



NAIVegas
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

6064 South Durango Drive,
Las Vegas, NV 89113
702.383.3383 | naivegas.com

8665 W Flamingo Rd | Las Vegas, NV 89147

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Property Summary

LEASE RATES	Suite 112 \$1.75/SF NNN
	Suite 118 \$1.75/SF NNN
	Suite 124 \$1.75/SF NNN
	Suite 2,000 \$1.00/SF NNN

MONTHLY RENT	Suite 112 \$2,708.40
	Suite 118 \$2,708.40
	Suite 124 \$2,708.40
	Suite 2,000 \$8,820.00

CAM CHARGES	\$0.47
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SPACE AVAILABLE	±1,220 - 6,100 SF
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ZONING	C-2
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FOR MORE INFORMATION



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OR TEXT 20670 TO 39200



Highlights

- Located on the Busy Southwest Corner of W Flamingo Rd and S Durango Dr
- Minutes from the CC 215 Beltway, 9 miles from McCarran International Airport and 6 miles from Las Vegas Strip
- Exceptional Parking
- High Density Residential
- Strong Traffic Counts:
 - 34,000 CPD on W Flamingo Rd
 - 28,000 CPD on S Durango Dr
- Suite 112 former dance studio 1,220 sq. ft. dance floor and mirrors in place, separate viewing room and changing room.
- **Suite 118:** Former Vape Shop
- **Suite 124:** Former Weight Watchers



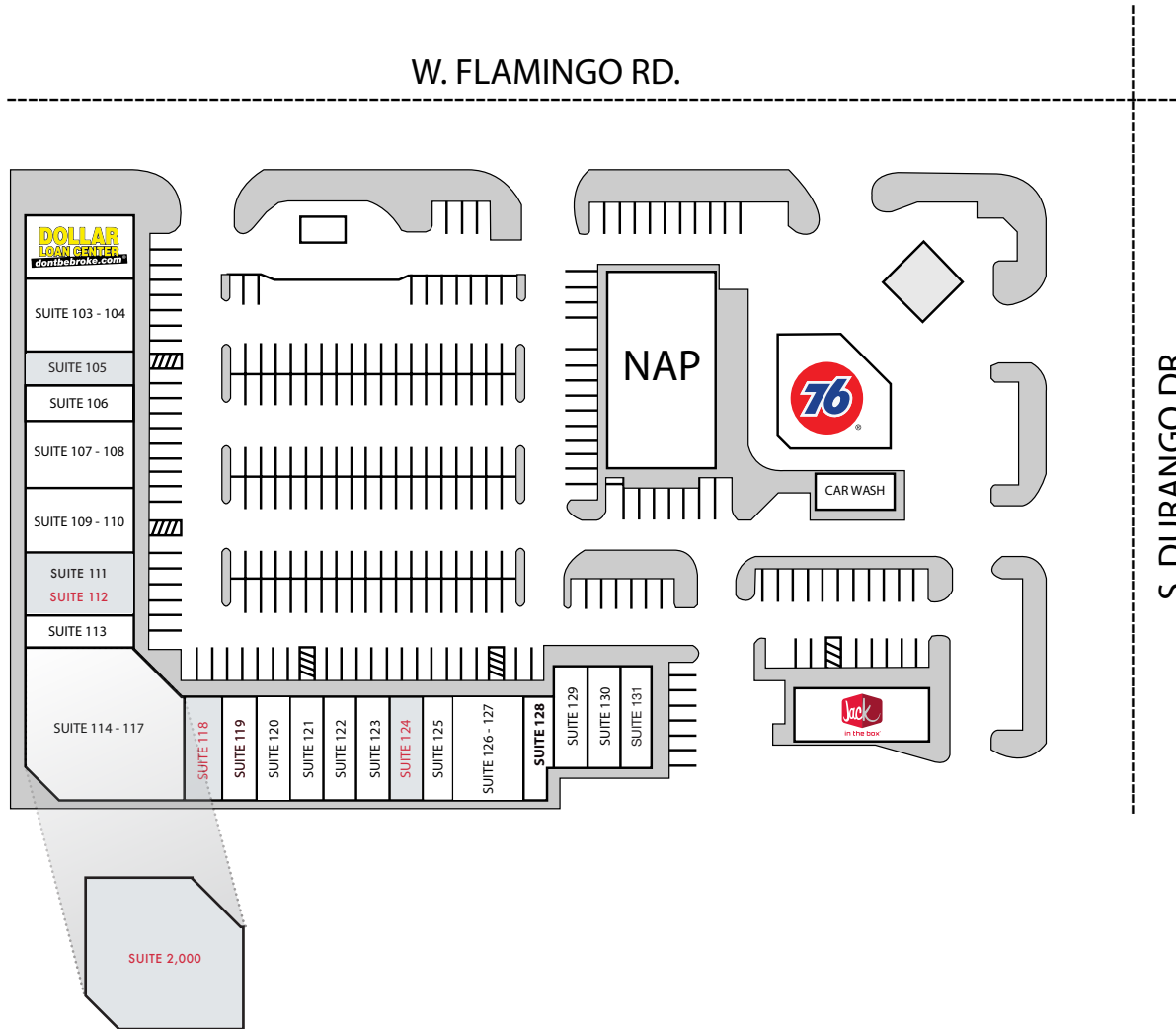
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Site Plan



