



1325 E Flamingo Rd

1325 E Flamingo Rd, Las Vegas, NV 89119

Gina Gamble

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1325 E Flamingo Rd

\$15.00 /SF/YR

Welcome to 1325 E. Flamingo Rd, a prime commercial property located in the heart of Las Vegas, NV. This dynamic location offers an unparalleled opportunity for businesses to thrive in one of the most vibrant and rapidly developing areas of the city. With its strategic positioning and versatile space, this property is ideal for a wide range of commercial uses.

Las Vegas continues to be a major economic hub with a diverse economy driven by tourism, entertainment, and commerce. This location offers businesses a unique opportunity to tap into a thriving market.

The proximity to the Las Vegas Strip ensures a steady flow...

- Heavy Daytime Foot Traffic
- Bus Stop immediately outside property
- Furnishings and Equipment Available for Negotiation
- Walk-in Coolers and Freezers
- Pallet Jacks
- Ground Level Roll Up Doors



Rental Rate: \$15.00 /SF/YR

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 65,979 SF

Year Built: 1971

Cross Streets: Maryland Parkway

Walk Score ®: 82 (Very Walkable)

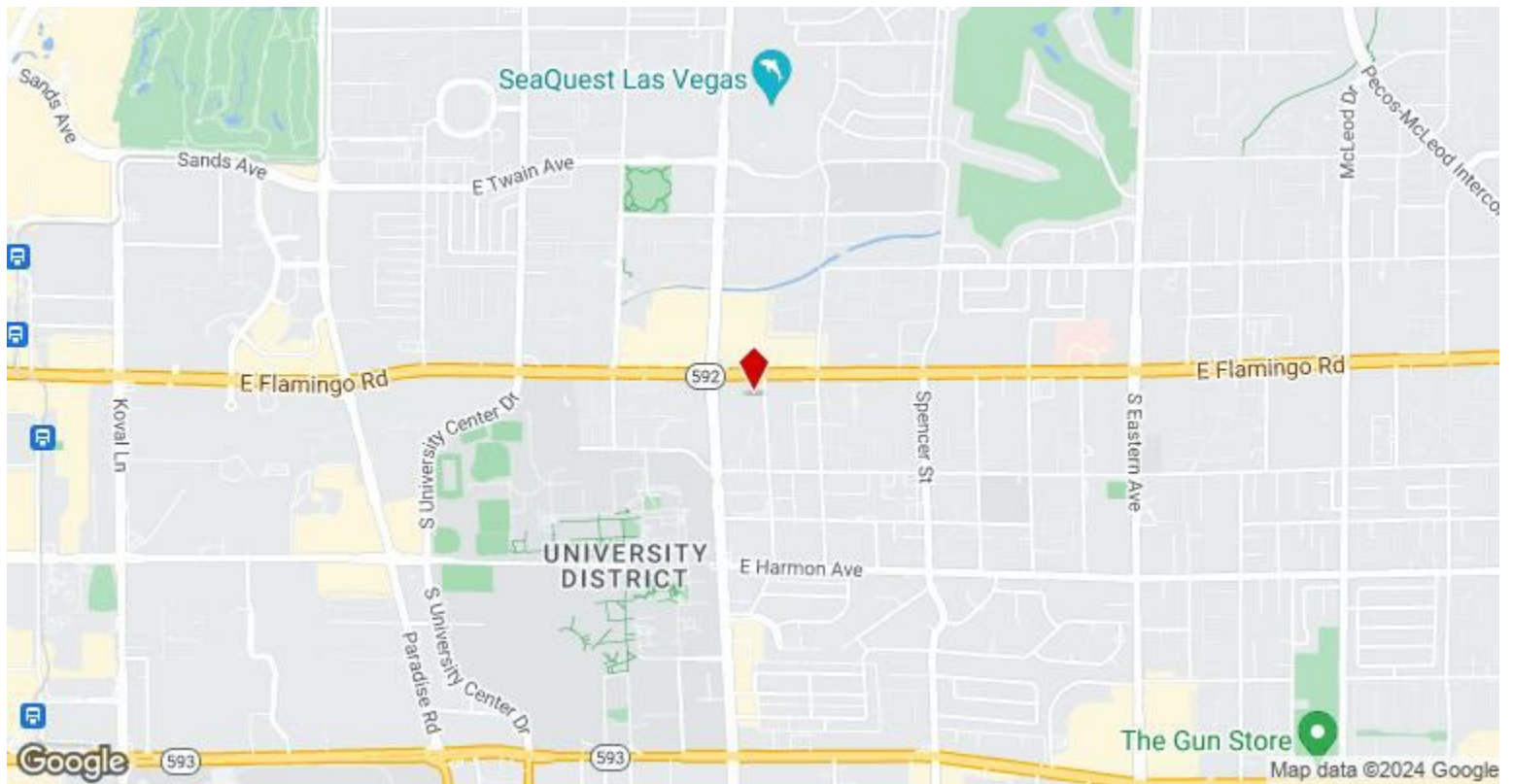
Transit Score ®: 50 (Good Transit)

Rental Rate Mo: \$1.25 /SF/MO

1st Floor

Space Available	22,360 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Situated on E. Flamingo Rd, a major thoroughfare, the property benefits from high visibility and heavy foot traffic. It is conveniently located near the iconic Las Vegas Strip, attracting both local and tourist clientele. Excellent accessibility with major road connections and proximity to public transportation. The property is easily reachable from key areas of the city, including McCarran International Airport. Located in a rapidly expanding area with ongoing development, the property offers significant growth potential. Businesses can capitalize on the increasing demand and expanding demographic base. Listed rate may not include certain utilities, building services and property expenses



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Las Vegas continues to be a major economic hub with a diverse economy driven by tourism, entertainment, and commerce. This location offers businesses a unique opportunity to tap into a thriving market.

The proximity to the Las Vegas Strip ensures a steady flow of visitors and potential customers, enhancing the visibility and appeal of the property.

