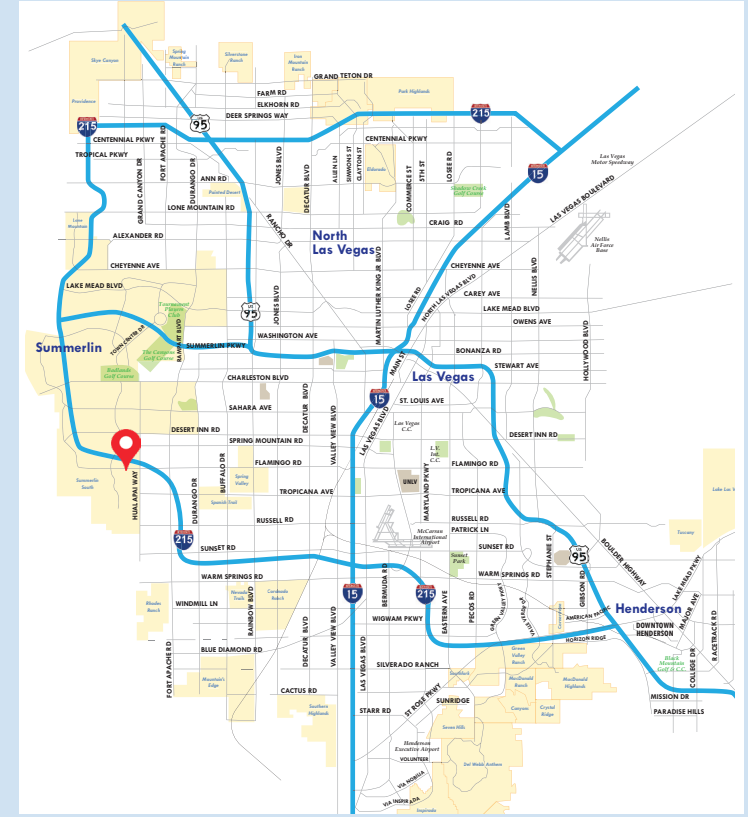
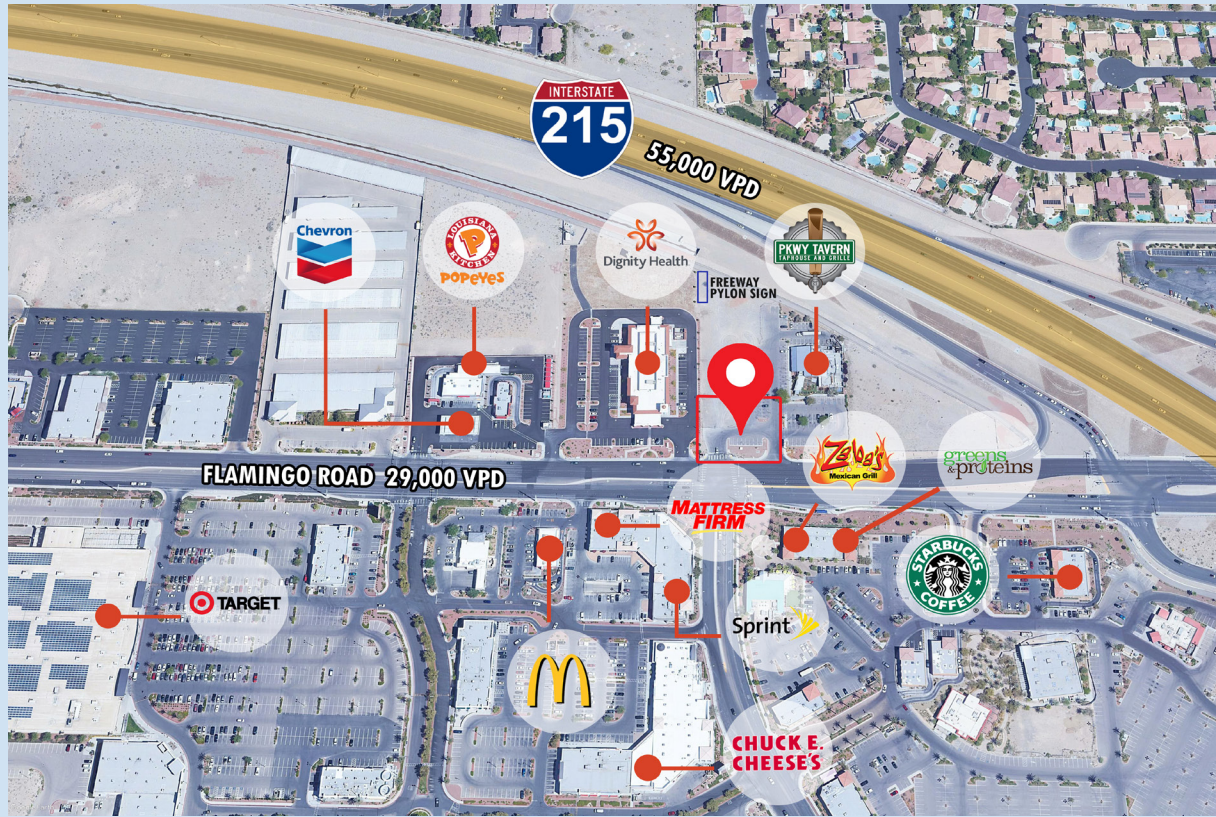


# FOR LEASE | RETAIL

NEC Flamingo & Grand Canyon Dr., Las Vegas, NV 89147



**Ground Lease Asking Rent: \$150,000 per year**

## Flamingo & Grand Canyon, NEC

We are pleased to present the opportunity to sub-ground lease a ± 29,725 square foot parcel located on the northeast corner of Flamingo Road and Grand Canyon Drive in Las Vegas, NV. This property is situated less than 700 feet from the I-215 freeway and is within close proximity to retailers such as Target, JCPenney, Kohl's, Las Vegas Athletic Club, RC Willey, Sears Grand, The Home Depot, Albertson's, Smith's, etc. The property also is adjacent to the future Dignity Health Medical Center which will house a small hospital, primary-care offices, full emergency departments, diagnostic imaging services and lab services. This property is strategically located to be able to service Summerlin, Spring Valley and other master-planned communities within the Southwest.

