

**PRICE
REDUCED
- \$300,000
MOTIVATED
SELLER!**

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**



OFIR BARASHY
(702) 325-9673
ofir@barashy.com
License # BS.146149

SHAWN BARASHY
(702) 296-8886
barashy@cox.net
License # S.36008



An independently operated franchisee of BHH Affiliates, LLC

\$300,000 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

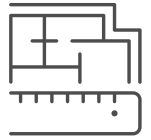
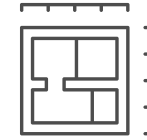
Property Snapshot

~~**\$2.4 MM**~~
- \$300,000!

\$2.1 MM
Offering Price

± 12,000 SF
Available SF

\$175
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



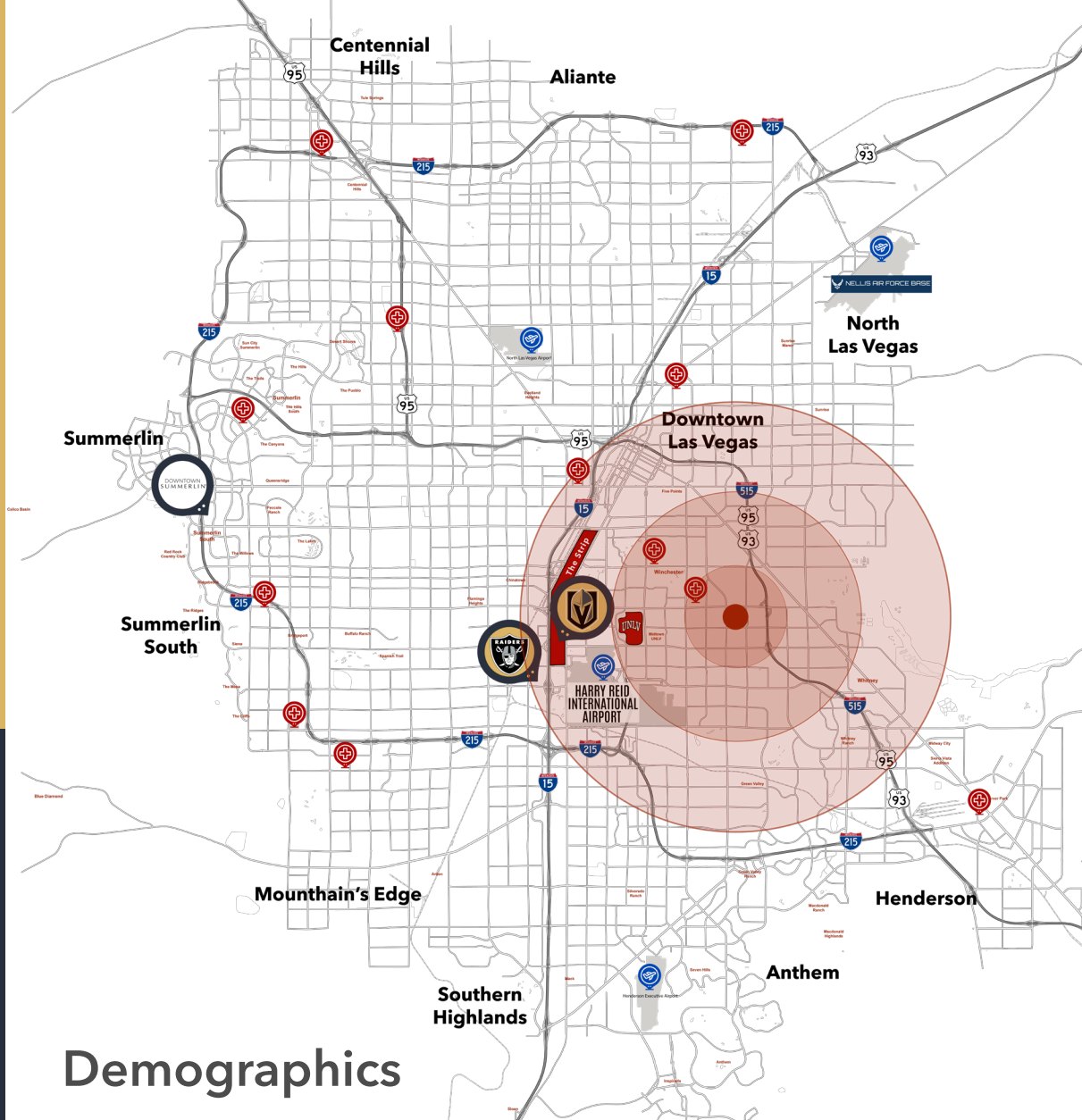
UNLV



Sunrise Hospital



Harry Reid Intl. Airport



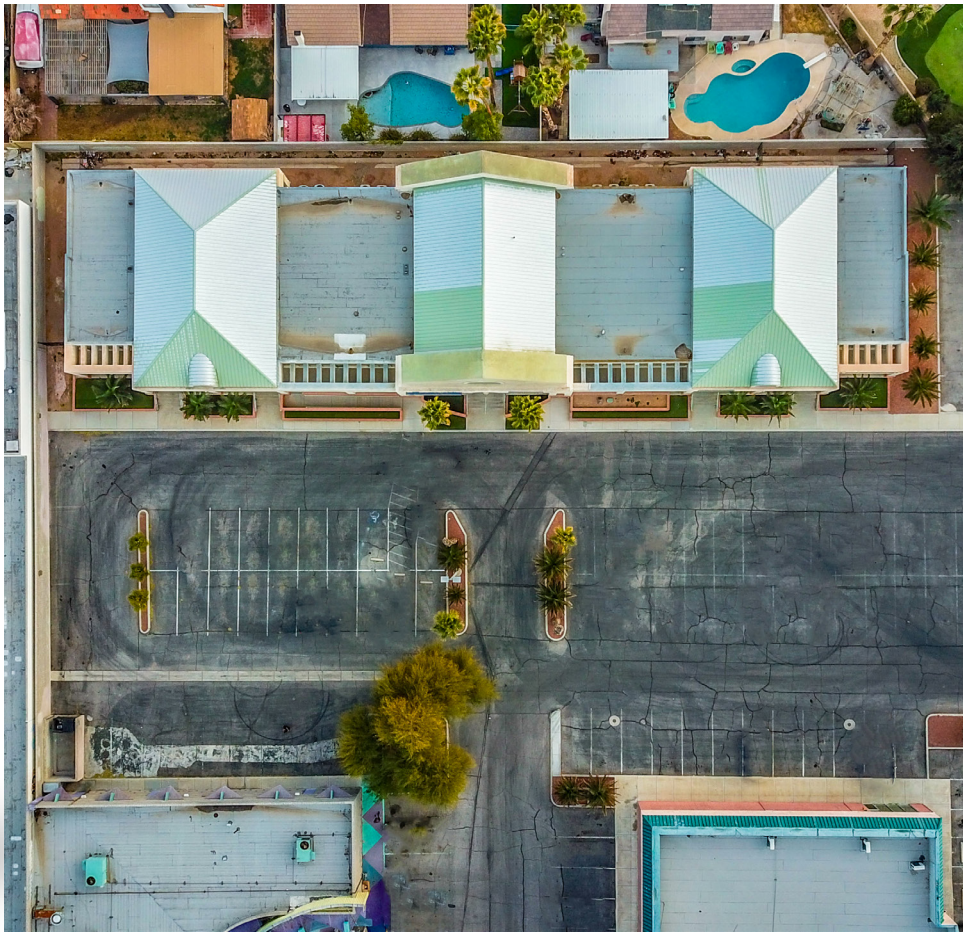
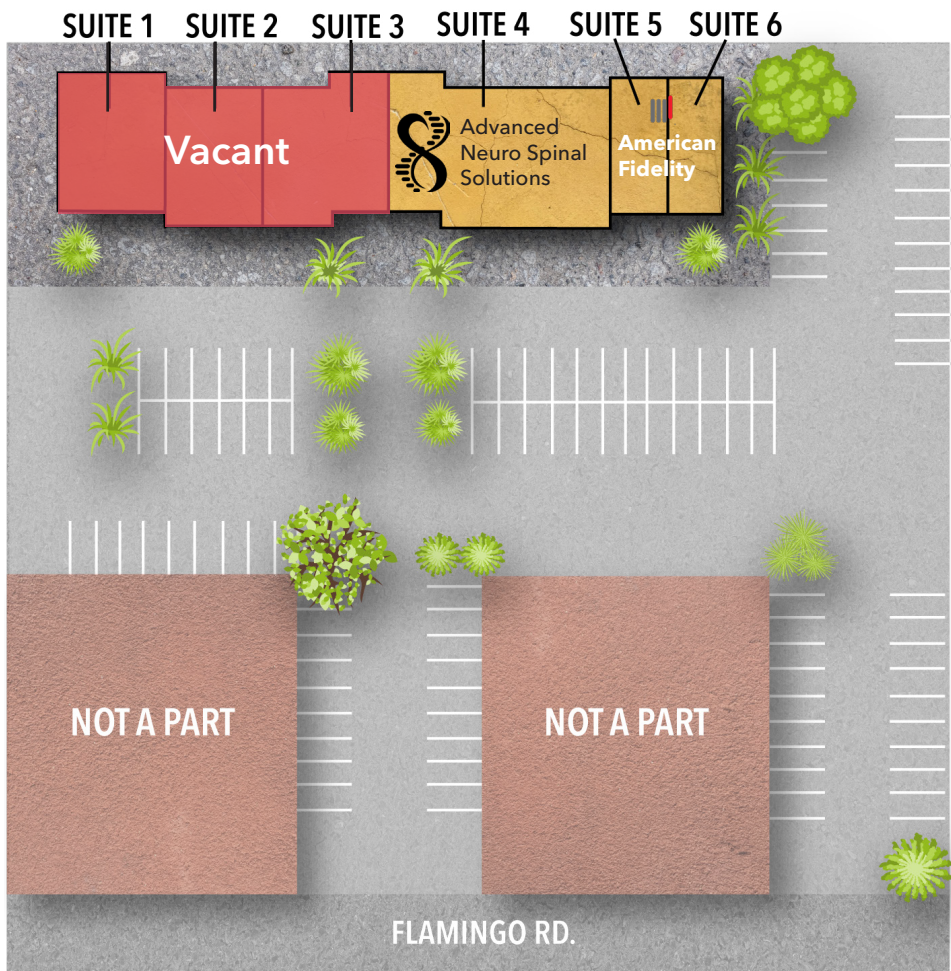
Demographics