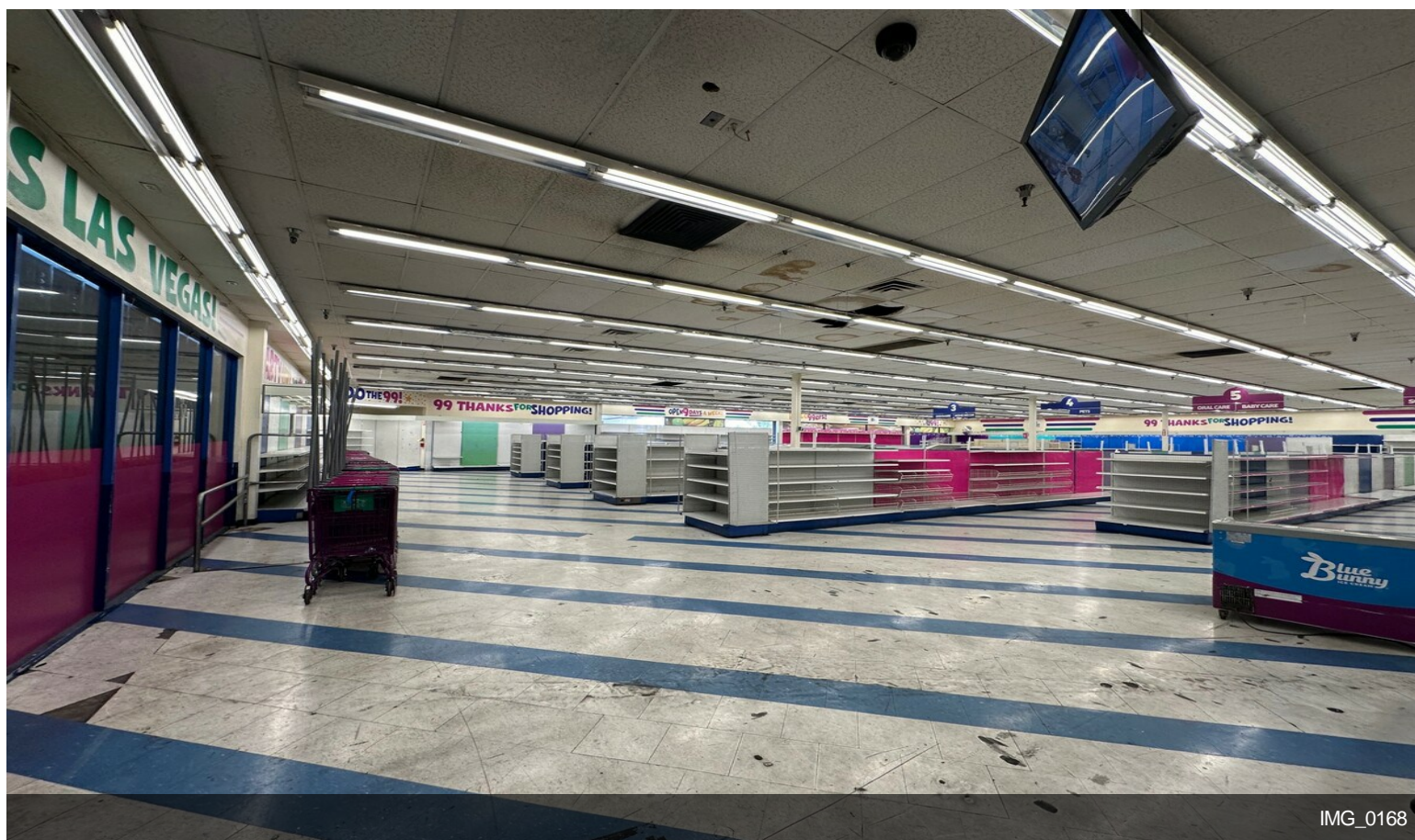
With a strong real estate market and favorable conditions for commercial investments, this property represents a valuable asset for long-term growth and profitability.