**Freeway Pylon Signage Available!**

### Population

- 1 Mile: 21,949
- 3 Mile: 144,314
- 5 Mile: 300,878

### Average Household Income

- 1 Mile: \$77,516
- 3 Mile: \$82,849
- 5 Mile: \$82,477

**Zoning:** General Commercial (C-2)

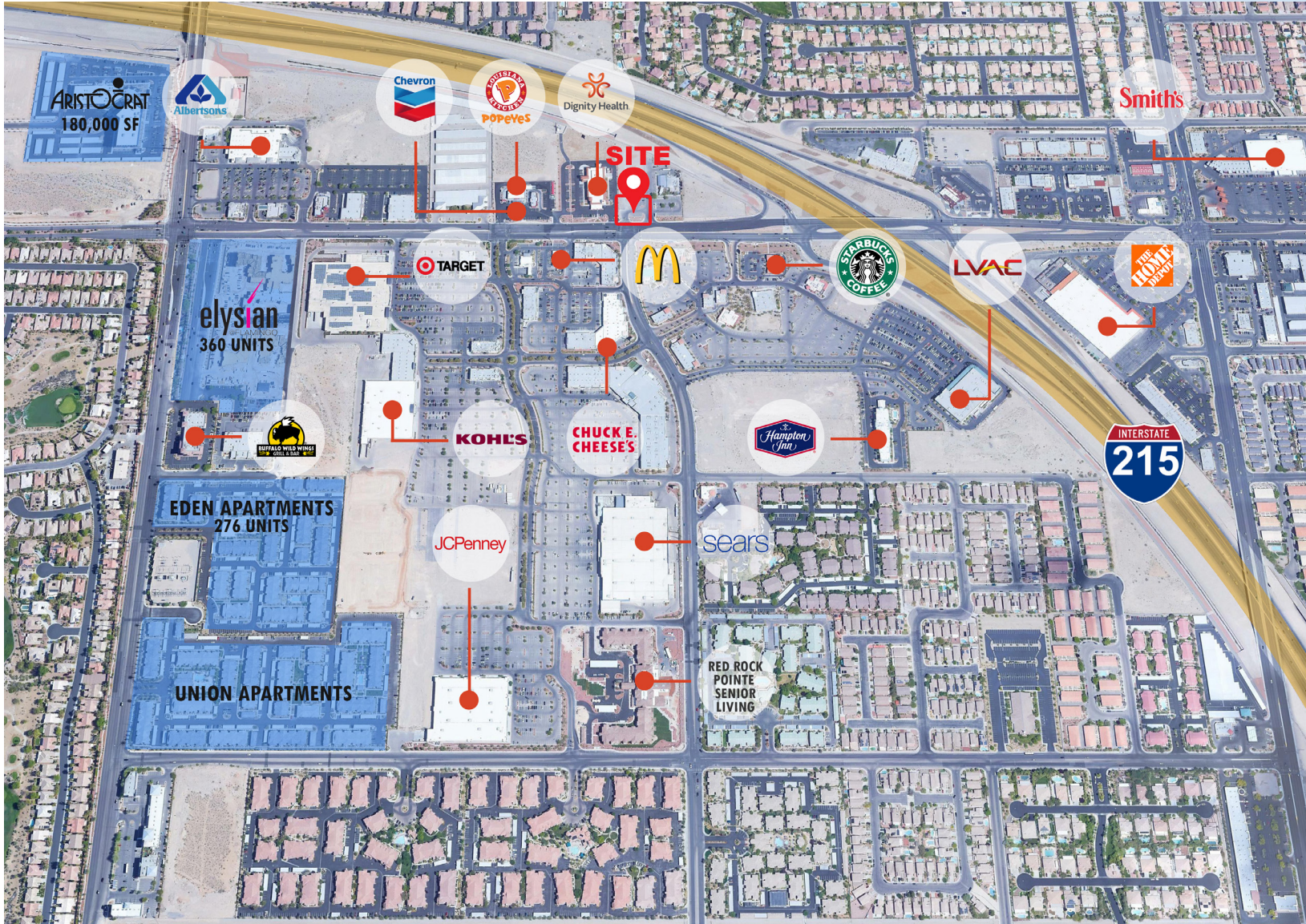
### Traffic Counts:

Flamingo Road - 29,000 cpd



# FOR LEASE | RETAIL

NEC Flamingo & Grand Canyon Dr., Las Vegas, NV 89147



**Kit Graski**  
Director  
Lic #BS.0015934.LLC  
702.570.5377  
kgraski@roicre.com

**George Okinaka**  
Executive Vice President  
Lic #S.0045747  
702.570.5376  
gokinaka@roicre.com

**Maureen Waters**  
Senior Associate  
Lic #S.0169395  
702.570.5124  
mwaters@roicre.com