

For Sale or Lease

Former Wendy's Freestanding QSR Drive-Thru



6198 W. Flamingo Rd.
Las Vegas, NV 89103

Deron Conway
Senior Vice President
702.580.3832
dconway@logicCRE.com
BS.0144094.PC

Listing Snapshot



\$2,950,000
As Is Sale Price



\$141,015 NNN
Annual Lease Rate



± 3,117 SF
Building Square Footage



±0.86 AC
Total Acreage

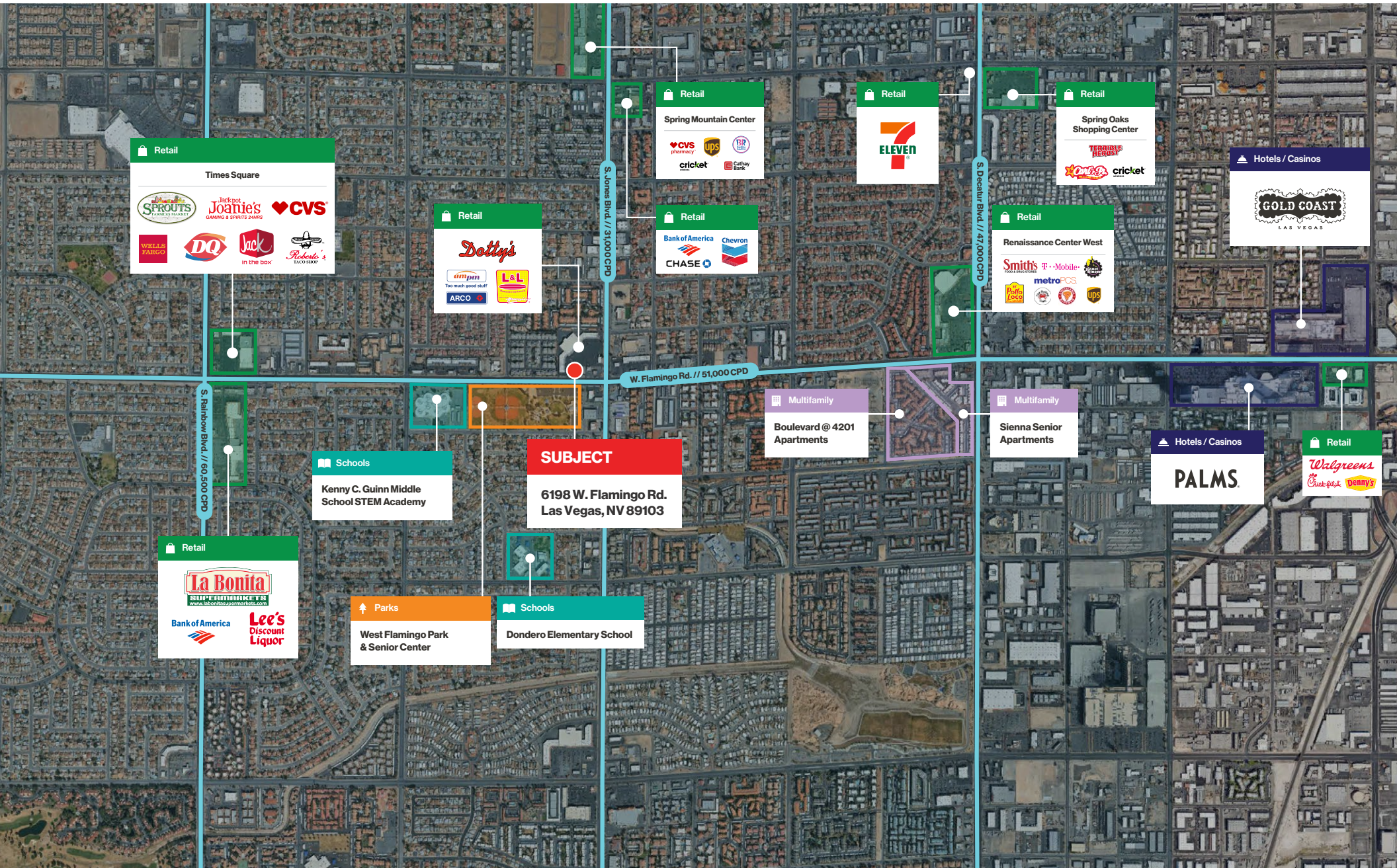
Property Highlights

- Former ± 3,117 SF freestanding Wendy's QSR with drive thru. *Status of existing FF&E to be determined
- Located on high traffic east/west corridor featuring direct street visibility and full ingress/egress accessibility
- Existing restaurants along this corridor (within 1-mile) include Nora's Italian Cuisine, Monzu Italian Oven & Bar, Archi's Thai, Chef Kenny's Vegas Dim Sum, Shang Artisan Noodle & Fatburger
- Palms Casino Resort, Gold Coast Hotel & Casino and the famous Las Vegas Strip are located less than 2 miles to the east
- Jurisdiction: Clark County (Spring Valley)
- Zoning: Commercial General (CG)