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Property Photos

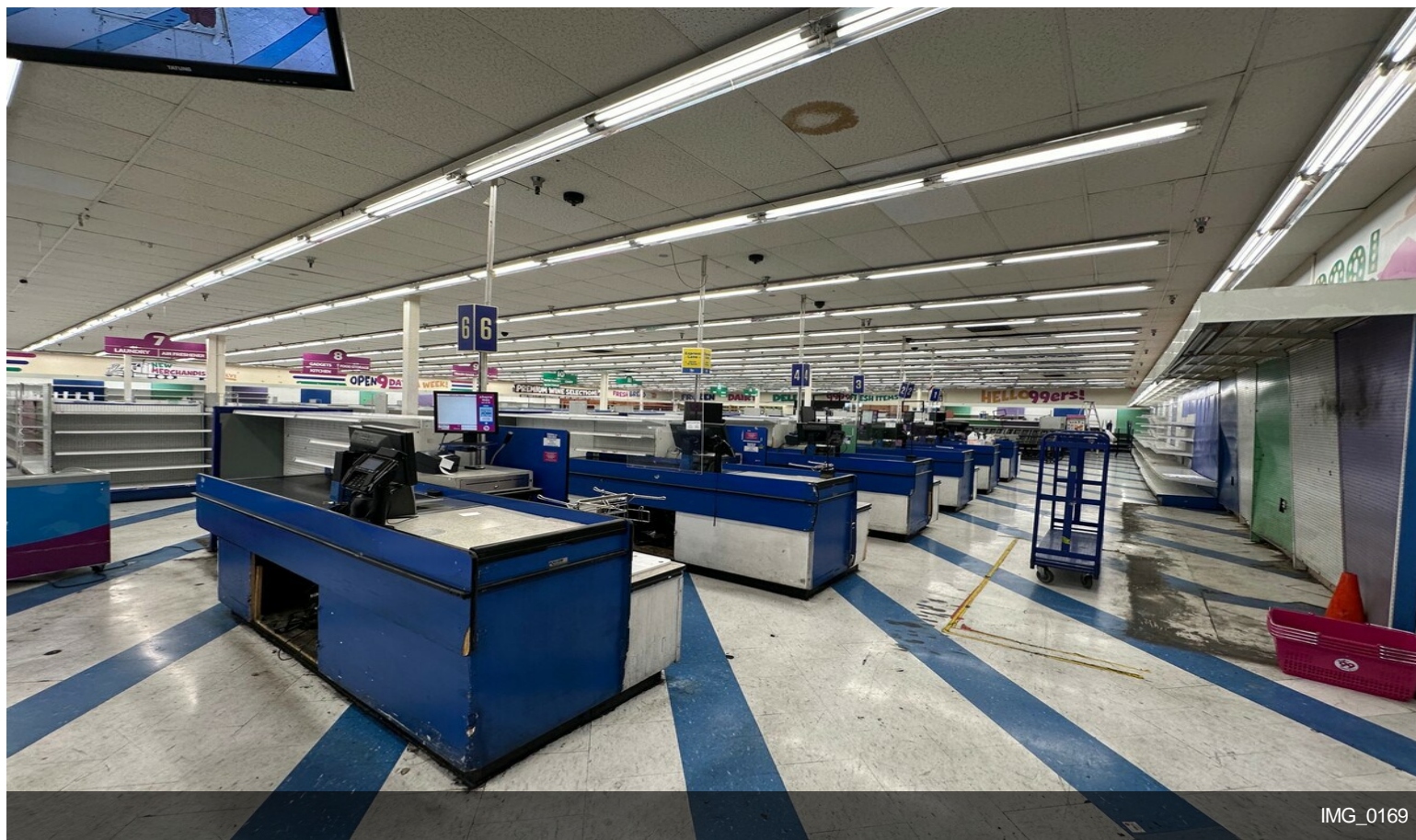


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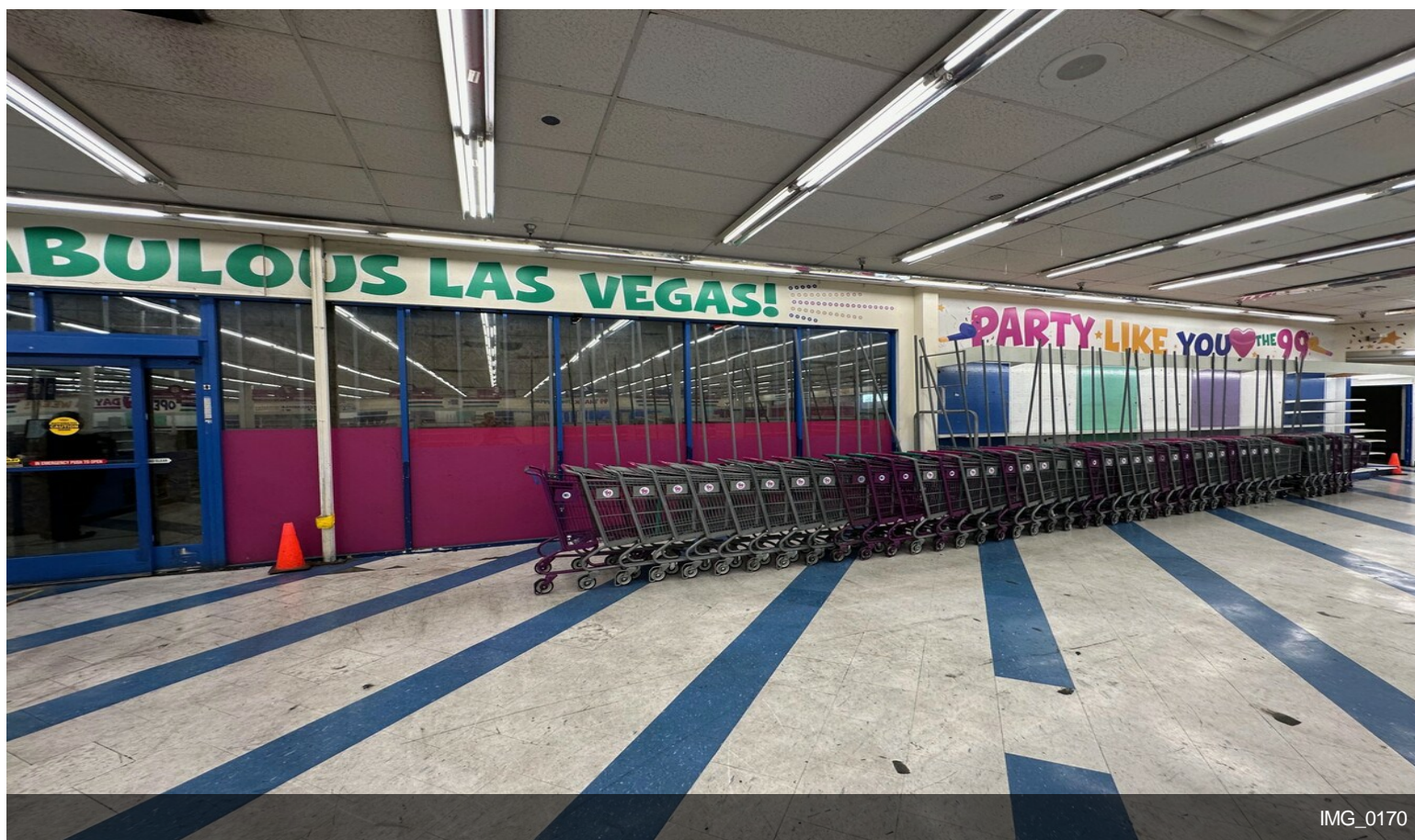


