

**PRICE
REDUCED
- \$200,000**

**FINAL
OFFER**

FOR SALE

Owner-User
Income Opportunity

3505

E Flamingo Rd
Las Vegas, NV 89121

- **± 12,000 SF**
- **± 1.74 AC Parking**
- **~ 49% Leased**
- **± 46,500 Daily Traffic**

 **BARASHY
GROUP**



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License # BS.146149



An independently operated franchisee of BHH Affiliates, LLC

SHAWN BARASHY
(702) 296-8886

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License # S.36008

\$200,000 Price Reduction!

**Prime Owner-User Opportunity
with In-Place Income**

Investment Highlights

Owner/User: Suite Available

Long-term growth potential

Ancillary revenue possible with
parking and signage

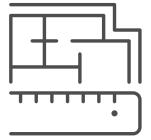
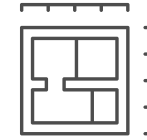
Property Snapshot

~~**\$2.4 MM**~~
- \$200,000!

\$2.2 MM
Offering Price

± 12,000 SF
Available SF

\$183
Price Per SF



Investment at a Glance

An exceptional owner-user opportunity offering
±6,000 SF of available space for your business
with stabilized income from existing tenants to
offset ownership costs.



Property

1

6 New HVAC Units (2024)

- Compressor
- Condenser
- Air Handler

2

Controls All of the Parking Area

- 1.74 AC

3

Recently Renovated Unit

- Suite 6

4

Flexible Layout for Demising into Multiple Suites

- 12 units each with restroom and door

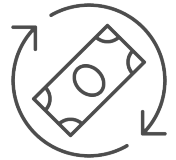
5

Multiple Power Meters in Place to Support Flexible Tenancy

- 8 power meters

Financial

Ancillary Revenues from Parking and Signage



SBA Financing Opportunities Available!



~49% Occupied, Well-suited for Owner-Users seeking SBA Financing



Vicinity Map

Owner-User + Income Opportunity

3505 E Flamingo Road offers $\pm 12,000$ SF of total space with $\pm 6,000$ SF available for owner occupancy, plus rental income from two tenants to help offset ownership costs.

Centrally located in Las Vegas—just minutes from the Strip, UNLV, and Sunrise Hospital—the property sees $\pm 30,000$ vehicles per day and serves a dense residential area.

Ideal for professional, medical, or service-based users seeking stability and sustainable long-term growth.

