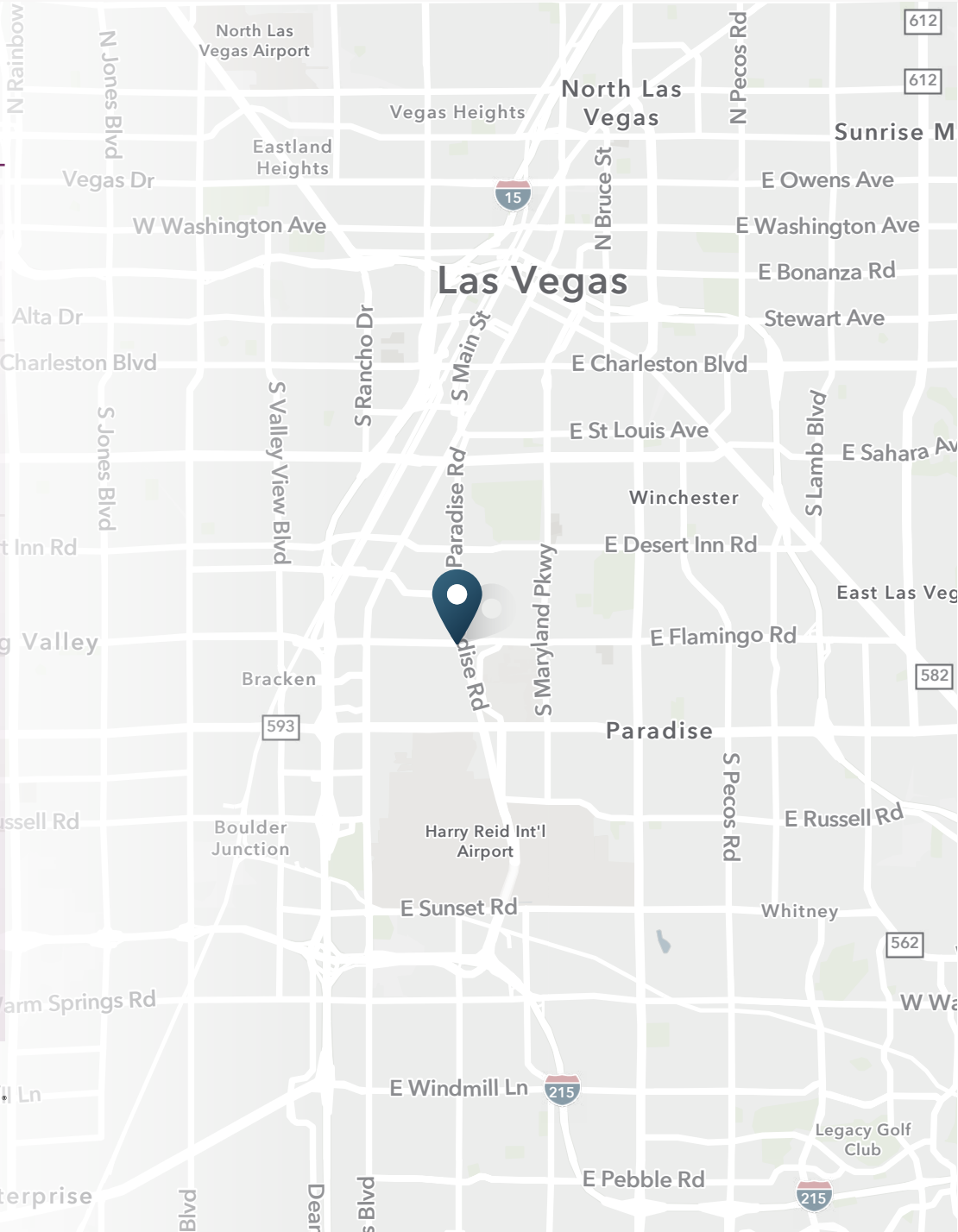
Households & Growth

2021 Estimated Households	13,108	64,141	165,267
2026 Projected Households	13,653	66,042	169,596
Projected Annual Growth 2021 to 2026	0.82%	0.59%	0.52%

Race & Ethnicity

2021 Est. White	36%	34%	36%
2021 Est. Black or African American	26%	17%	15%
2021 Est. Asian or Pacific Islander	9%	11%	10%
2021 Est. American Indian or Native Alaskan	1%	1%	1%
2021 Est. Other Races	15%	21%	22%
2021 Est. Hispanic	28%	38%	40%

SOURCE





SRS Real Estate Partners

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