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Property Photos

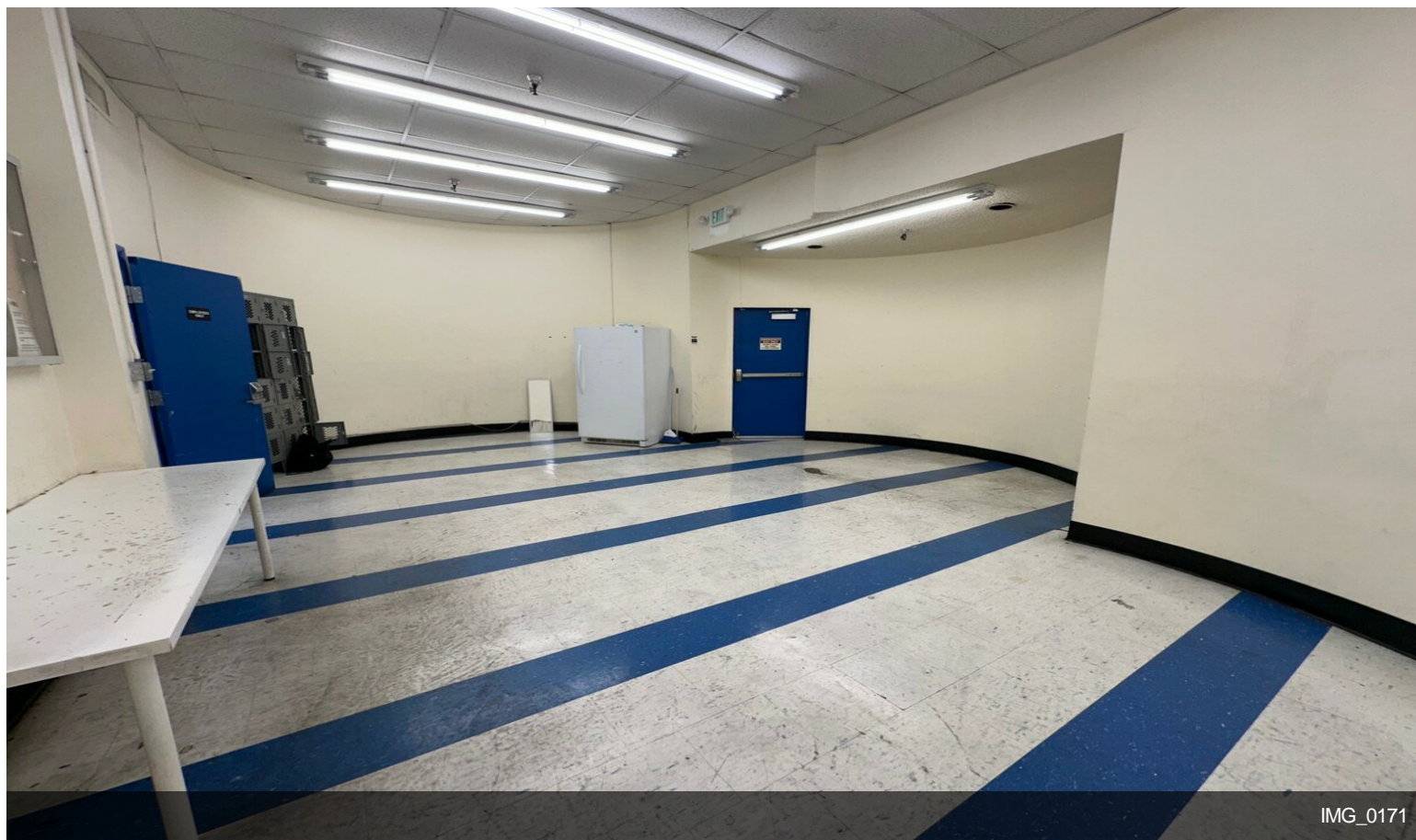


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Property Photos



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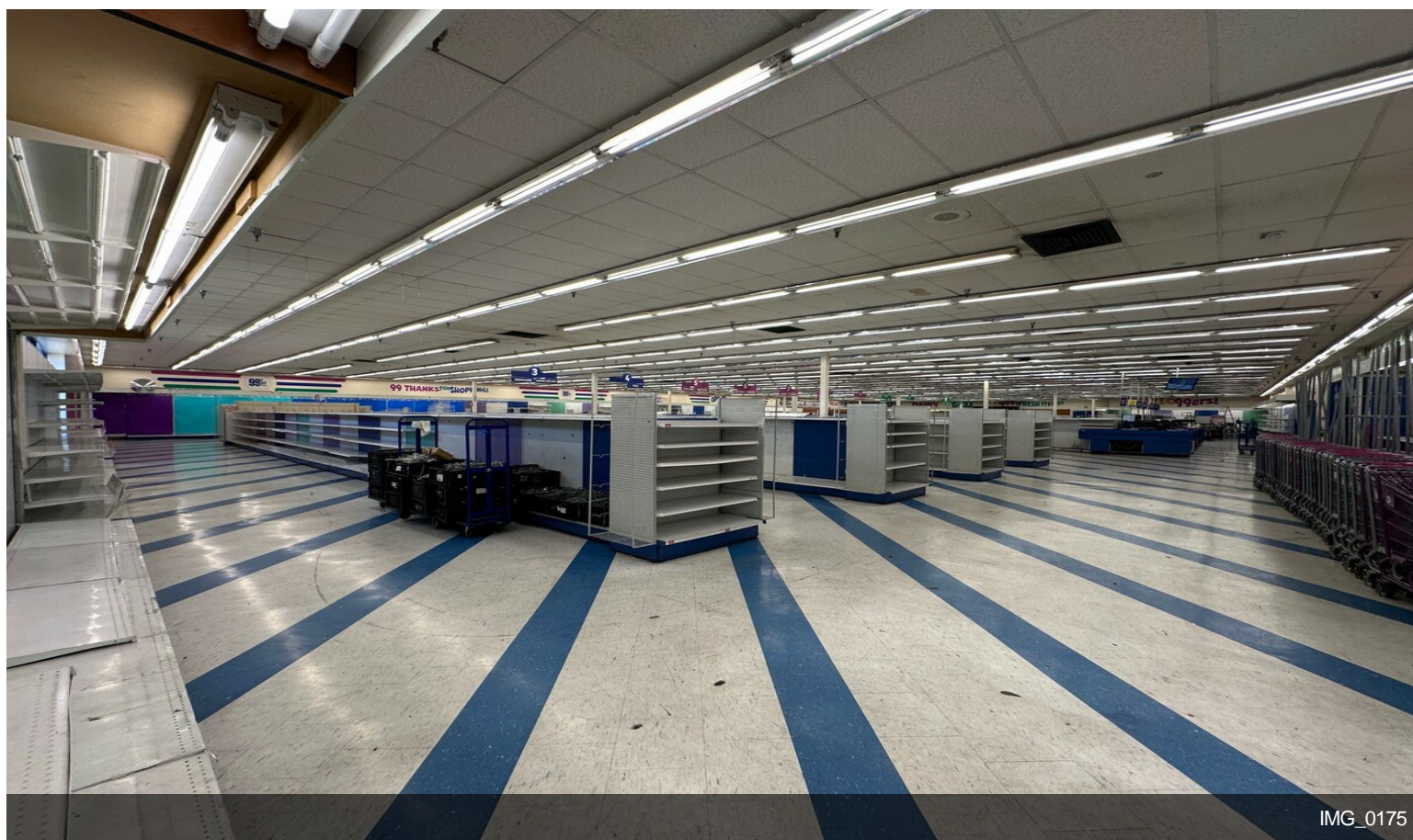


