



FOR LEASE

PHOENIX PLAZA

6360-6480 W. Flamingo Road, Las Vegas, NV 89103

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W FLAMINGO ROAD | ±40,500 CPD

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Phoenix Plaza is a well maintained and recently renovated retail and office property located on the busy W. Flamingo Road retail corridor. The subject property features inline space with covered parking in the back and recent new paint and parking restripe. Join tenants such as: Archi's Thai Kitchen, Pizza Hut, Style House Salon, State Farm Insurance, Bella Orthodontics, and many more.

PROPERTY HIGHLIGHTS

- +/- 2,400 SF Second Generation Tutoring Space Available!
- +/- 2,400 SF Former Check Cashing Space Available!
- +/- 54,949 SF Neighborhood Center with Retail and Office suites available
- Second Gen Med Spa now available!
- Located on signalized intersection of W. Flamingo Road and S. Torrey Pines Drive
- Executive suites available [Call for Details]
- Directly across from Kenny Guinn Middle School [6-8 Grade] with over 980 students (2019) and 50+ teachers and administrators

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OFFERING SUMMARY

LEASE RATE:	\$1.75 - 2.50 SF/month [NNN]
AVAILABLE SF:	1,200 - 2,400 SF
EXECUTIVE SPACE:	+/- 150 - 275 SF
ESTIMATED CAMS:	\$0.56/SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,633	35,014	63,062
TOTAL POPULATION	23,418	84,013	157,804
AVERAGE HH INCOME	\$58,887	\$64,694	\$65,569

ADDITIONAL PHOTOS



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LEGEND

Available

Occupied

Partial



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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
6370 W. Flamingo Rd. #1	Coming Soon!	2,400 SF	NNN	-
6370 W. Flamingo Rd. #3	RD Envios	1,200 SF	NNN	-
6370 W. Flamingo Rd. #5	1st Priority Realty	4,000 SF	NNN	-
6370 W. Flamingo Rd. #8	State Farm	1,600 SF	NNN	-
6370 W. Flamingo Rd. #10	My Way Barbershop	800 SF	NNN	-
6370 W. Flamingo Rd. #11	Alterations by Anna	800 SF	NNN	-
6370 W. Flamingo Rd. #12	Available	2,400 SF	NNN	\$1.75 SF/month
6370 W. Flamingo Rd. #14A-T	Executive Suites Available	150 - 275 SF	NNN	\$2.00 - 2.50 SF/month
6370 W. Flamingo Rd. #17	Pizza Hut	1,800 SF	NNN	-
6370 W. Flamingo Rd. #18	Super Puff	1,200 SF	NNN	-
6370 W. Flamingo Rd. #19	Available	1,200 SF	NNN	\$2.00 SF/month
6370 W. Flamingo Rd. #20	Purple Potato Bakery	1,200 SF	NNN	-
6370 W. Flamingo Rd. #21	World Tae Kwon Do Federation	1,200 SF	NNN	-
6370 W. Flamingo Rd. #22	Coming Soon!	1,600 SF	NNN	-
6370 W. Flamingo Rd. #24	Copper Cobra Tattoo	800 SF	NNN	-
6370 W. Flamingo Rd. #25	Style House Salon	800 SF	NNN	-
6370 W. Flamingo Rd. #26	Pet Grooming	800 SF	NNN	-

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SUITE	TENANT	SIZE	TYPE	RATE
6370 W. Flamingo Rd. #27	Three Sisters Kimchee	800 SF	NNN	-
6370 W. Flamingo Rd. #28	Noosh Bakery	2,400 SF	NNN	-
6370 W. Flamingo Rd. #30	Axum Palace	3,600 SF	NNN	-
6360 W. Flamingo Rd.	Archi's Thai	3,600 SF	NNN	-
6380 W. Flamingo Rd. #A	Available	2,400 SF	NNN	\$2.50 SF/month
6380 W. Flamingo Rd. #B	Nevada Coin & Jewelry	1,550 SF	NNN	-
6380 W. Flamingo Rd. #C	Geiger Insurance	800 SF	NNN	-
6440 W. Flamingo Rd. #A	Bella Orthodontics	3,500 SF	NNN	-
6480 W. Flamingo Rd. #A	LV Best Foot Spa	2,200 SF	NNN	-
640 W. Flamingo Rd. #B	LV Clark County Urban League	5,974 SF	NNN	-

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TRADE AREA MAP



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