SUITE	TENANT	SF
101 - 102	Dollar Loan Center	2,153
103 - 104	Aabs Dental	2440
105	Boba Foxy	1,220
106	Zweet	1,223
107 - 108	Layla Grill & Hookah	2,443
109 - 110	Spoiled Laser	2,440
111	Spoiled Laser	
112	AVAILABLE	1,220
113	Tailor	1,220
114 - 117	Ace Fitness	6,000
118	AVAILABLE	1,220
119	Town Puppies	1,220
120	Kumon	1,220
121	Capital Bookkeeping	1,220
122	Sweet Nails	1,223
123	Peniel Presbyterian Church	1,220
124	AVAILABLE 3/31/21	1,220
125	Kingz Tattoo Parlor	1,220
126 - 127	Sushi Koma	2,440
128	Sports Equipment Store	1,232
129	Glo Salon	1,220
130	Spa	1,220
131	Mr. Alkaline Water	1,223
2,000	AVAILABLE	6,000

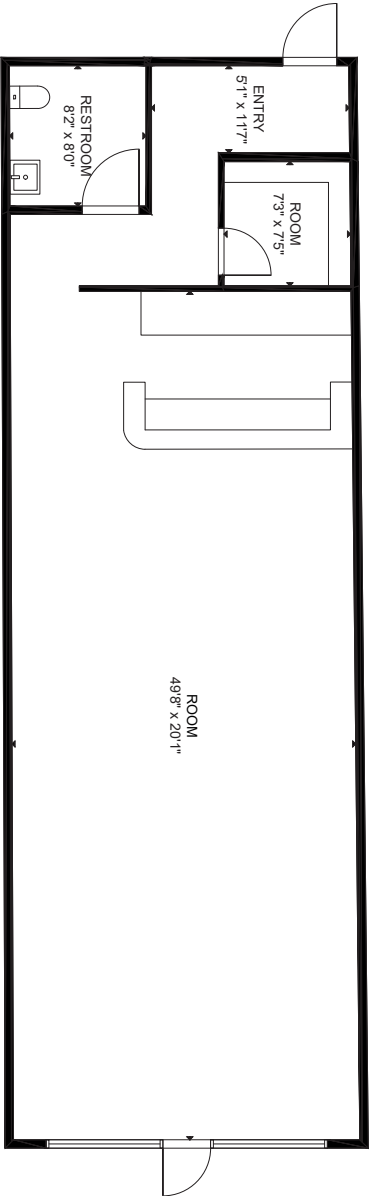
Floorplan - Suite 118

 [CLICK HERE](#)
A FOR 3D TOUR

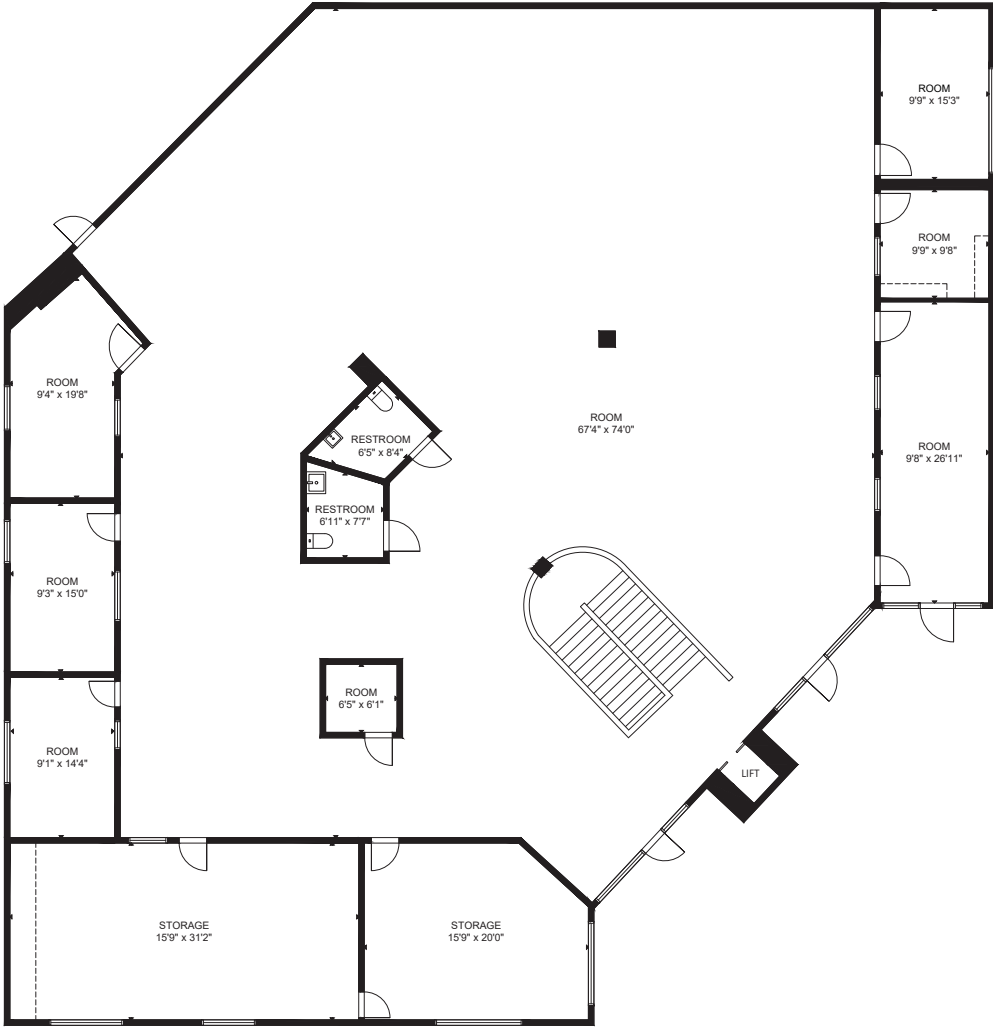


Floorplan - Suite 124

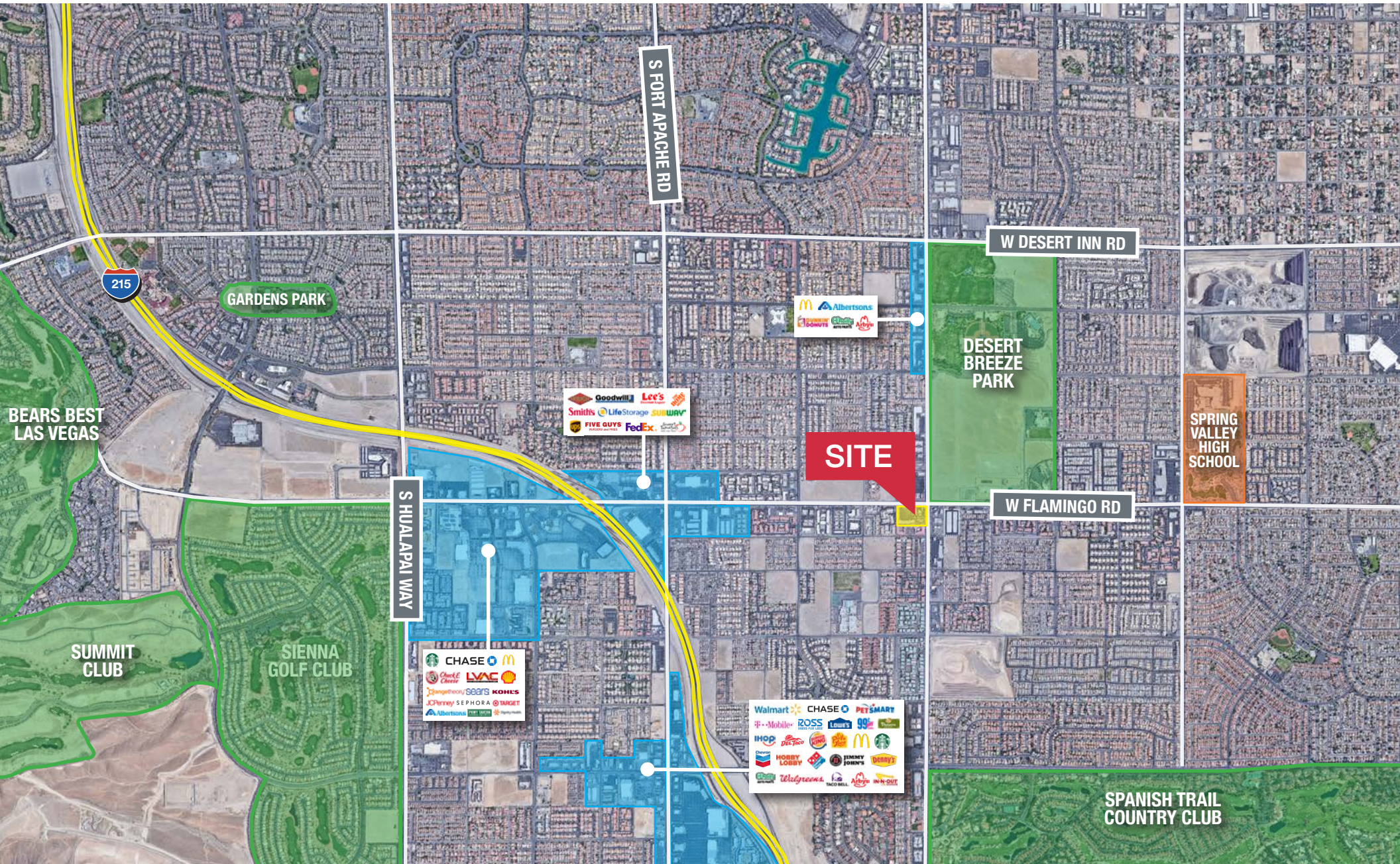
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A FOR 3D TOUR