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

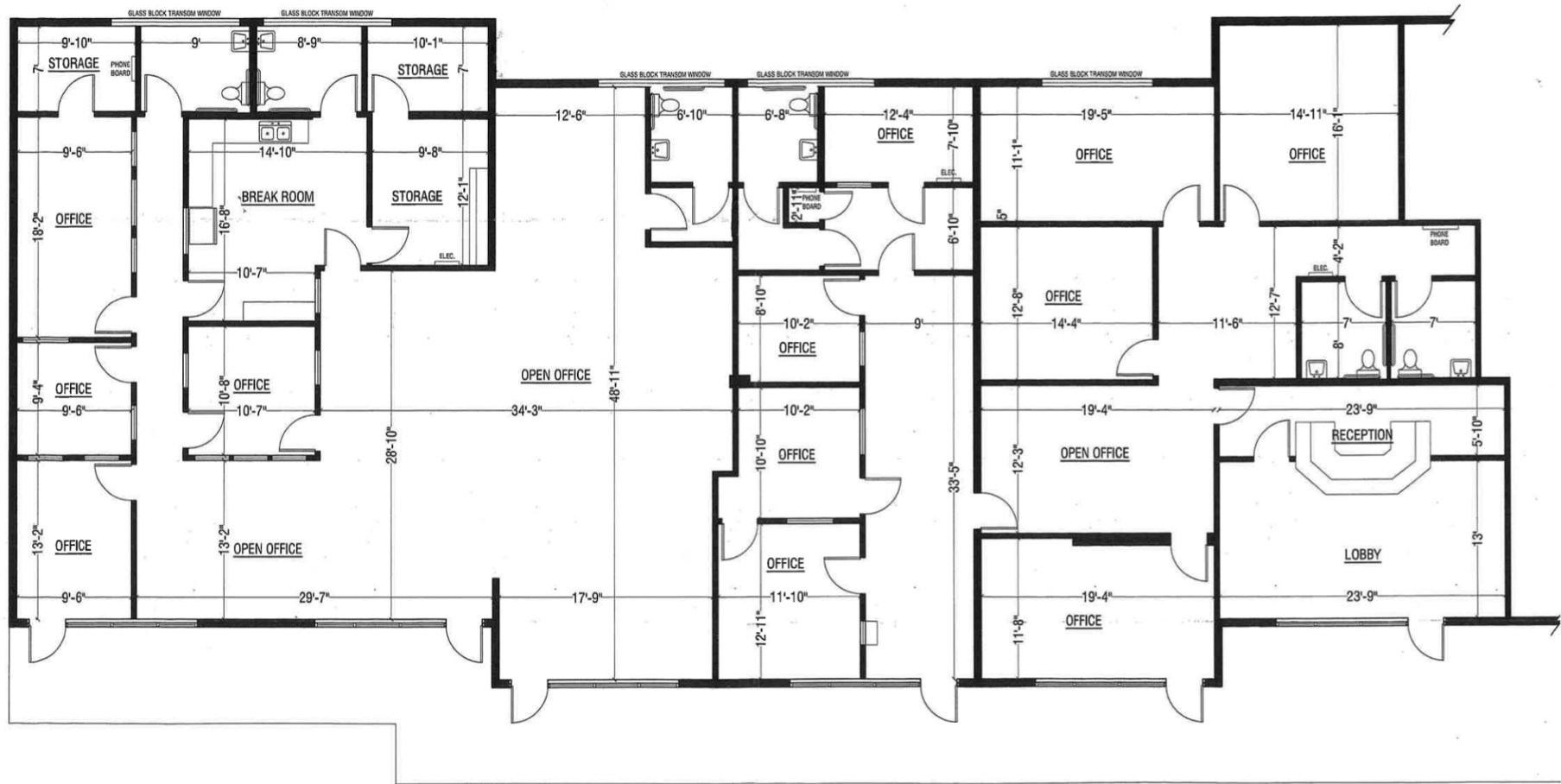
Retail Map



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.



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

Why Las Vegas Metro Area?

(Las Vegas/Henderson/North Las Vegas)



HOSPITALITY

One of the Fastest Growing US Cities

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

No State Income Tax

- **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:
(702) 325-9673
info@barashy.com

Flamingo Business Park
3505 E Flamingo Rd
Las Vegas, NV 89121