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Property Photos



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Property Photos



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Property Photos

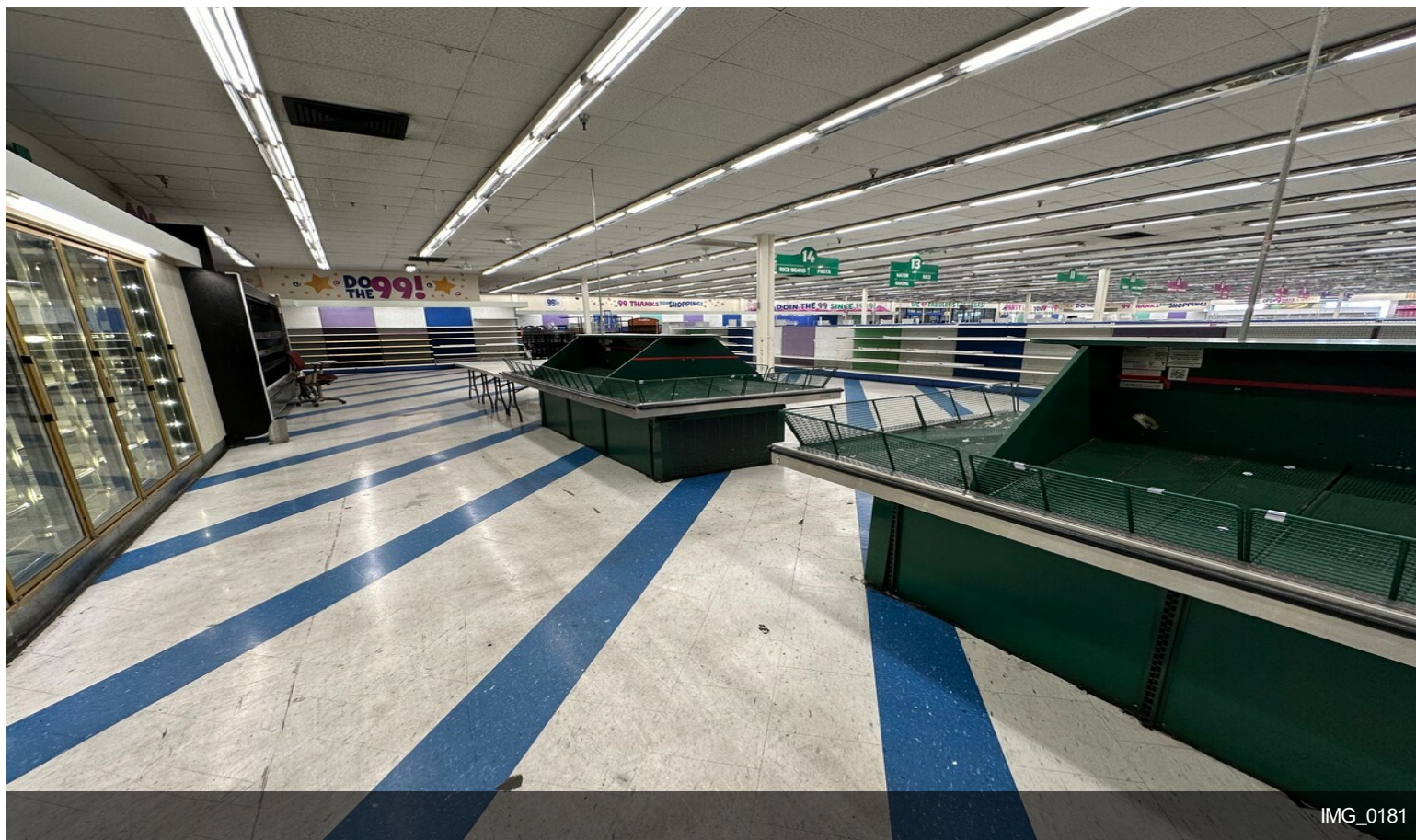


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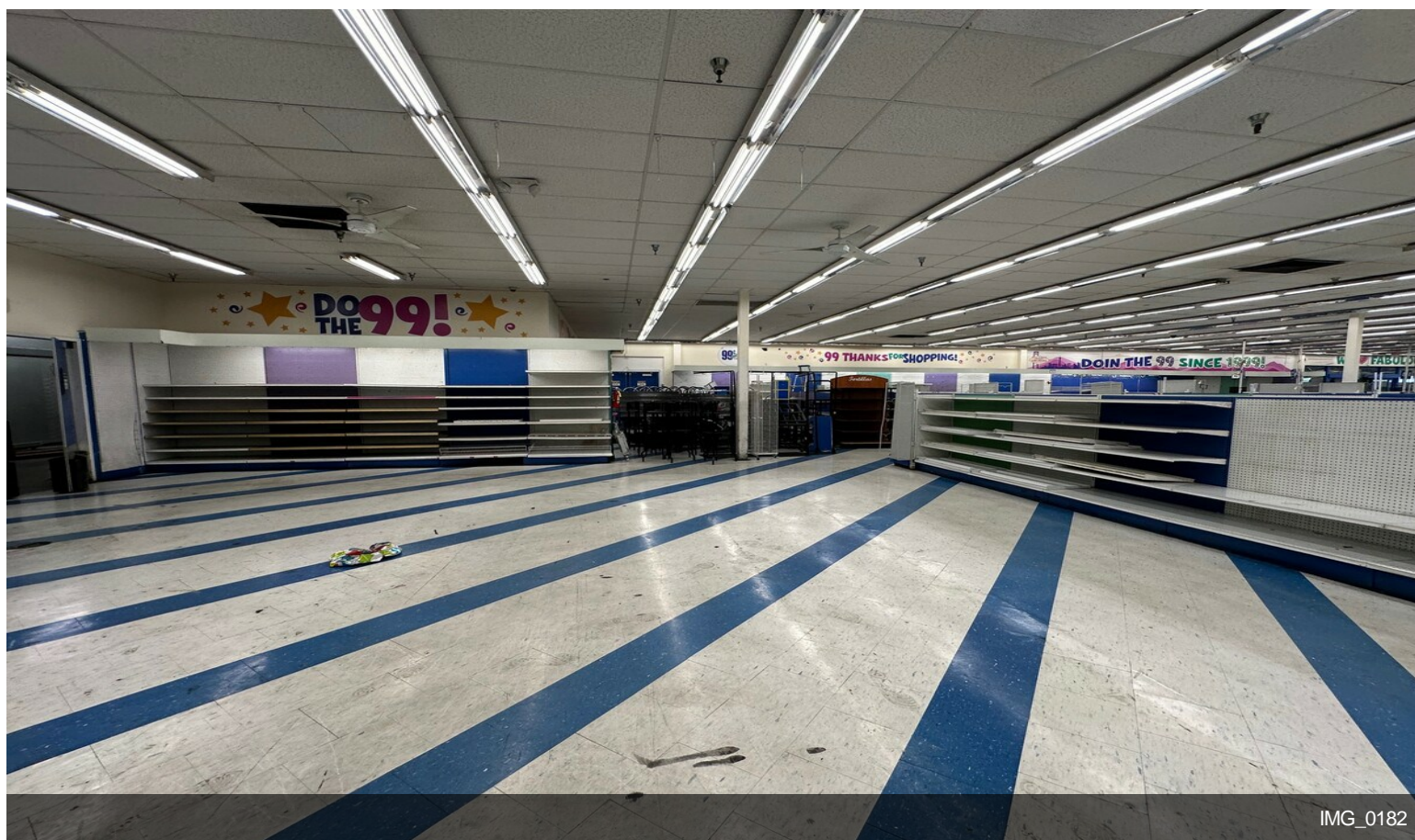


