

# FLAMINGO COURTYARD - 3075 BUILDING

E/SEC Flamingo & McLeod | 3075 E Flamingo Road, Las Vegas, NV 89121



AVAILABLE SF	±36,601 SF Building
PRICE	\$4,990,000
CAP RATE	6.2%

## PROPERTY HIGHLIGHTS

- Built in 1985
- 100% Occupancy
- Mature Established Area
- High-Traffic Location
- Convenient Access
- Prominent Visibility
- Minimal Surrounding Retail Vacancy
- Densely Populated Area
- APN 162-24-501-002
- Lat/Long: 36.114020, -115.108210

## DRONE FOOTAGE

Click here for Drone Video:

<https://www.youtube.com/watch?v=ExnP5EtmY-I>



## 2023 DEMOGRAPHIC SNAPSHOT



**Population:**  
3-mile radius

**194,414**



**Average HH  
Income:**

**\$63,381**



**Traffic Counts:**  
Flamingo & McLeod

**47,675 vpd**



Please contact us for our Offering Memorandum:

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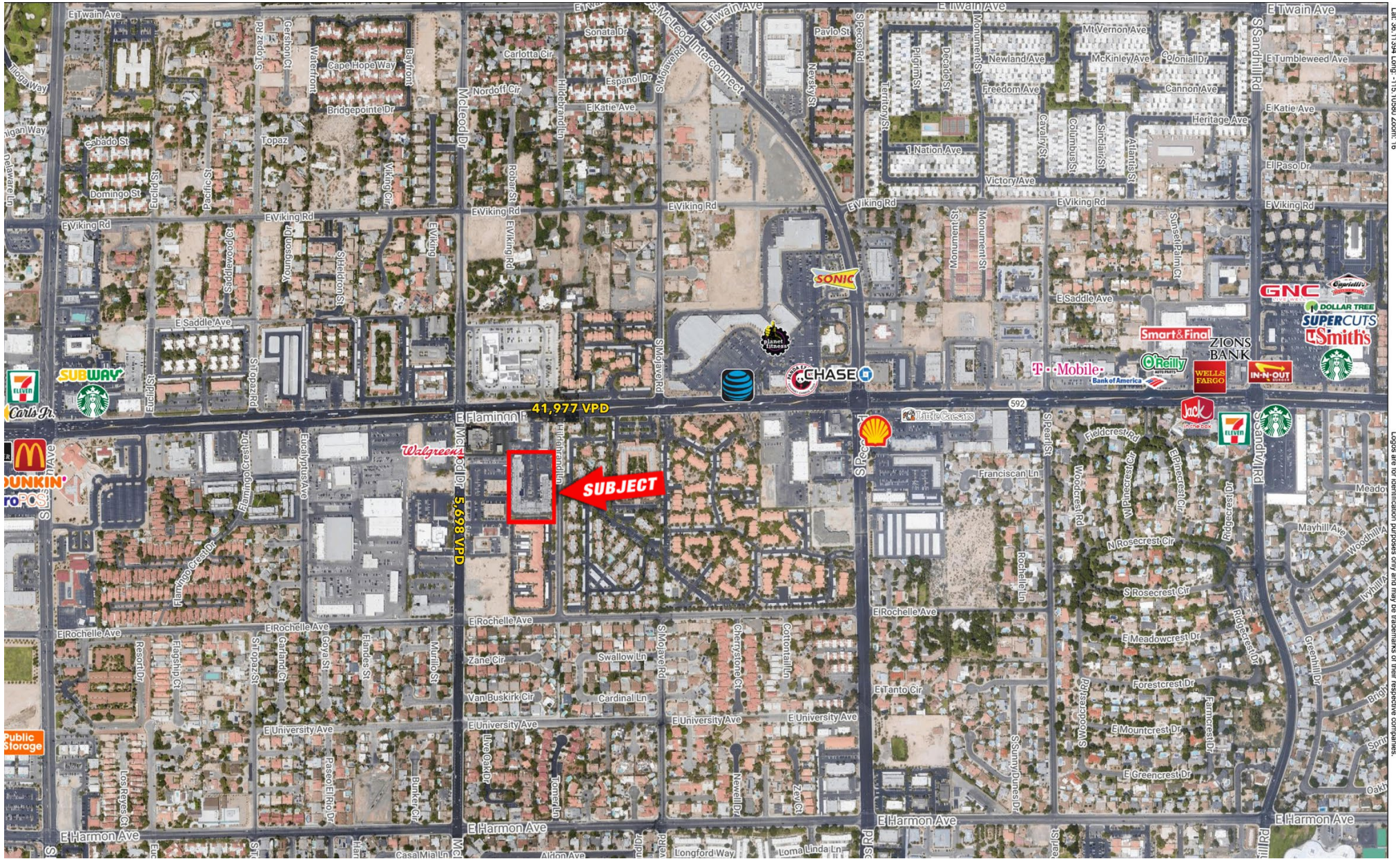
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## 2023 ESTIMATED DEMOGRAPHICS