Demographics

	1-mile	3-mile	5-mile
2025 Population	26,043	152,417	426,764
2025 Average Household Income	\$78,787	\$88,658	\$94,063
2025 Total Households	10,796	62,431	177,487







Las Vegas Strip

Multifamily
Destinations Spring Valley
Apartments

Retail
Flamingo Verde
Arby's
7-Eleven
Allstate
Dunkin'

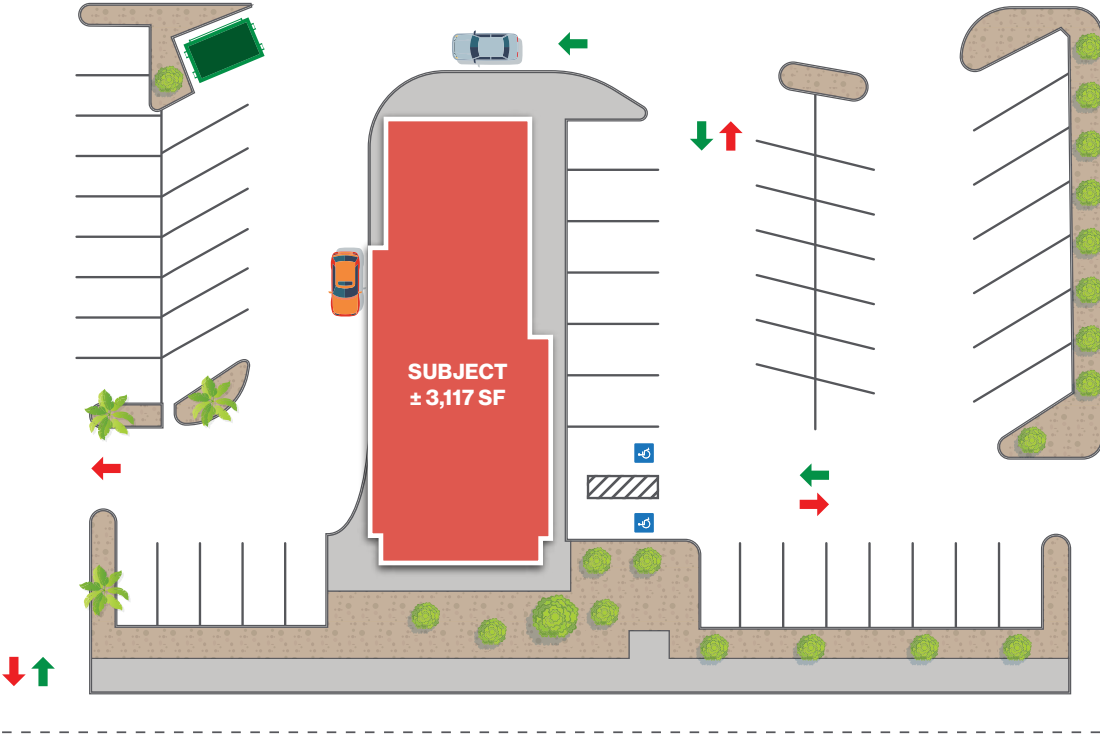
Multifamily
Sonoma Pointe
Apartments

SUBJECT
6198 W. Flamingo Rd.
Las Vegas, NV 89103

Retail
Flamingo Jones Plaza
SUBWAY
MARCO'S
PIZZA

Multifamily
La Mirage Apartments

Parks
West Flamingo Park
& Senior Center



W. Flamingo Rd. // 51,000 CPD

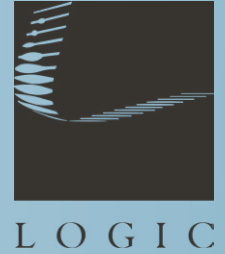


Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Deron Conway
Senior Vice President
702.580.3832
dconway@logicCRE.com
BS.0144094.PC