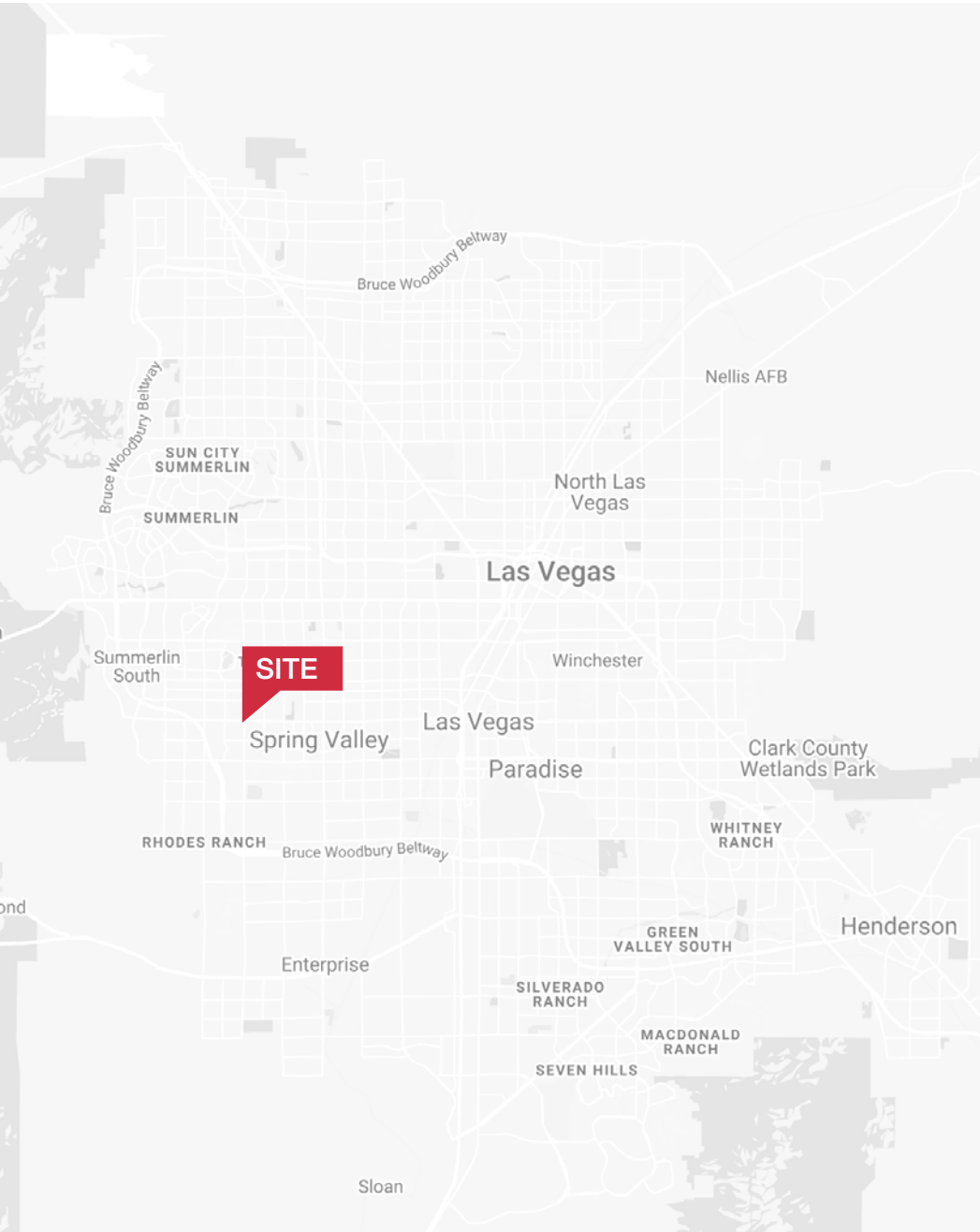
Floorplan - Suite 2,000



Area Map



Area Map





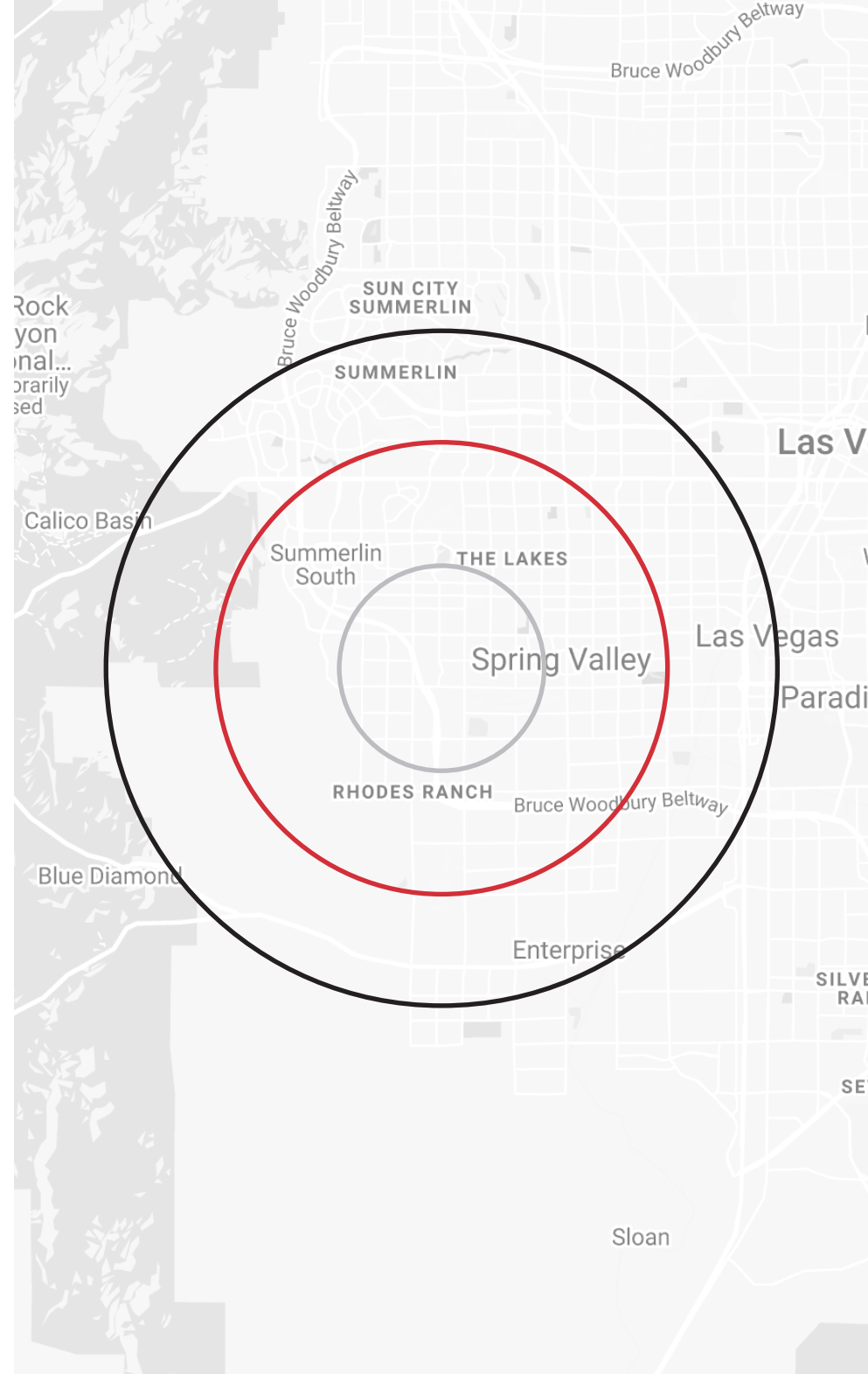


Demographics

POPULATION	1-mile	3-mile	5-mile
2019 Population	23,930	176,314	397,527
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	9,571	70,600	157,399
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$79,348	\$79,348	\$84,842

Traffic Counts

STREET	CPD
S Durango Dr / Peace Way	35,500
W Flamingo Rd / S Fort Apache Rd	41,000
W Flamingo Rd / Trea Ave	37,000





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>

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