

FOR LEASE



**6330 W Flamingo Rd.
Las Vegas, NV 89103**

**2,000 - 4,100 SF MEDICAL
OFFICE AVAILABLE**

Devon Sansone
(702) 321-1927
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Ben Atias
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Property Details

SQFT: 2,000 – 4,100 SF

MEDICAL OFFICE

Zoned: Commercial Professional (CP)

**LEASE RATE:
\$2.20 - \$2.45 / SF MG**

Modified Gross Lease

Property Highlights

- Northwest / West Central submarket that neighbors the Summerlin Community
- Space Available: 2,000 - 4,100 SF
- Zoning: Commercial Professional (C-P)
- Parking Spaces: 60
- Close proximity to the CC-215 Beltway, the US-95, and the I-15 freeway
- Parcel Number: 163-14-803-006
- Easy access to retail corridors and shopping centers like Phoenix Plaza, Flamingo Verde, Mountain View Plaza, and Spring Mountain Center that have a multitude of dining options
- Traffic Counts:
 - W. Flamingo Rd. // $\pm 40,000$ VPDS.
 - Rainbow Blvd. // $\pm 49,000$

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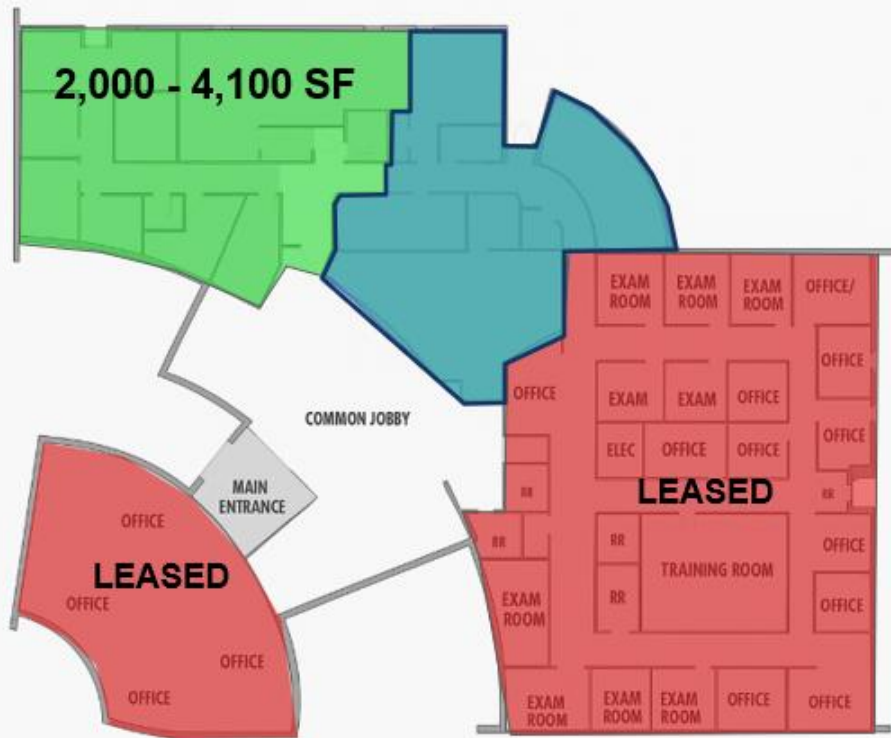
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Space Plan

Space Available:
2,000 - 4,100 SF

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Lease Rate:
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SF MG



