



FOR LEASE

8665 W Flamingo Rd
Las Vegas, NV 89147

- Former Boba Shop Available
- Part Of A Very Busy Shopping Center
- Plenty Of Parking

± 1,220 SF | RETAIL

Property Specs

| | |
|--------------|-------------------------------------|
| LEASE RATE | \$2.00/SF/NNN |
| CAMS | \$0.47 PSF |
| MONTHLY RENT | \$3,013.40 |
| AVAILABLE | Suite 105 ±1,220 SF |
| LOT SIZE | ± 3.156 Acres |
| YEAR BUILT | 1998 |
| ZONING | C2 |
| TYPE | Retail Neighborhood Center |

- Former Boba shop
- Suite includes a three compartment sink, a commercial sink, a hand sink, two bathrooms, a hot water heater, register/serving display cabinet, eating area.
- Part of a very busy shopping center
- Plenty of parking
- EV charging stations coming soon



OR TEXT 20670 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUMMARY



PHOTOS

Includes hand sink, three compartment
sink, water heater, and two restrooms.
Grease trap installed





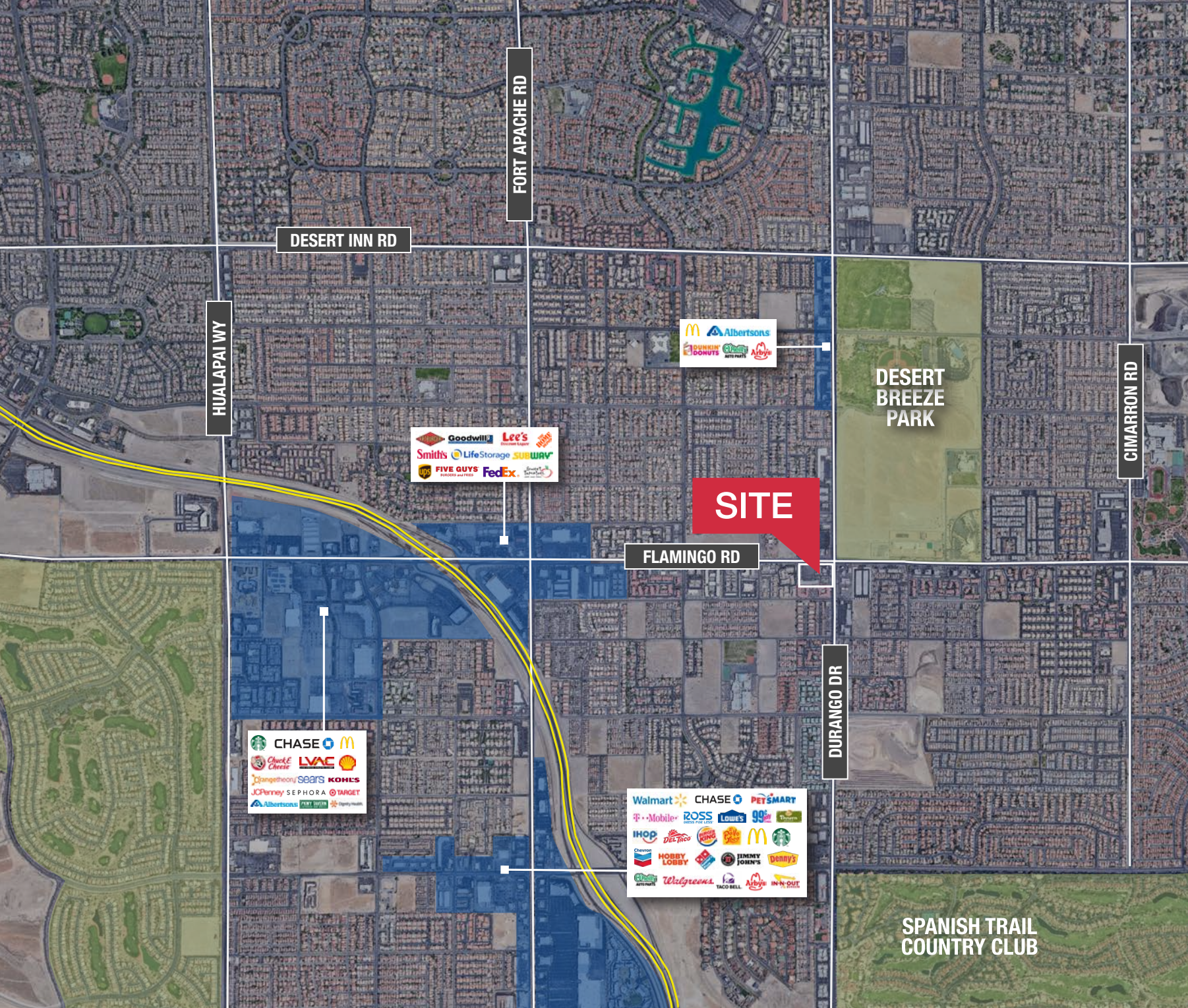
PHOTOS

1998
YEAR BUILT

± 1,220
TOTAL SF AVAILABLE



AREA MAP

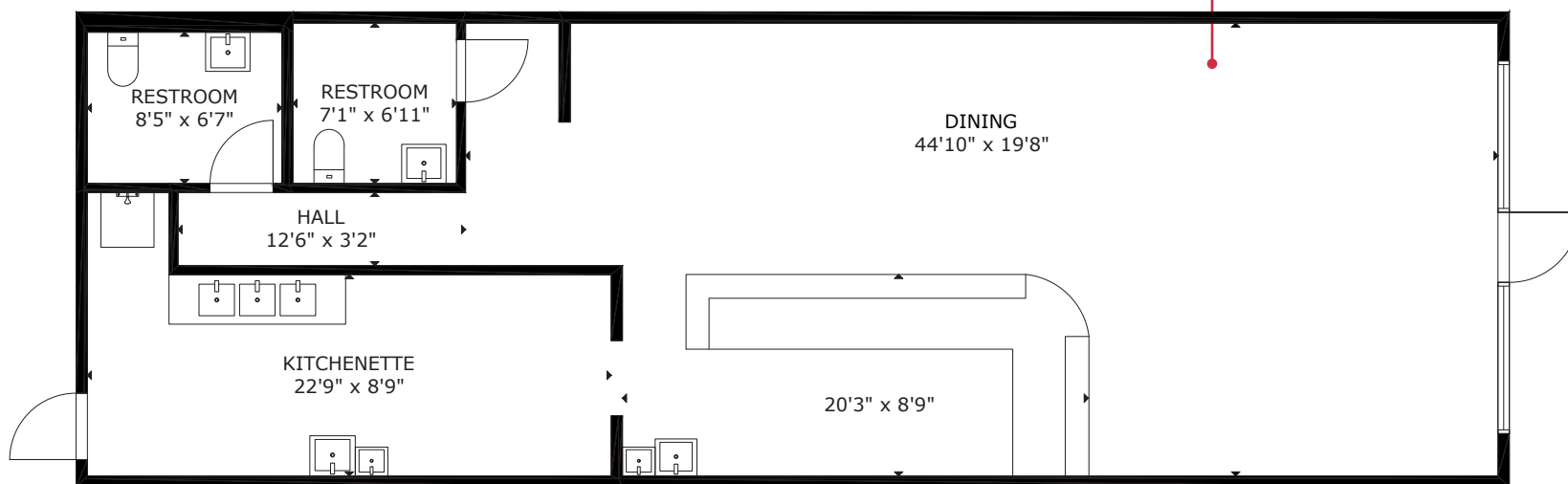


- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

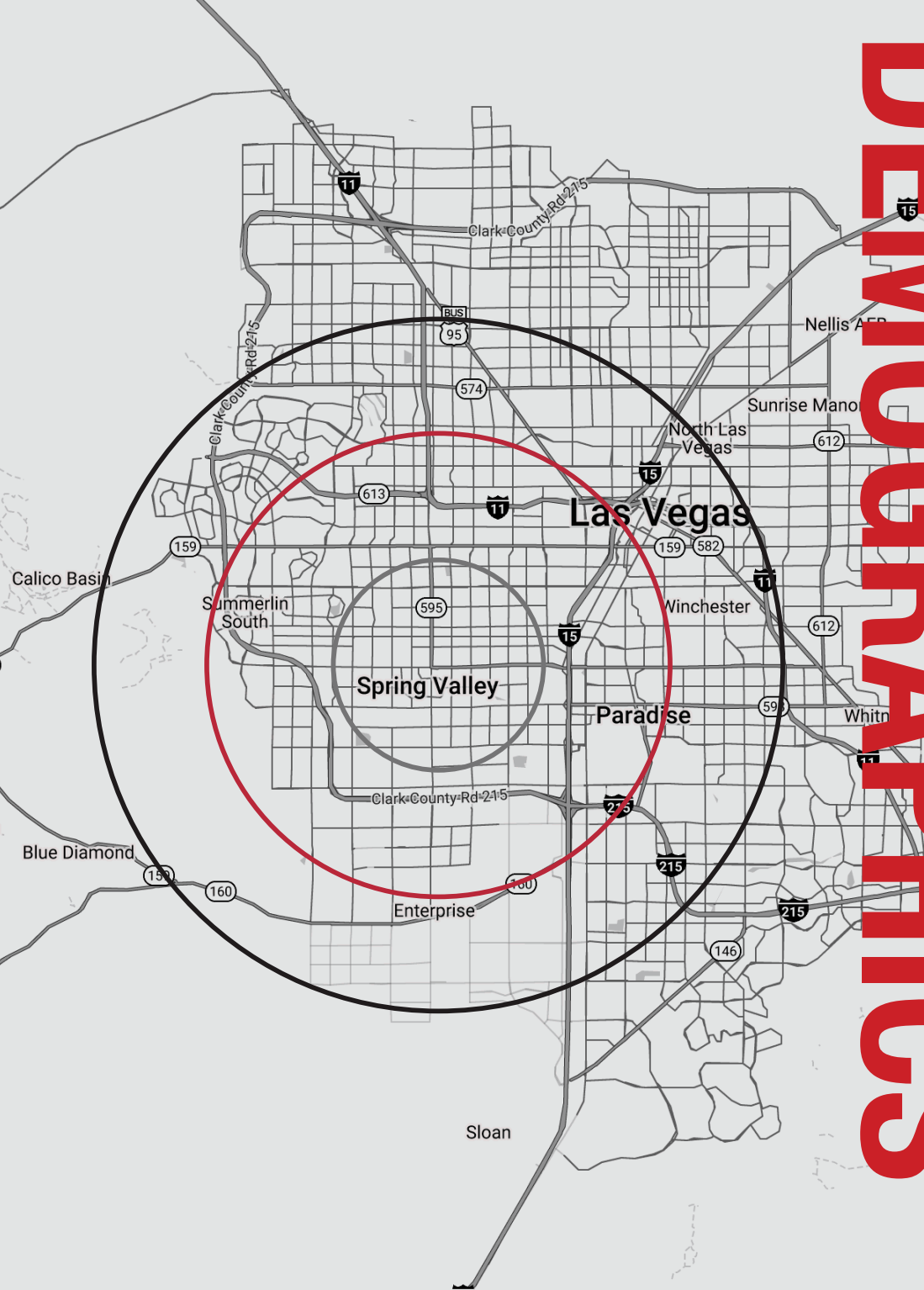
FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



| TOTAL SF | LEASE RATE | CAMS | MONTHLY RENT | ADDITIONAL FEATURES |
|------------|---------------|--------|--------------|--|
| ± 1,220 SF | \$2.00/SF/NNN | \$0.47 | \$3,013.40 | Hand sink, three compartment sink, water heater, & two restrooms |



DEMOGRAPHICS

POPULATION

2024 Population

1-mile

23,897

3-mile

175,667

5-mile

393,677

HOUSEHOLDS

2024 Households

1-mile

9,323

3-mile

71,517

5-mile

160,052

INCOME

2024 Average HH Income

1-mile

\$100,035

3-mile

\$108,118

5-mile

\$104,574

Traffic Counts

STREET

W Flamingo Rd

AADT

29,400

S Durango Dr

31,500

Cities Nearby

Reno, Nevada

441 miles

Los Angeles, California

270 miles

Salt Lake City, Utah

420 miles

Denver, Colorado

748 miles

Phoenix, Arizona

301 miles

San Antonio, Texas

1,280 miles

TERMS & CONDITIONS

Terms and Conditions

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1.1 BIL

SF MANAGED

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PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 S Durango Dr
Las Vegas, Nevada 89113
702.383.3383 | naiexcel.com

Maria Herman

LIC#BS.0027640
702.334.7280
mherman@naiexcel.com

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