Within 5 Miles



The Las Vegas Strip



T-Mobile Arena



Allegiant Stadium



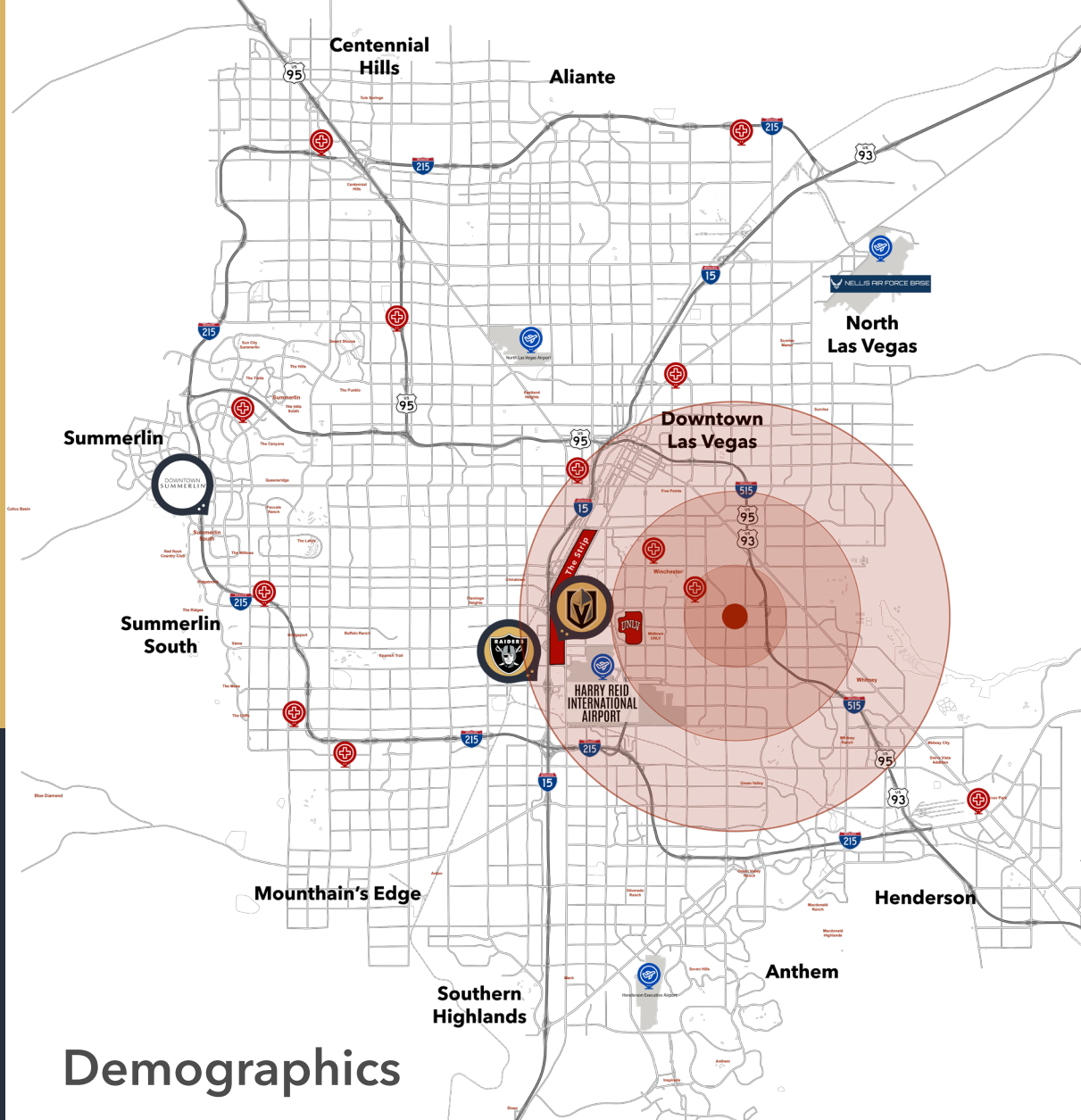
UNLV



Sunrise Hospital



Harry Reid Intl. Airport



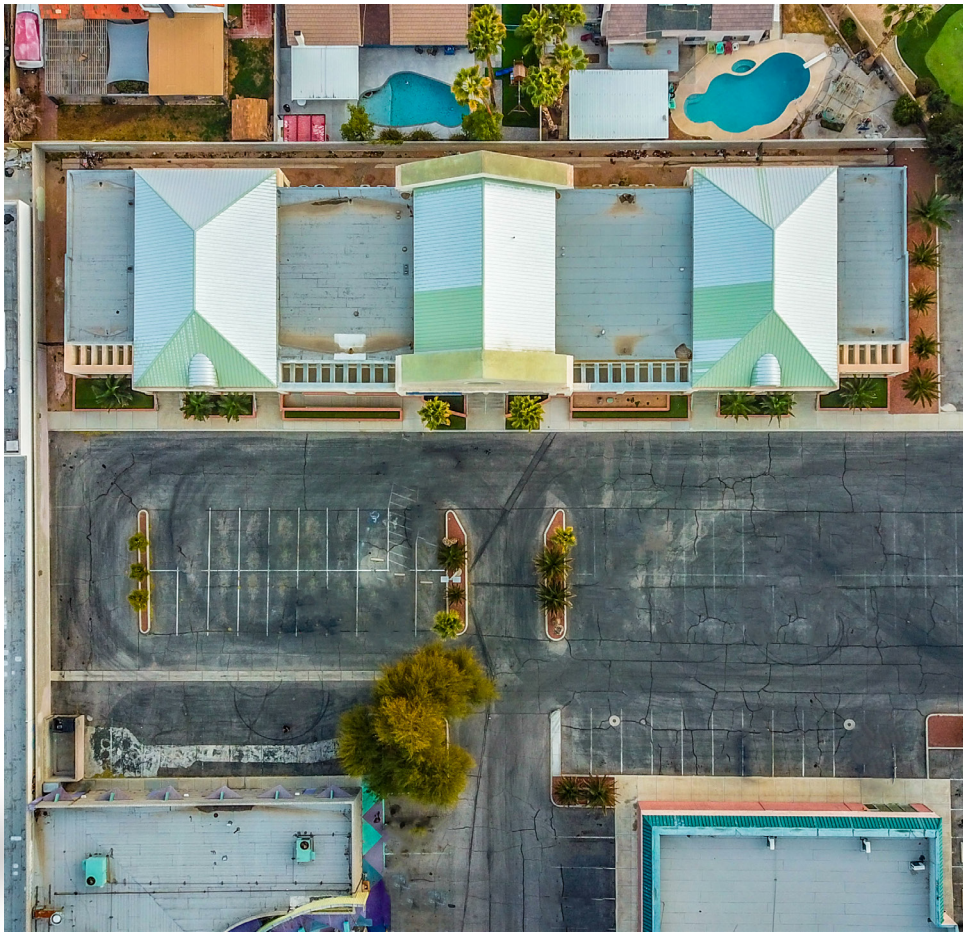
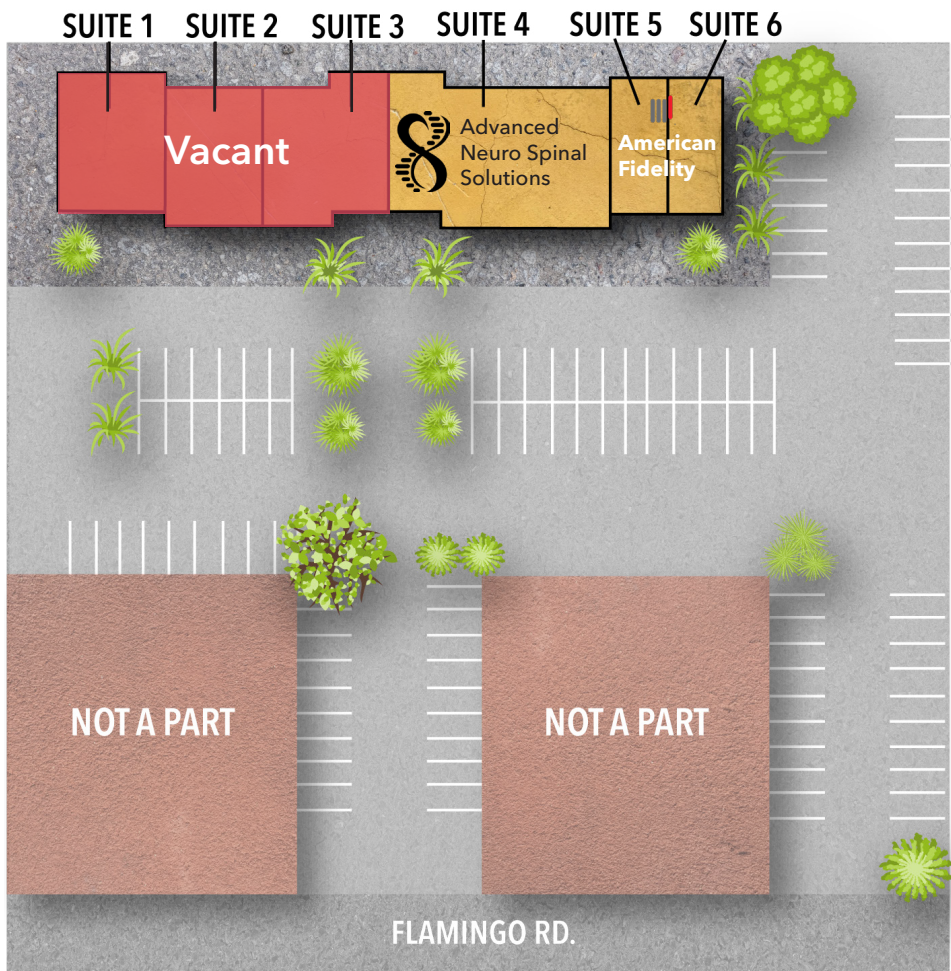
Demographics

Population	1-mile	3-mile	5-mile
2023 Population	17,497	201,859	449,139
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$91,144	\$68,987	\$75,856
Households	1-mile	3-mile	5-mile
2023 Total Households	6,743	76,976	169,252