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Aerial

76.1K Visits
Over Past 12
Months to Nearby
Restaurant

3 miles / 8 minutes
To the Las Vegas
Strip

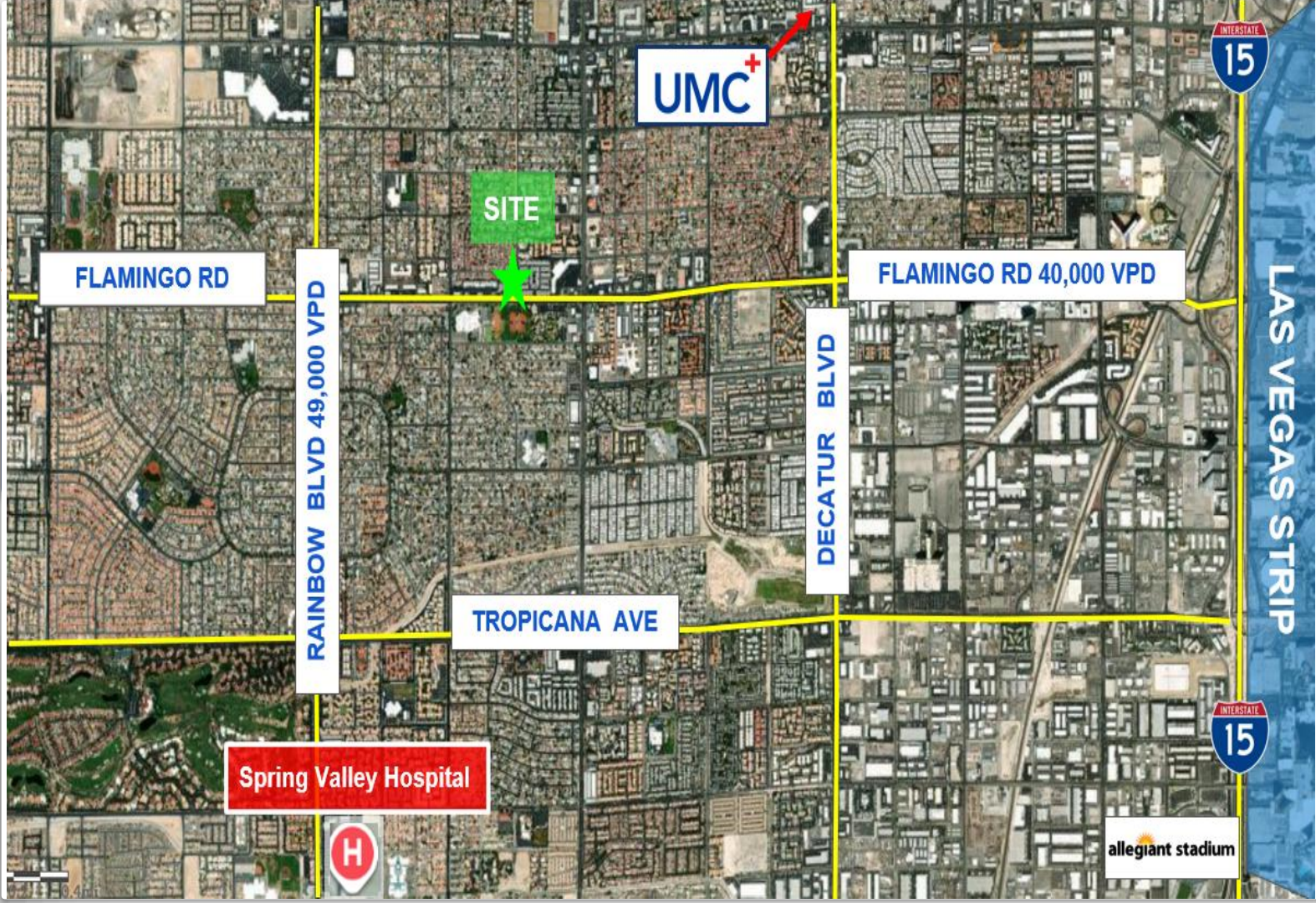
Close Proximity to
I-15 & I-215
Freeways

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Demographics

POPULATION	1-mile	3-mile	5-mile
2024 Population	23,200	165,300	433,600
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	9,100	66,500	176,900
INCOME	1-mile	3-mile	5-mile
2024 Average Household Income	\$67,100	\$71,300	\$76,400

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**Contact us for more information on commercial spaces or
development in the Vegas Valley.**

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