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Property Photos

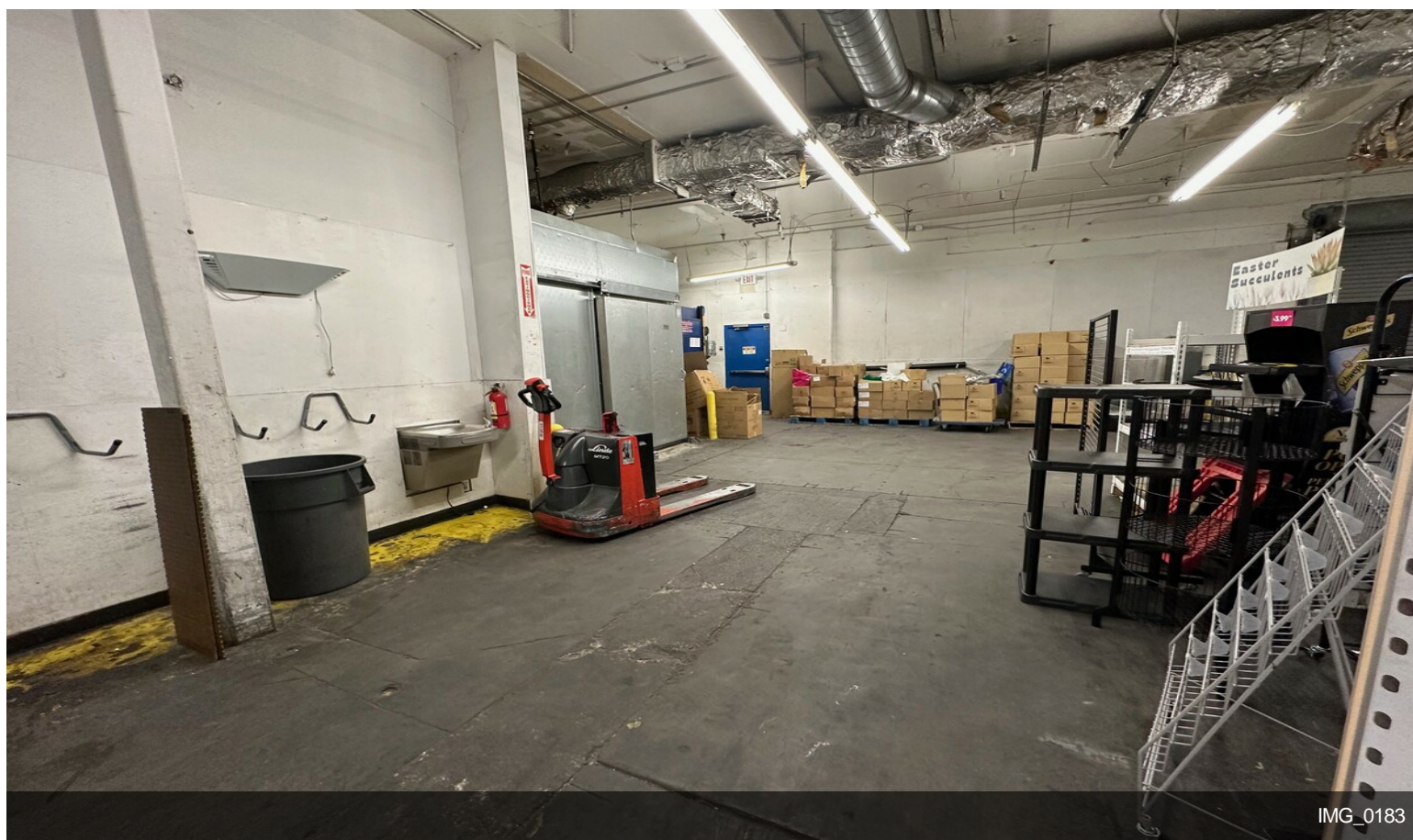


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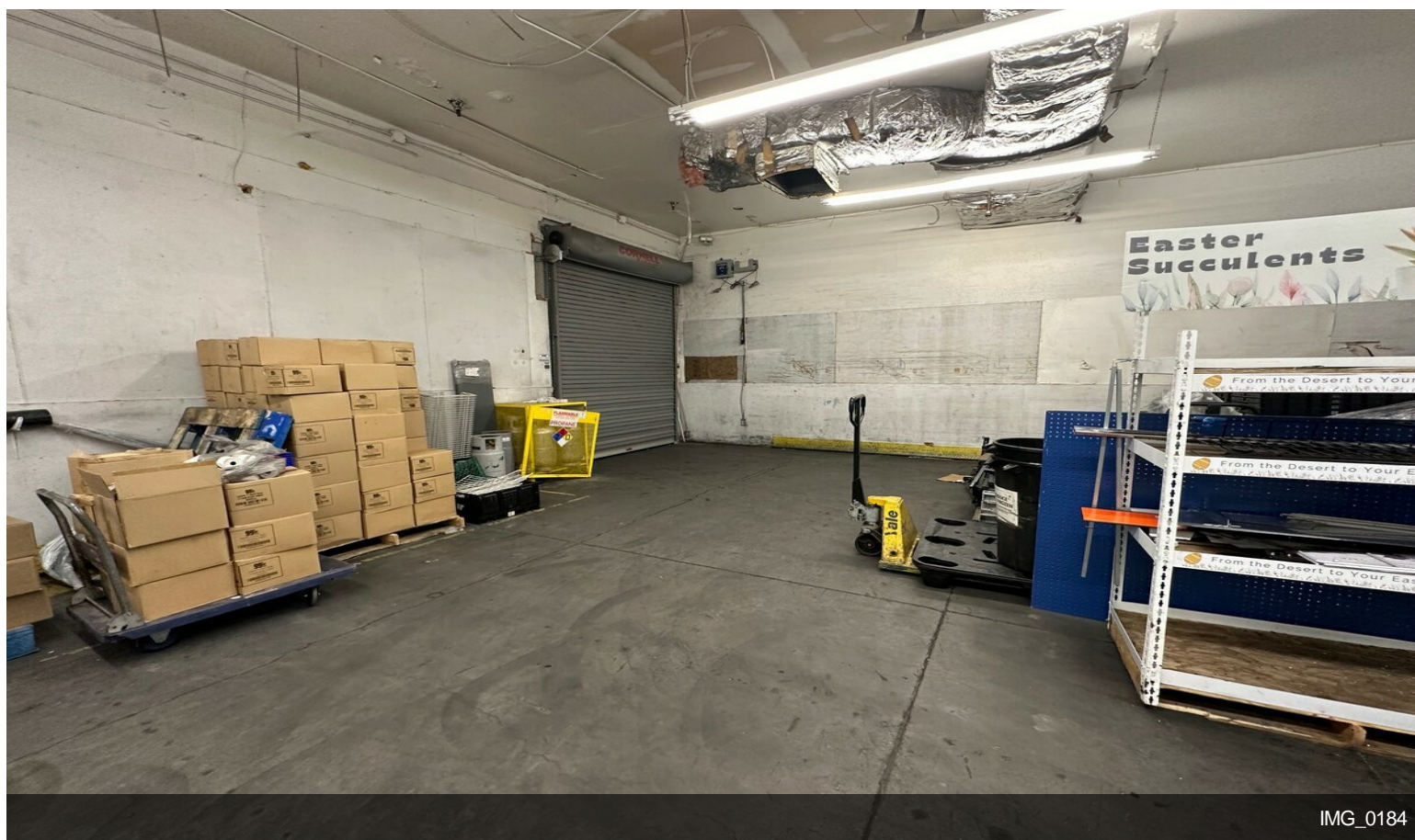


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Property Photos

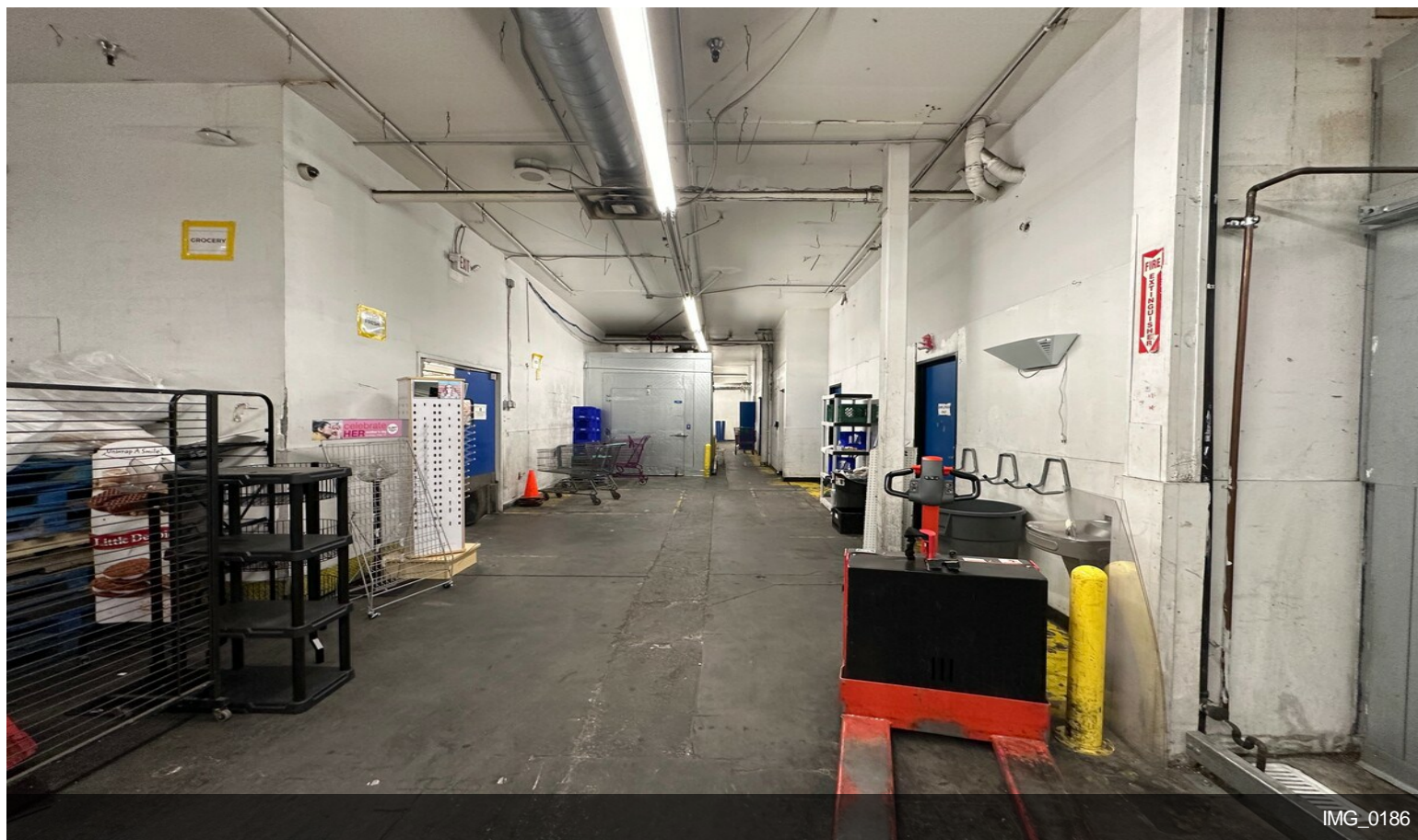
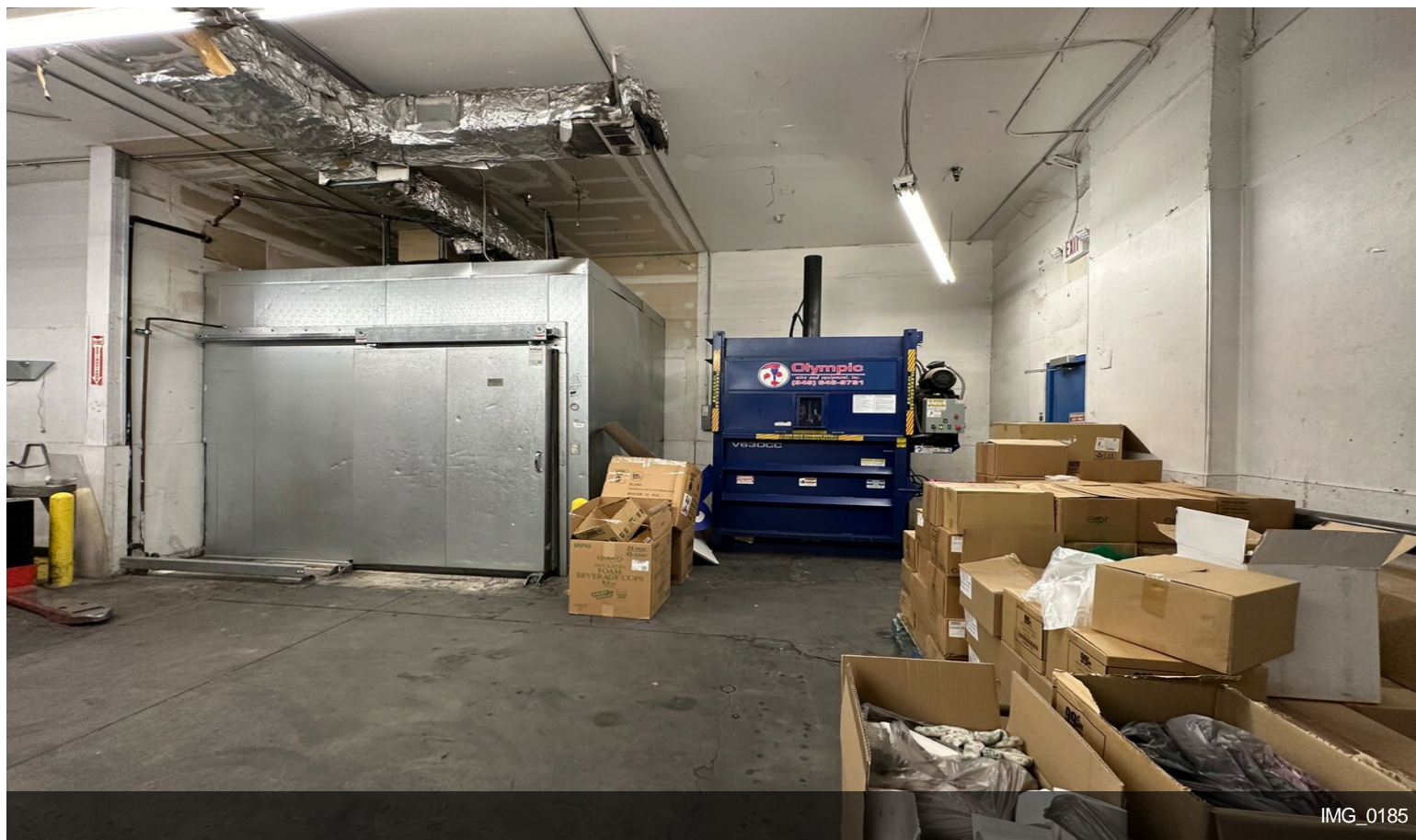