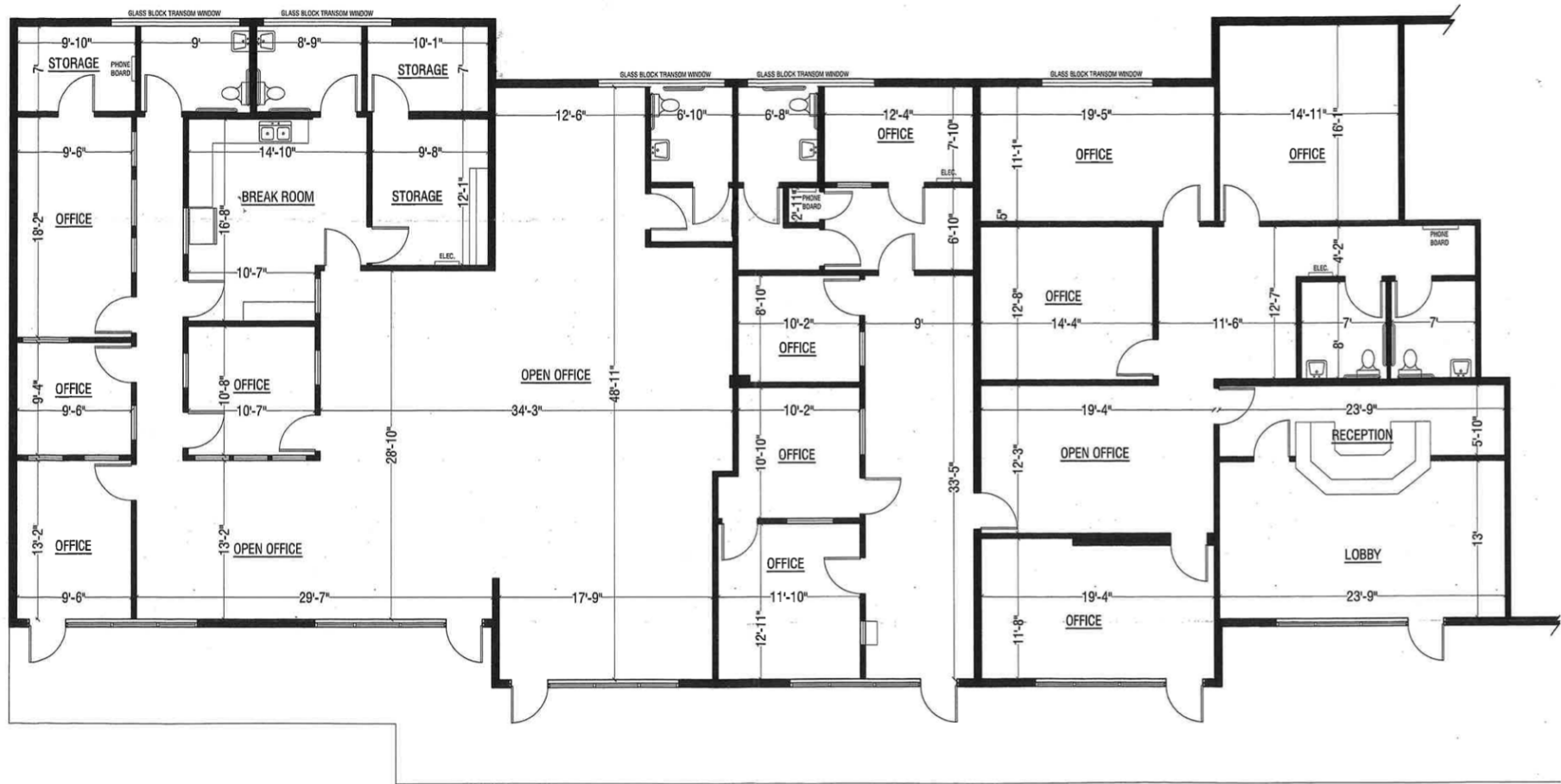
Retail Map



Site Plan



Floor Plan for Vacant Suites (East)



3505 E. FLAMINGO RD.
east side building layout

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

atwood
DESIGN

 **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.



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Why Las Vegas Metro Area?

(Las Vegas/Henderson/North Las Vegas)



One of the Fastest Growing US Cities

2000 Population: **1,375,765** | 2023 Population: **2,336,573**

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**.



Contact us today:
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Flamingo Business Park
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