

 **BARASHY
GROUP**



FOR SALE
3505
E Flamingo Rd
Las Vegas, NV 89121

Flamingo Business Park

OFIR BARASHY

(702) 325-9673

ofir@barashy.com

License # BS.146149

NATAN BARASHY

(702) 296-8886

barashy@cox.net

License # S.36008



An independently operated franchisee of BHH Affiliates, LLC



Unique property offers significant returns through focused management and effort.

Investment Highlights

- Long-term growth potential
- Ancillary revenue possible with parking and signage
- Occupancy at 100%

BARASHY GROUP

The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Property Snapshot

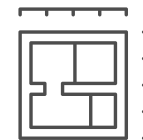
\$1.975 MM

Offering Price



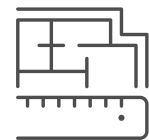
+/- 12,000 SF

Available SF



\$164.58

Price Per SF



Investment at a Glance

\$153,372

Current Income



\$40,211

Current Expenses



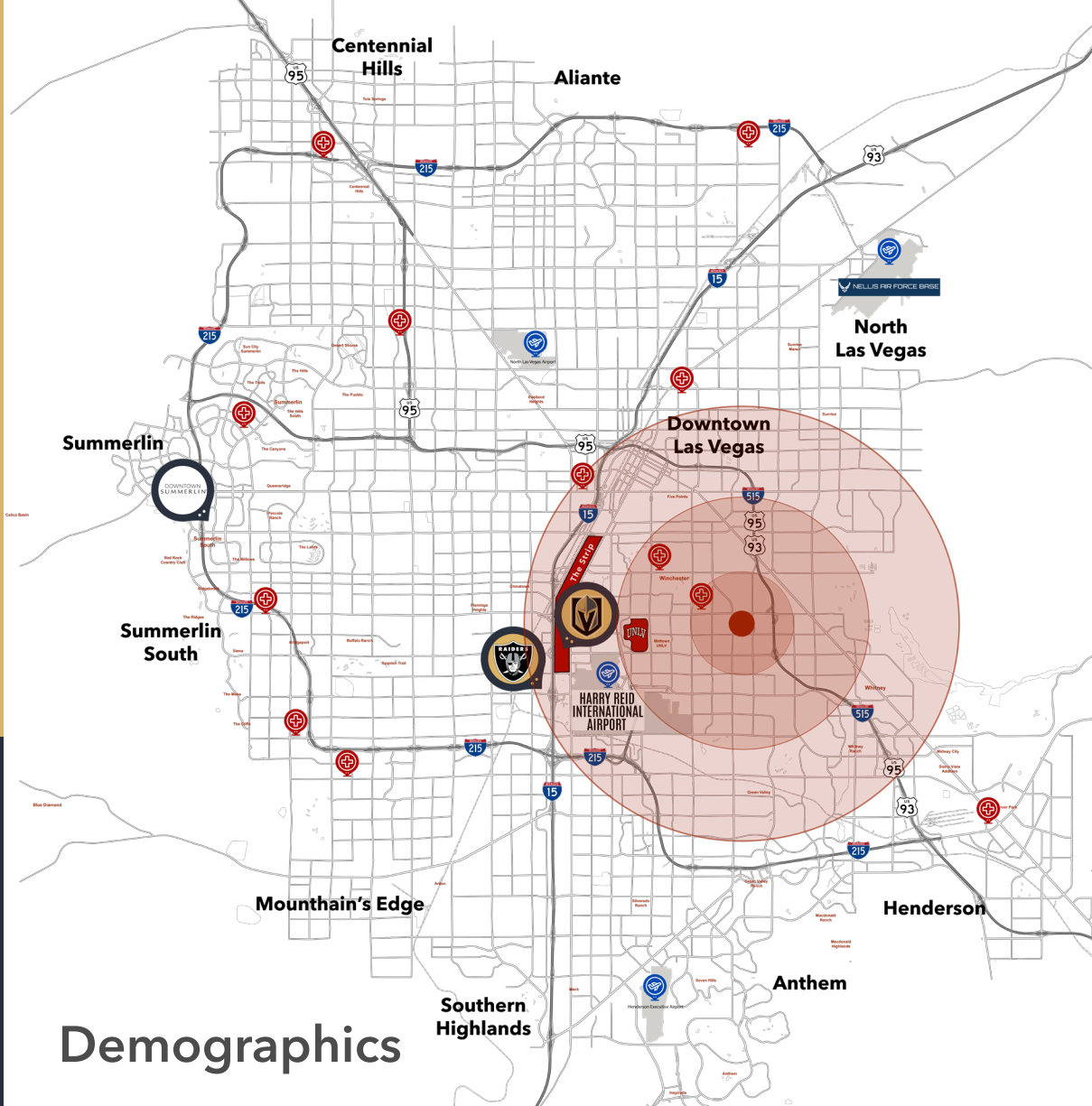
5.73 - 9.04%