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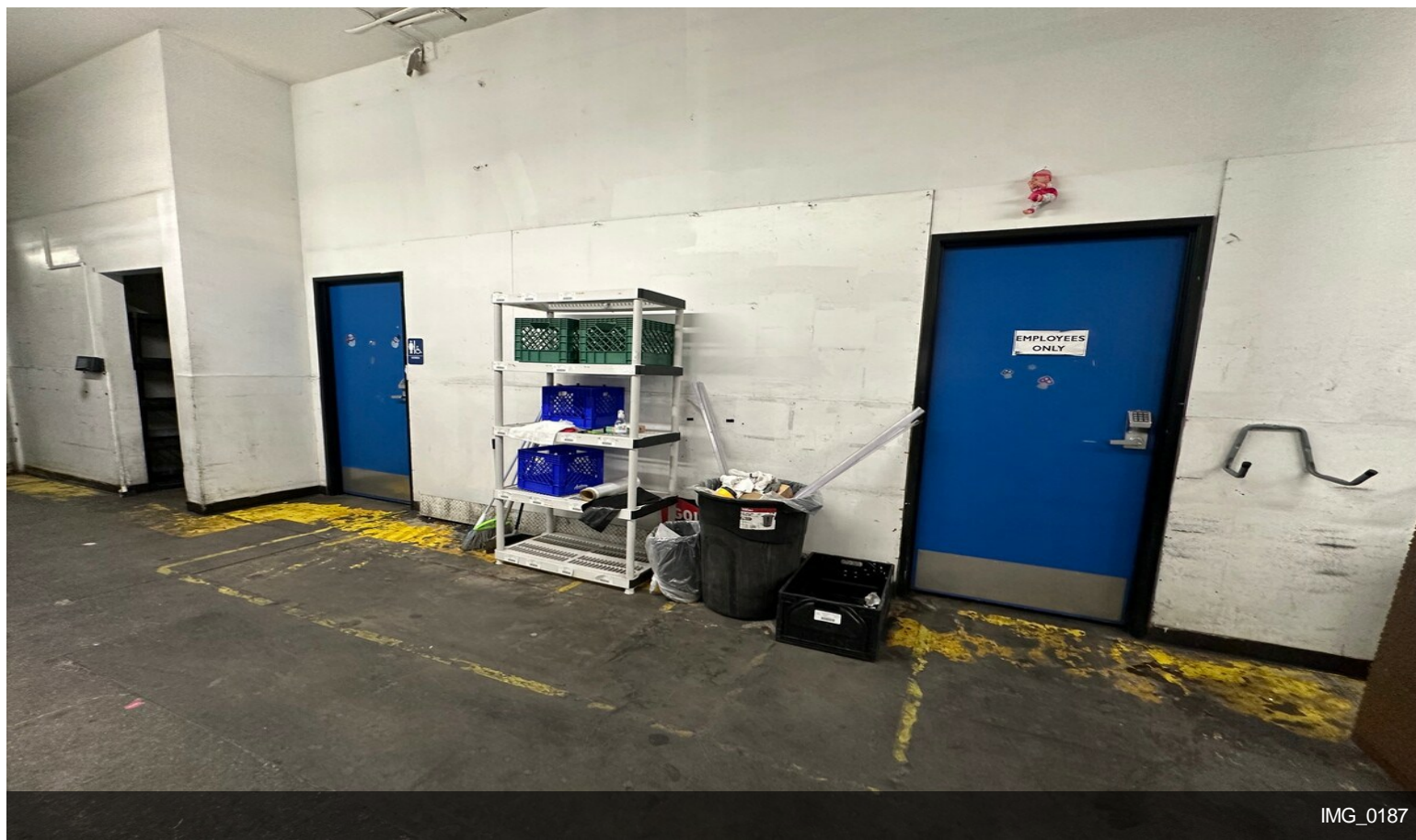