### Population



1-Mile	<b>16,730</b>
3-Mile	<b>194,414</b>
5-Mile	<b>473,423</b>

### Average Household Income



1-Mile	<b>\$81,588</b>
3-Mile	<b>\$63,381</b>
5-Mile	<b>\$70,915</b>

### Number of Households

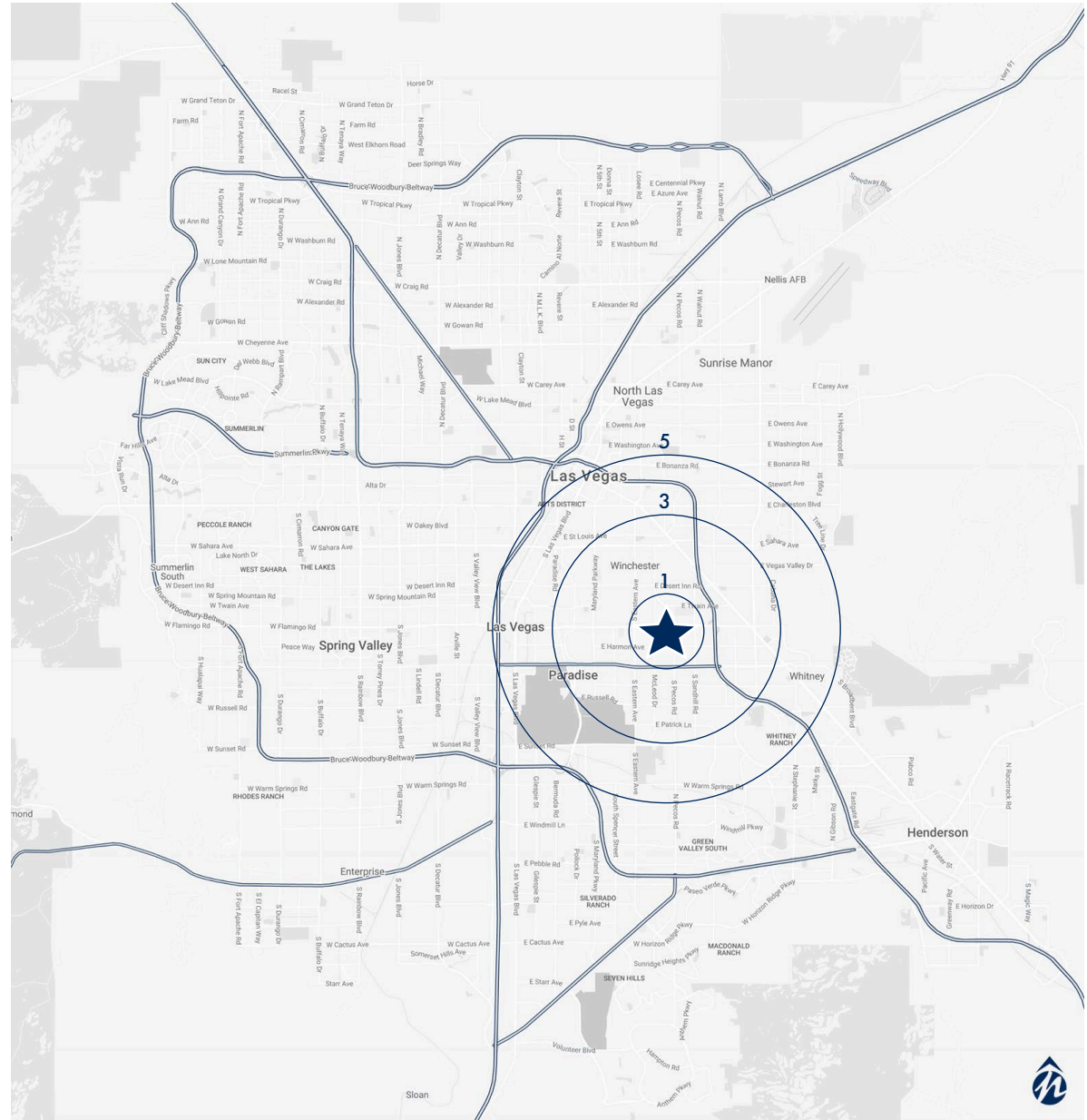


1-Mile	<b>7,819</b>
3-Mile	<b>81,373</b>
5-Mile	<b>185,360</b>

### Daytime Population (Employees)



1-Mile	<b>8,112</b>
3-Mile	<b>82,627</b>
5-Mile	<b>242,722</b>



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