2024-2027 Cap Rate



Vicinity Map

In the vibrant core of Las Vegas, this multi-tenant space at 3505 E Flamingo Rd uniquely combines prime location with peaceful ambiance, offering a balance of accessibility and tranquility.



Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



UNLV



Sunrise Hospital



Harry Reid International Airport

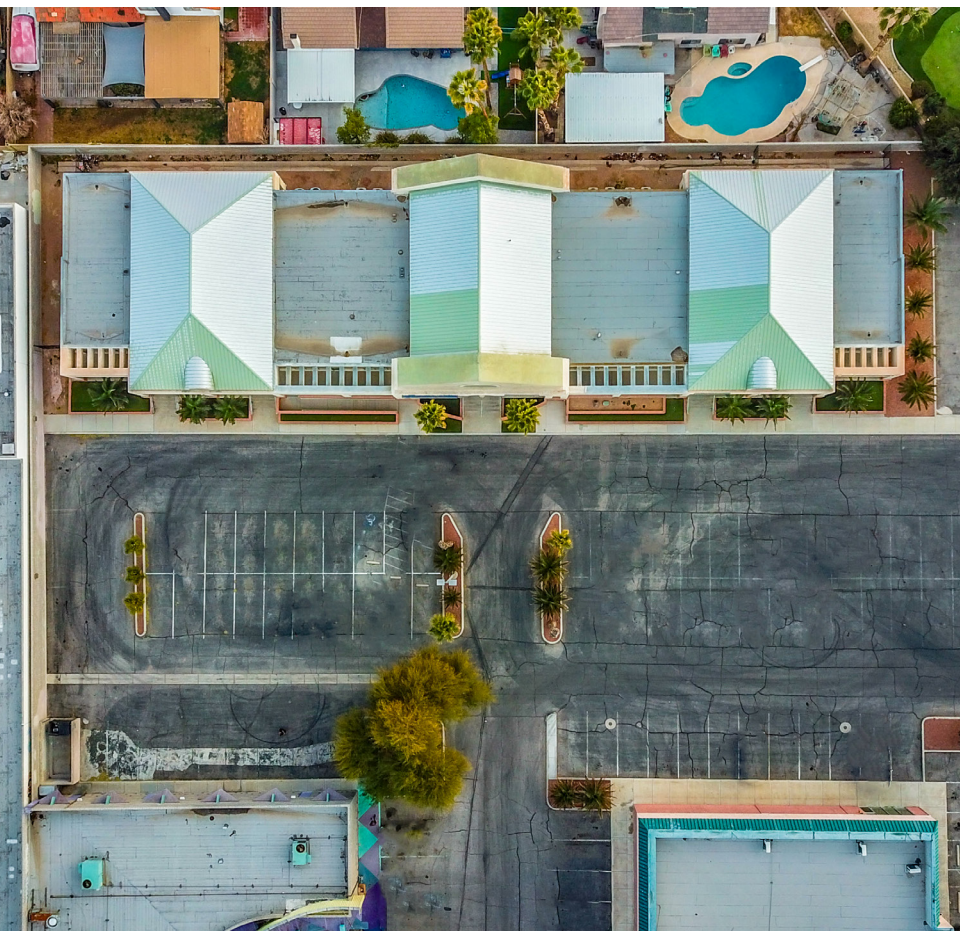
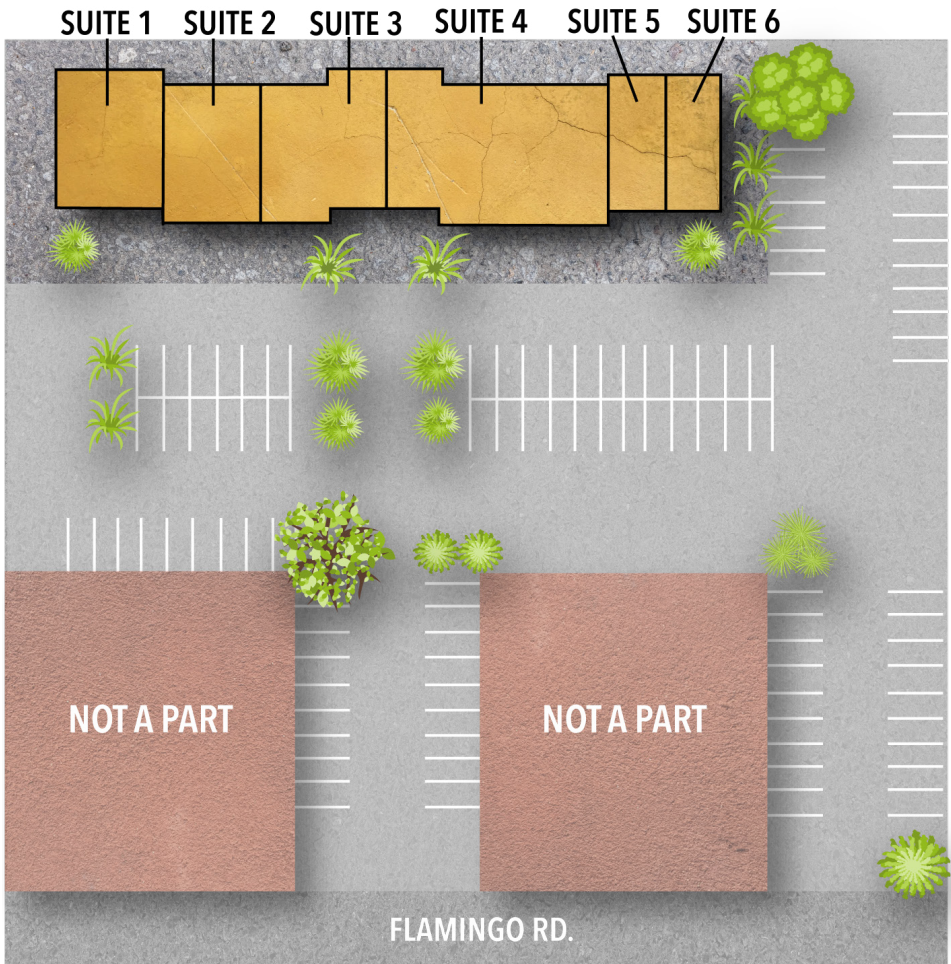
Demographics