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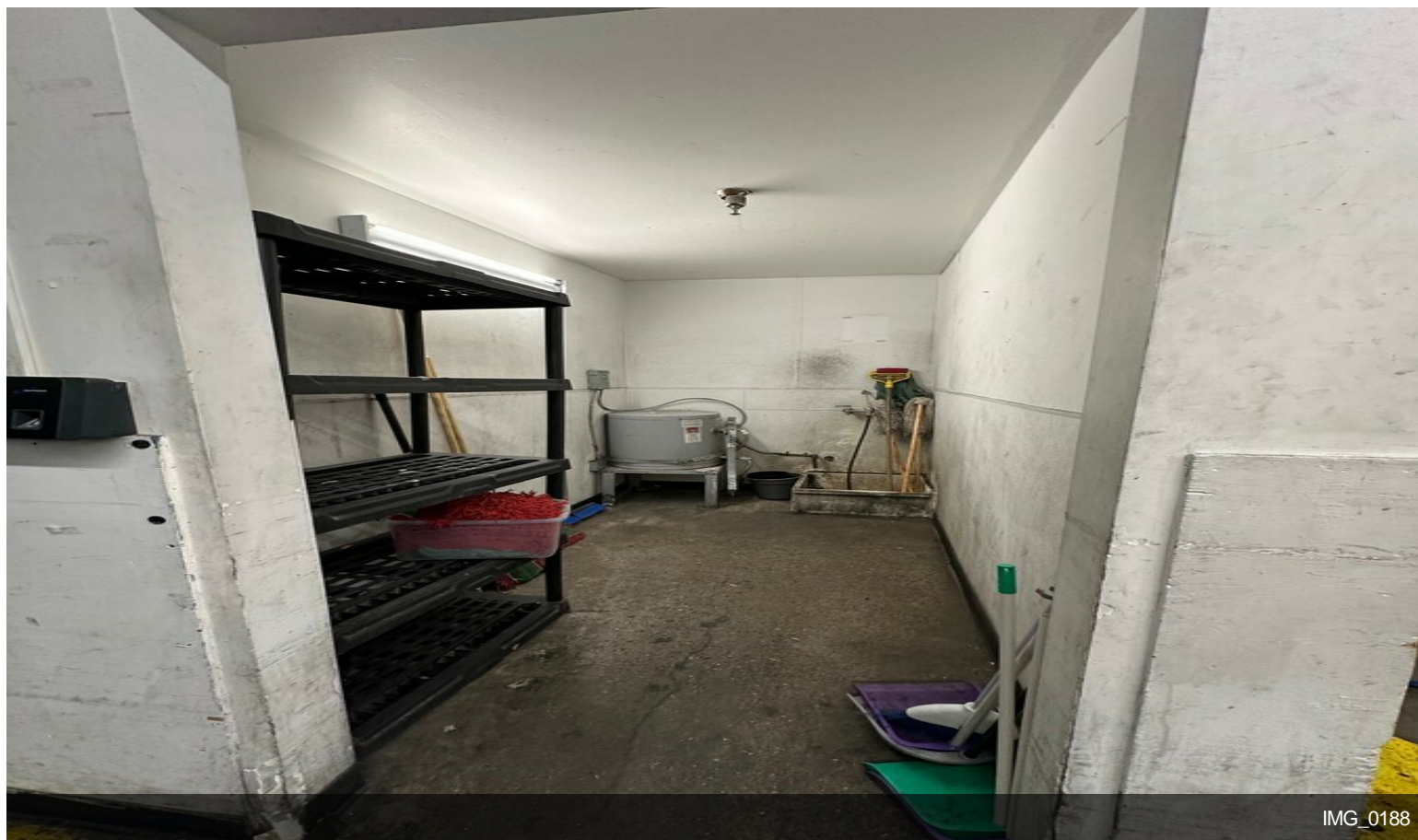
Property Photos



Property Photos



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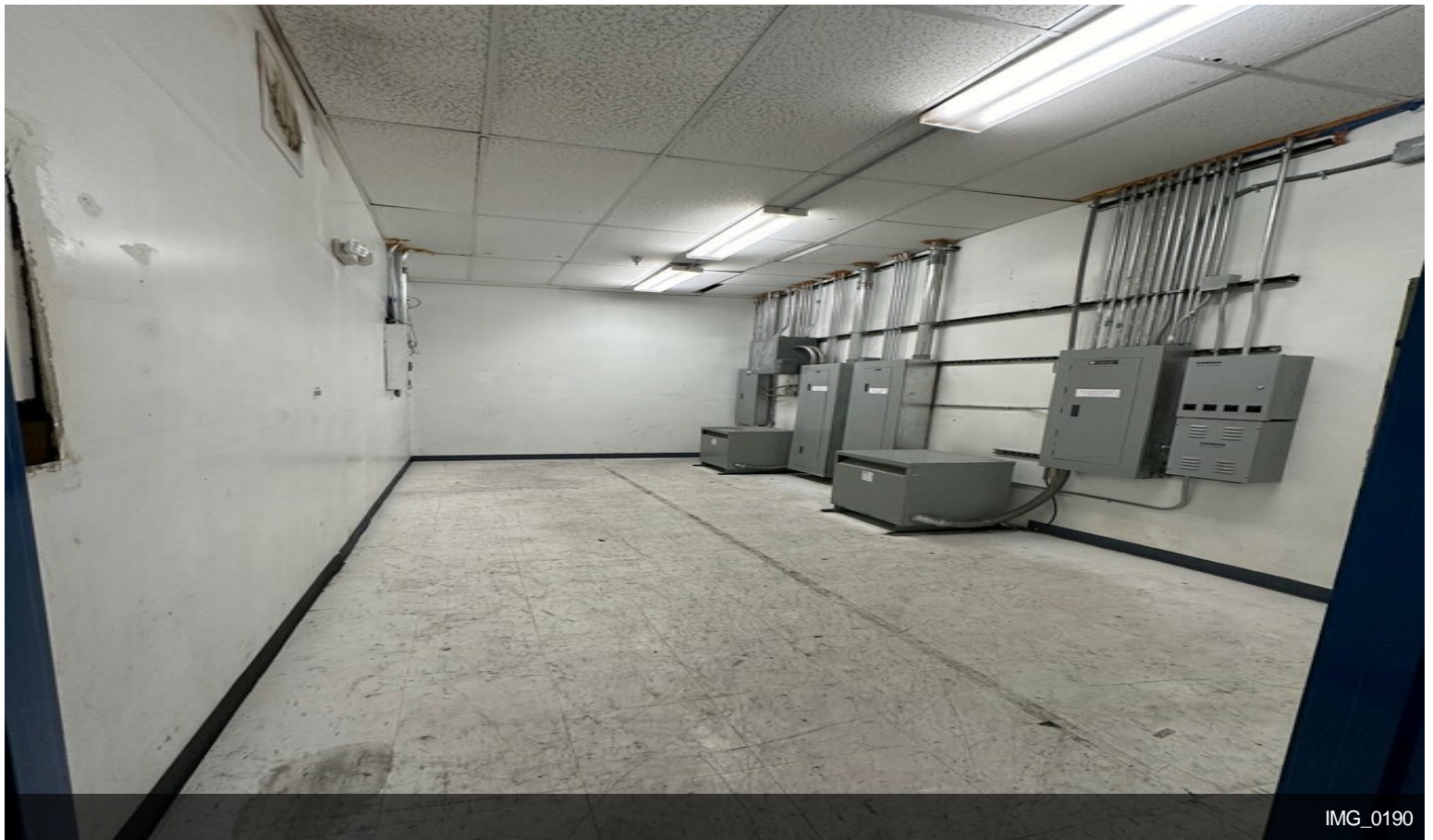


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Property Photos



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