

# SALE BROCHURE

## FLAMINGO COURTYARD

3075 & 3085 E. Flamingo Road Las Vegas, NV 89121

REDUCED PRICE

\$8,250,000



COLDWELL BANKER  
**COMMERCIAL**  
PREMIER

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# SUMMARY

## FLAMINGO COURTYARD

3075 & 3085 E. Flamingo Road Las Vegas, NV 89121



### PROPERTY DESCRIPTION

CB Commercial Premier exclusively presents Flamingo Courtyard for acquisition to qualified investors. This ±44,935 square-foot, 100% stabilized retail and professional office center, was constructed in 1985 with renovations in 2016. The asset features are resilient "internet-resistant" tenant mix anchored by institutional-grade medical and fitness users, including Proud Moments ABA and Movement Fitness. The property benefits from its diverse mix of tenants and close proximity to all major interstates, Harry Reid International Airport, and the fabulous Las Vegas Strip. With a diversified rent roll, 3.0% annual escalations, and a defensive basis significantly below current replacement costs, Flamingo Courtyard offers investors a rare combination of immediate, stabilized cash flow and long-term yield appreciation in one of the nation's most favorable tax jurisdictions.

### OFFERING SUMMARY

Sale Price:	\$8,250,000
Cap Rate	7.27%
Lot Size:	±3.79 Acres
Building Size:	±44,935 SF
Number of Units:	7
Zoning:	Commercial General (CG)
APN:	162-24-513-003 & 004

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# PHOTOS

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# MAP

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# DEMOGRAPHICS

## FLAMINGO COURTYARD

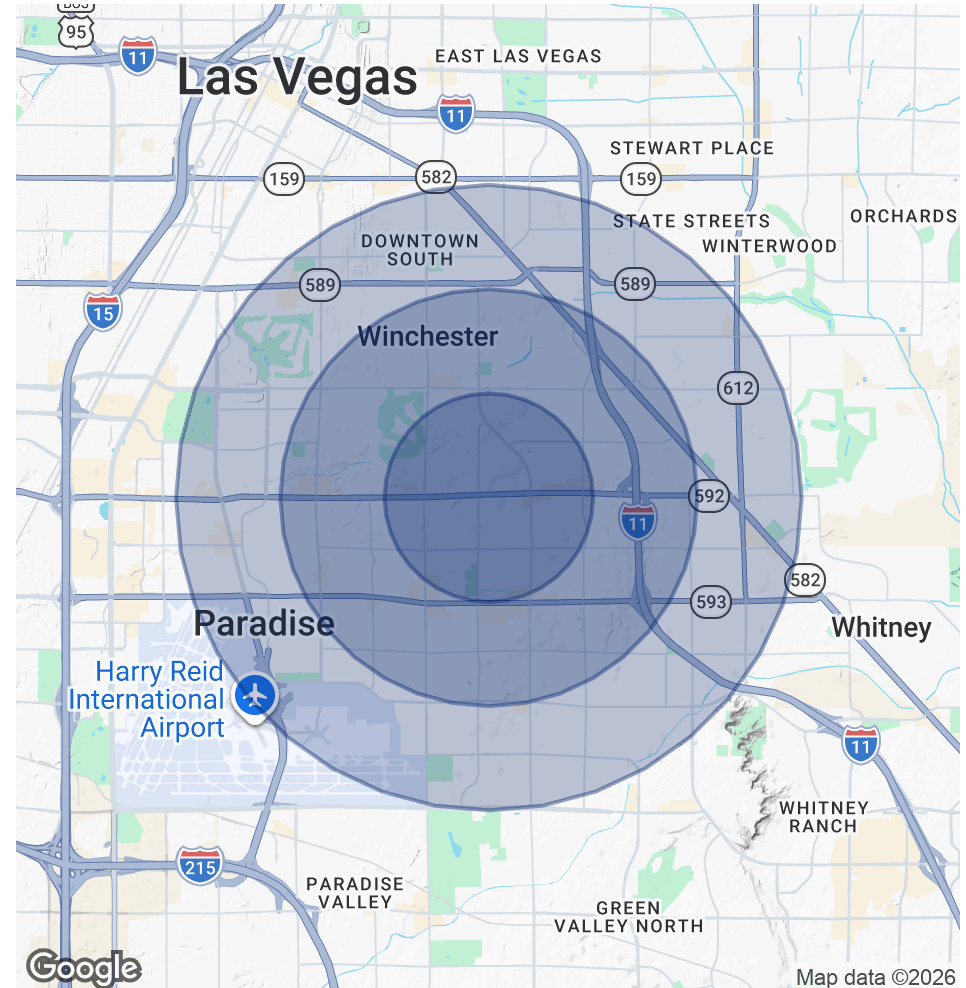
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,369	94,601	189,965
Average Age	44.4	38.2	37.6
Average Age (Male)	42.4	37.5	37
Average Age (Female)	47.9	40.1	38.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,755	36,657	74,562
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$83,009	\$72,213	\$68,976
Average House Value	\$336,673	\$310,372	\$287,713

2023 American Community Survey (ACS)



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