Population	1-mile	3-mile	5-mile
2022 Population	18,514	202,885	449,095
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$98,848	\$64,973	\$70,644
Households	1-mile	3-mile	5-mile
2022 Total Households	6,932	77,167	168,973

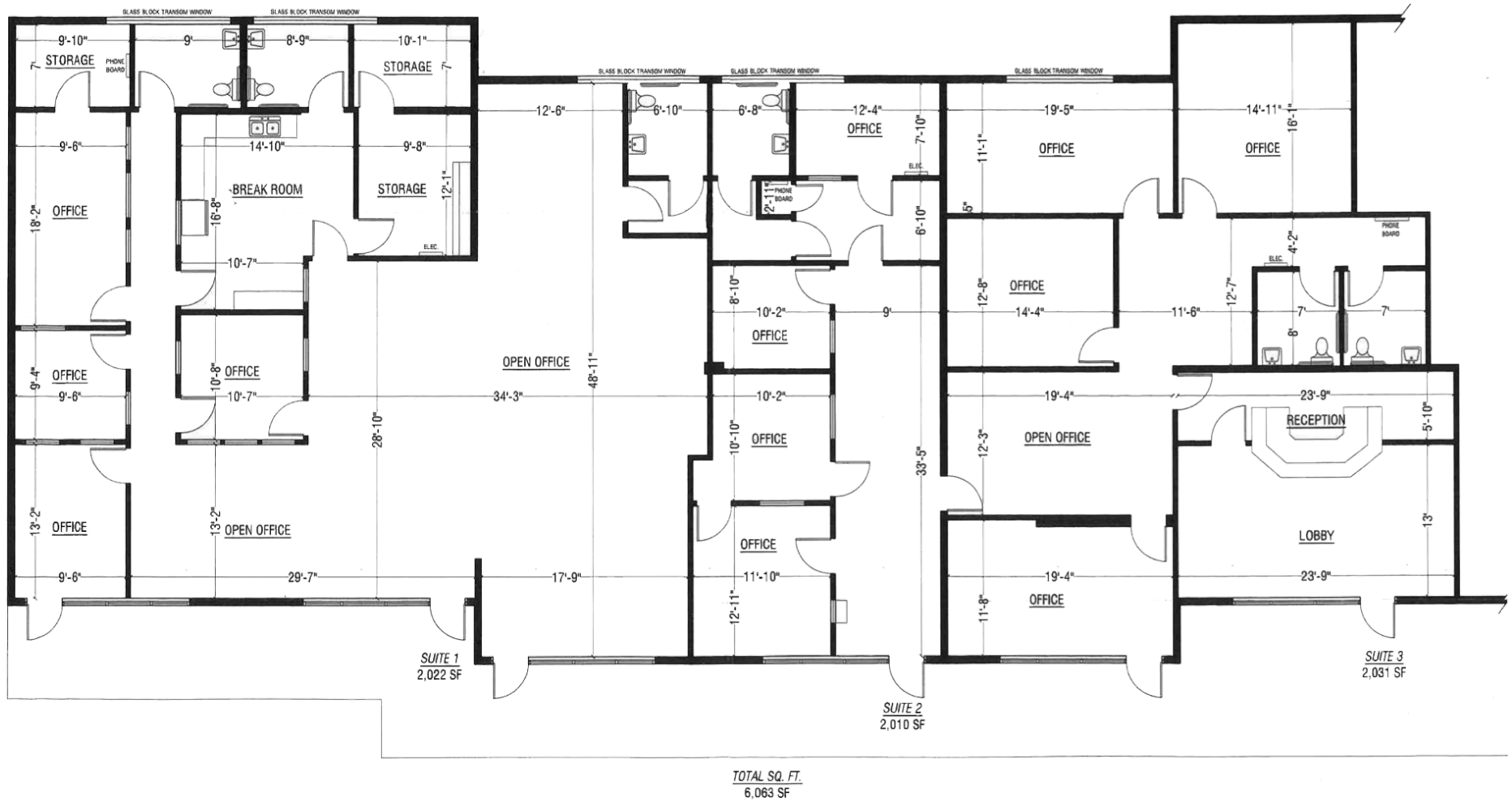
Retail Map



Site Plan



Floor Plan



3505 E. FLAMINGO RD.
 east side building layout / 6,063 sq ft

DATE 3-15-17
 SCALE 1/8" = 1'-0"



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Tenant Profiles



American Fidelity

HR Solutions for Your Industry

American Fidelity creates holistic benefits strategies that help businesses retain employees, save money, and free up time so they can focus on what's important.

americanfidelity.com

Advanced Neuro Spinal Solutions

Reconnecting the brain, so you can connect with others!

At Advanced Neuro - Spinal Solutions, we take a comprehensive approach to healthcare, focusing on the whole person rather than just the symptoms. Our goal is to identify the root cause of your pain and provide effective, long-term solutions.

thebuildabrainprogram.com

SuperSlow Zone

Red Light Therapy Spa

Welcome to SuperSlow Zone®, located in Paradise, Nevada - Your premier personal wellness & exercise studio since 2001.

superslowzone.com/paradise

Why Las Vegas?



One of the Fastest Growing US Cities

2000 Population: 1,375,765 | 2022 Population: 2,322,985

No State Income Tax

HOSPITALITY

- **Gaming Revenue:** \$15.5 billion in 2023, continuing three years of record-breaking revenue growth.
- **Visits:** 40.8 million visitors and 83.5% hotel occupancy.
- **Construction:** *The Sphere*, *Fontainebleau*, and *Resorts World* all opened in the last three years.

SPORTS

- **Golden Knights:** joined the NHL in 2017, at the 20,000 seat **T-Mobile Arena**. *We won the Stanley Cup* in 2023!
- **Raiders:** moved to **Allegiant Stadium** in 2020, seating >70,000 people and *hosted Super Bowl LVIII* in 2024.
- **Oakland A's:** launching Las Vegas into the MLB in 2028!

OUTDOORS

Las Vegas is a short distance from epic natural wonders:

- **Red Rock Canyon:** majestic hiking just 20 minutes away.
- **Mt. Charleston:** grab a cabin and go skiing/snowboarding in **Lee Canyon**, just 40 minutes away.
- **Grand Canyon:** a day trip! Kayak the **Colorado River**.



WWW.BARASHY.COM

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES



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